AGENDA

Monday, February 17, 2020

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**

   February 03, 2020
5. **Petitions, Communications, Remonstrance and Memorials**

   Joint Resolution Honoring the League of Women Voters

   A Letter From the Board of Zoning Appeals regarding their recommendations from their February 11, 2020 meeting.

   A Letter from the City Plan Commission regarding their recommendations from the February 11, 2020 meeting.
6. **Report of Special Committee**
7. **Ordinances on First Reading**

   P.O. NO. 2020-05 PUD Amendment for reduction of Landscaping Requirements Vacant Land S. of 3729 Bremen Hwy. & N. of US 20 Bypass

   P.O. NO. 2020-06 Rezoning from C-1 Commercial to R-1 Residential for existing house and contractors business 4416 LWE (Pending Appeal 2020-01)

   P.O. NO. 2020-07 Vacating Areas of N. Wenger Ave. between LWE and Homewood - The East 63' of the East/West alley North of LWE - all alleys bounded by Homewood on the N. Indiana on the West and Wenger on the East - Mishawaka High School
8. **Resolutions**

   R2020-01 Fiscal Plan for Annex and Zone C-1 Part of 54655 Fir Rd. The Plaza at Day Rd. & Fir Rd.
9. **Ordinances on Second Reading**

   P.O. NO. 2020-01 Annex and Zone C-1 54655 Fir Rd. for future expansion and additional parking for its adjacent office development The Plaza at Day Rd. and Fir Rd. **NO VOTE** (Assigned to Land Use Planning Committee)

   P.O. NO. 2020-04 Amending the Design Review Development Plan (Assigned to Land Use Planning 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 Susan Kile, ADA Coordinator, at (574) 258-1615.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

February 3, 2020

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, February 03, 2020 at 7:00PM. The meeting was called to order by President Gregg Hixenbaugh all were asked to stand for the Pledge of Allegiance.

Roll Call.

Present: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.

Others present; Mike Trippel, Council Attorney.

Minutes for the Regular meeting of January 27, 2020 were approved as received from the Clerk's Office.

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

Appeal No. 2020-01 Use Variance to allow a construction business in a new building addition on an existing house (Pending R-1 district) 4416 Lincolnway E.

Petition No. 2020-01 Rezoning from C-1 Commercial to R-1 Residential for existing house and Contractors Business (Pending Appeal 2020-01) 4416 Lincolnway E.

Petition No. 2020-02 Vacating Areas of N Wenger Ave. between Lincolnway E and Homewood – The East 63' of the East/West alley North of Lincolnway E – all alleys bounded by Homewood on the North, Indiana on the West, and Wenger on the East – Mishawaka High School

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

PROPOSED ORDINANCE NO. 2020-04

AN ORDINANCE AMENDING CHAPTER 105 OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE DESIGN REVIEW DEVELOPMENT PLAN ORDINANCE" OF THE CITY OF MISHAWAKA, INDIANA.
(Assigned to Land Use Planning Committee)

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

PROPOSED ORDINANCE NO. 2020-02

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.
(Rezone from R-1 to R-2 Multi-Family 115 E 9th St)

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

John Pangani, Pollack Reality spoke on **PROPOSED ORDINANCE NO. 2020-02** regarding the change from an R-1 to an R-2.

Mr. Emmons asked Mr. Pangani if he contacted any of the neighbors regarding the residence becoming a duplex. Mr. Pangani replied no.

Mr. Emmons asked Ken Prince, City Planner, if the neighbors were alerted of the change. Mr. Prince stated that notices were sent out to property owner and all properties within 300 feet.

Mrs. Voelker asked how the potential buyer planned to divide the house and if the residence was a single family home. John Pangani stated it was two separate apartments, as of now there was one apartment upstairs and one downstairs.

Mr. Emmons stated that both residents enter from the back of the building and the upstairs has a stairwell.

Mr. Mammolenti asked where parking for residence was located and how long the property has been occupied. Mr. Pangani explained parking was in the front of the building. He went on to say he was not sure how long the building has been occupied. Mr. Pangani also mentioned the property was being rented as an Airbnb.

Question was called for at 7:11PM for **PROPOSED ORDINANCE NO. 2020-02** Vote: Motion carried by unanimous roll call vote **(summary: Yes = 9).**
Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh. Thus, it becomes **ORDINANCE NO. 5683.**

NEW BUSINESS

Mr. Mammolenti announced his monthly neighborhood watch meeting with Mr. Hazen would be held on February 19th at Twin Branch School starting at 7PM. The speaker of the event would be announced at the next council meeting.

Mr. Emmons announced there would not be a neighborhood watch meeting in the 1st District in February. The meetings would be continued in March.

ADJOURNMENT 7:12PM

Deborah S. Block /s/	Gregg A. Hixenbaugh /s/
Deborah S. Block, IAMC, MMC, City Clerk	Gregg A. Hixenbaugh, President

BILL NO. 20-02

RESOLUTION NO. 4842-20

Joint Proclamation

By the

Common Council of the City of South Bend, Indiana
Common Council of the City of Mishawaka, Indiana
County Council of St. Joseph County, Indiana

Honoring and Celebrating the League of Women Voters
on the 100th Anniversary of Its Formation and for Its Work on Behalf of All Voters

WHEREAS, after a fight for women's suffrage that spanned almost a century, the 19th Amendment to the United States Constitution was ratified on August 18, 1920 and certified on August 26, 1920;

WHEREAS, the 19th Amendment states that "The right of citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex;"

WHEREAS, the League of Women Voters was formed on February 14, 1920, six (6) months prior to, and in anticipation of, ratification of the 19th amendment to help twenty (20) million women carry out their new responsibilities as voters by educating them about issues;

WHEREAS, the 19th Amendment did not truly enfranchise all women, and many women of color were denied the right to vote until passage of the Voting Rights Act in 1965;

WHEREAS, from the beginning, the League determined that it would neither support nor oppose any political party or individual candidate;

WHEREAS, the League continues today as a nonpartisan political organization that works to empower all voters and defend democracy;

WHEREAS, the League encourages informed and active participation in government, works to increase understanding of major public policy issues, and influences public policy through education and advocacy;

WHEREAS, members of the League first (1st) study and then take action on a broad range of issues after reaching consensus on positions;

WHEREAS, the League registers voters and educates voters by holding candidate forums and publishing the Vote411.org voter guide;

WHEREAS, the League publishes the Citizen's Guide to Representative Government and sponsors programs on key issues;

WHEREAS, the League today is comprised of members in over seven-hundred (700) local, county, and state leagues in all fifty (50) states plus the District of Columbia, the Virgin Islands, and Hong Kong;

WHEREAS, among those Leagues is the League of Women Voters of the South Bend Area, which was formed in 1920 and today has over one-hundred and forty (140) members;

WHEREAS, the League is a civic organization that has fought since 1920 to improve government and engage everyone in the decisions that impact their lives;

WHEREAS, the South Bend Area League is dedicated to fighting voter suppression and protecting the right of all people to vote;

WHEREAS, the League will celebrate its 100th anniversary on February 14, 2020;

NOW THEREFORE, the South Bend Common Council, the Mishawaka Common Council, and the St. Joseph County Council declare February 14, 2020 as a date to honor and celebrate the League of Women Voters and its vision of a democracy where every person has the desire, the right, the knowledge, and the confidence to participate.

Approved this 10th day February 2020

____

Gregg Hixenbaugh, President- Mishawaka Common Council

Rafael Morton

Rafael Morton, President- St. Joseph County Council

____

Tim Scott, 1st District- President, South Bend Common Council

____

Robert L. Kruszynski Jr. District A- St. Joseph County Council
Sponsor

Karen L White

Karen L. White, At Large- Vice President, Common Council- South Bend
Sponsor

City of Mishawaka

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

February 13, 2020

RECEIVED
DEBORAH S. BLOCK, MMC

FEB 13 2020

CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
February 11, 2020, 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 #20-01 An appeal submitted by James W. Clardy, Jr., and Theresa Clardy requesting a Use Variance for **4416 Lincolnway East** to allow a contractor's office in the R-1 Single Family Residential District.

The Board, with a vote of 4-0, recommended approval subject to the following conditions:

1. The Use Variance shall only permit warehousing and storage related to appellant's operations for a contracting business.
2. All vehicles and equipment shall be stored within the building addition. No outside storage is permitted.
3. No persons employed by the business other than those residing on the premises shall park personal vehicles on the property or within the adjacent public right-of-way.
4. No signage shall be permitted other than a nameplate of no more than one square foot in area flush mounted to an outside wall.
5. No commodity shall be sold on the premises.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Tiffany Gilbert

STAFF REPORT

Location: 4416 Lincoln Way East

Date: February 11, 2020

Appeal: 20 - 01

Prepared By: DJS

GENERAL INFORMATION

Applicant:	James W. Jr. & Theresa Clardy / Tiffany J. Gilbert, Managing Member - Sole Owner of Michiana Contract Services, LLC
Status:	Property Owners / Current Tenant & Contingent Purchaser
Request:	Use variance to allow a new building addition on an existing single family residence for warehousing/storage for a contractor's business
Zoning Classification:	C-1 General Commercial District (pending R-1 Single Family Residential District per Plan Commission Petition 20-01)
Lot Size:	0.29 acres
Applicable Regulations:	Section 137-42 / (4) Board of Zoning Appeals – Variance of Use; Section 137-164 thru 137-166 / R-1 Single Family Residential District (pending); & Section 137-4 / Definitions – Home Occupation

SPECIAL INFORMATION

Area Development Pattern:	North:	R-1 Single Family Residential (Residential)
	South:	C-1 General Commercial (Drug Store/CVS Pharmacy)
	East:	C-4 Automobile Oriented Commercial (Car Wash/All Star)
	West:	C-4 Automobile Oriented Commercial (Automobile Service Shop/ Fred's Transmission & Clutch)
Thoroughfare:	Lincoln Way East & Wayne Street	
School District:	School City of Mishawaka	
Township:	Penn	
Public Utilities:	All utilities are available and currently serve the property	
Comprehensive Plan:	General Commercial	

ANALYSIS

The appellants are requesting a use variance to allow a 1,980 sq. ft. building addition on an existing single family residence for warehousing/storage for a contractor's business. The property is located at the northwest corner of Lincoln Way East and Wayne Street. Surrounding properties are zoned R-1 Single Family Residential to the north, C-4 Automobile Oriented Commercial to the west and east, and C-1 General Commercial to the south.

The property includes a 1,620 sq. ft. two-story home and three small accessory structures (sheds). The two sheds located within the northeast corner of the property along Wayne Street will be razed. An attached 33'x60' addition is proposed to be constructed onto the west side of the house as shown on the site plan. The addition will be used for vehicle and equipment storage for Michiana Contract Services, a snow removal, painting, and lawn maintenance business. The business owns one large piece of heavy equipment, and several smaller trailers, trucks, plows, and other outside tools and equipment. Not being able store equipment inside within a safe and lockable structure on the property risks theft and weather damage to the company's assets. The addition will also permit access to all vehicles and equipment and the ability to maintain equipment year round. Several business-related vehicles are normally parked on the property adjacent to Wayne Street. The business owner is the current tenant and contingent owner of the property.

A use variance is required because the zoning ordinance does not permit a contractor's business as a customary home occupation nor does it allow a residential building to be structurally altered or physically altered in order to accommodate a home occupation.

The property is presently zoned C-1 General Commercial pending rezoning to the R-1 Single Family Residential District. A rezoning petition (Petition 20-01) was submitted concurrently with the use variance request. Staff recommended that the property be rezoned since residential is the primary use. The existing single-family house is a non-conforming use in the C-1 General Commercial District. Additionally by rezoning, the property will not have to be brought into compliance with the commercial developmental regulations including off-street parking and landscaping/screening. Such parking and landscaping is unnecessary for the continued primary residential use of the property.

The Engineering Department provided the following comments:

1. Sidewalks shall be installed along the Lincoln Way East frontage per current city standards.
2. Locations of the proposed access drives to the new addition should be shown. If access is desired from Lincoln Way East, INDOT approval is required.
3. If utilities are required for the new addition, a site plan shall be submitted.
4. Downspouts from the new addition shall be directed interior to the site.

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

RECOMMENDATION

The Planning Staff recommends approval of Appeal 20-01 allow a new building addition on an existing single family residence for warehousing/storage for a contractor's business subject to the following conditions:

1. The use variance shall only permit warehousing and storage related to appellant's operations for a contracting business.
2. All vehicles and equipment shall be stored within the building addition. No outside storage is permitted.
3. No persons employed by the business other than those residing on the premises shall park personal vehicles on the property or within the adjacent public right-of-way.
4. No signage shall be permitted other than a nameplate of no more than one square foot in area flush mounted to an outside wall.
5. No commodity shall be sold on the premises.

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 all required permits will be secured, and state and local building codes adhered to during construction.

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. The current use of the property will continue as is with the addition of warehousing and storage related to the appellant's business operations. The building

addition will be similar in character to a large attached garage which would be permitted if not used for business purposes. A majority of the adjacent land uses are commercial.

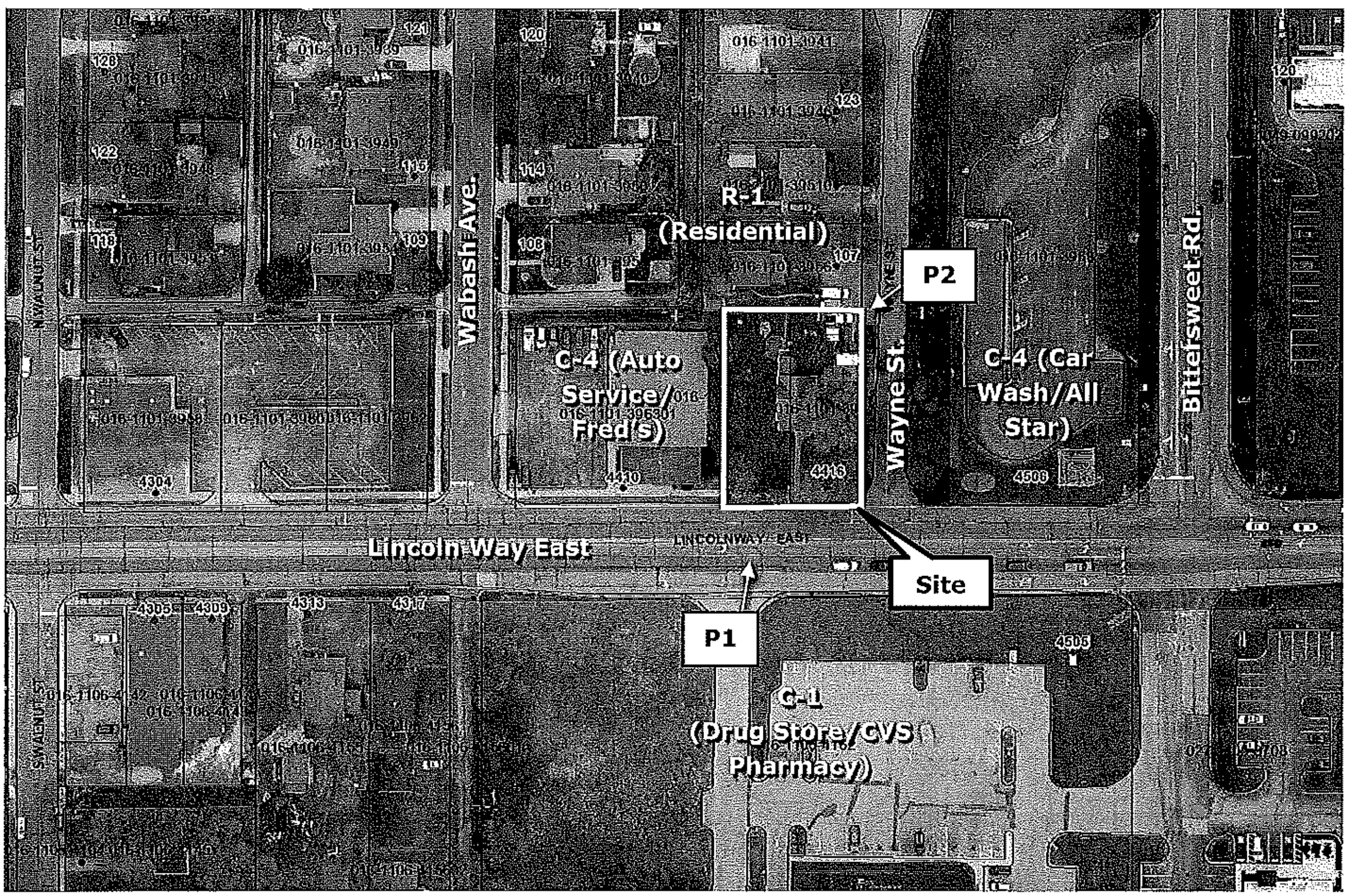
3. The need for the variance arises from some condition peculiar to the property. The zoning ordinance does not permit a contractor's business as a customary home occupation in the R-1 Single Family Residential District nor does it allow a residential building to be structurally altered or physically altered in order to accommodate a home occupation.

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. Without the use variance, the building addition could not be constructed and occupied for business purposes.

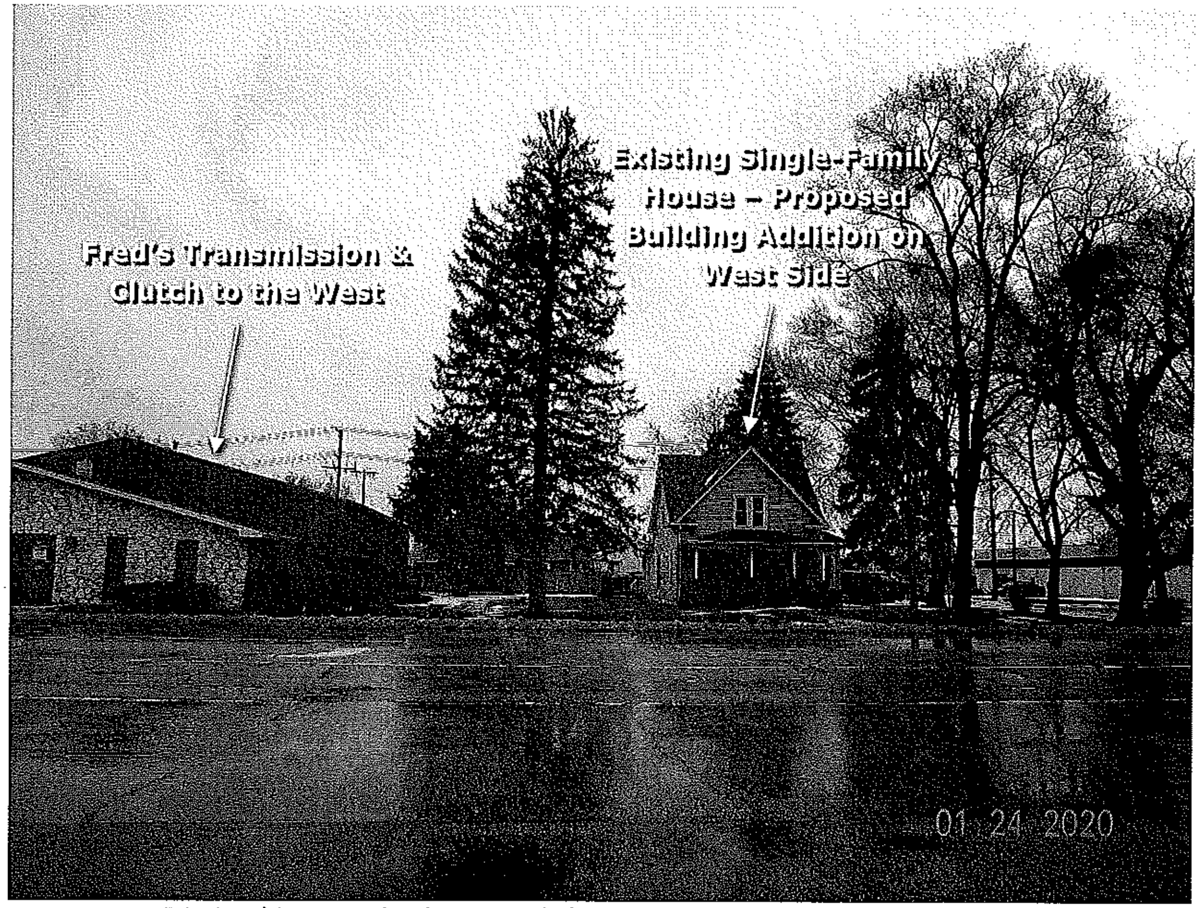
5. The approval will not substantially interfere with the Mishawaka 2000 Comprehensive Plan. The property will continue to be occupied as is with a building addition used for vehicle and equipment storage. Due to the property's location on the Lincoln Way East corridor, the plan identified a preferred or planned use as commercial.

ATTACHMENTS

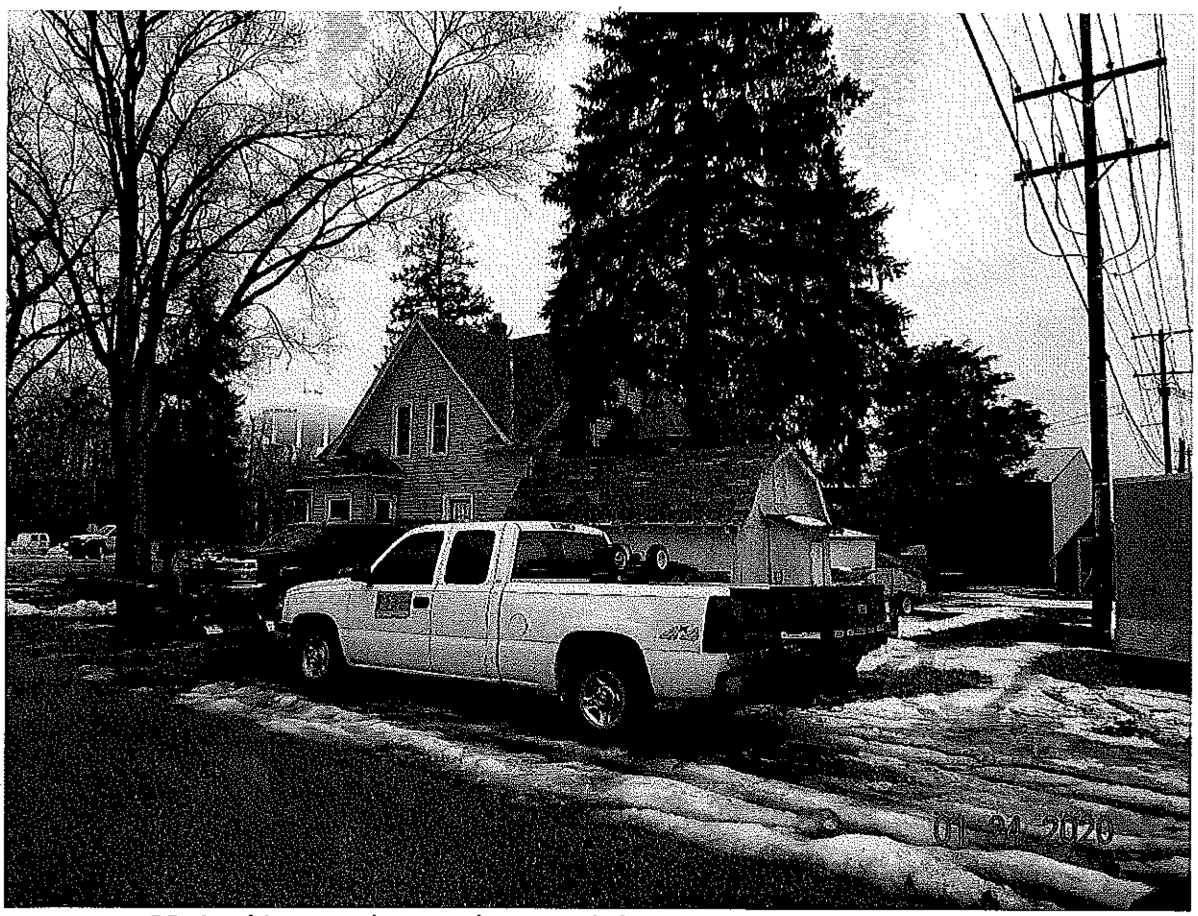
Aerial, Photographs, Appeal, Site Plan, Location Map



Aerial Photograph
4416 Lincoln Way East - Existing Single-Family Home



P1. Looking northerly toward the property from Lincoln Way East.



P2. Looking southwesterly toward the property from Wayne Street.

City of Mishawaka

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

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 13 2020
CITY CLERK
MISHAWAKA, IN

February 13, 2020

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
February 11, 2020, 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 #19-19 A petition submitted by KLT Properties LLC requesting to amend the Gateway Plaza PUD to modify landscaping requirements.

The Commission, with a vote of 7-0, recommended approval subject to the following conditions:

1. Exceptions to required landscaping and screening include the existing utility easements where trees would not be permitted due to height restrictions. In such cases, the required 6' height opaque fence shall suffice.

2. Landscaping and screening in all front yards of a lot shall consist of trees planted in accordance with one of the two following alternatives:

   If deciduous shade (over-story) trees are used:
   - There shall be a minimum of one tree planted at every 40 feet on center of a linear distance within all front yards.
   - These required trees may be grouped together in the required front yard; however, in no case shall spacing between trees exceed 80 feet.

   If deciduous ornamental (under-story) trees are used:
   - There shall be one tree planted at a minimum of every 25 feet on center of linear distance within the front yard.
   - These required trees may be grouped together in the required front yard; however, in no case shall the spacing between trees exceed 50 feet.

   Deciduous shade trees and deciduous ornamental trees may be grouped together in the required yards; however, in no case shall spacing between a deciduous shade tree and a deciduous ornamental tree exceed 80 feet.

3. Existing vegetation already located on the property may fulfill the requirements for tree planting in required yards as long as the trees and shrubs are documented and submitted for review and approval by planning staff, protected during the construction process, and maintained through construction completion.

All other previously approved development standards and conditions of approval per Ordinances 5057 and 5566 shall be adhered to.

PETITION #20-01 A petition submitted by James W. Clardy, Jr., and Theresa Clardy requesting to rezone **4416 Lincolnway East** from C-1 General Commercial District to R-1 Single Family Residential District.

The Commission, with a vote of 7-0, recommended approval.

PETITION #20-02 A petition submitted by School City of Mishawaka requesting the vacation of various street and alley rights-of-way west of **1202 Lincolnway East**, (Mishawaka High School).

The Commission, with a vote of 7-0, recommended approval.

PETITION #20-03 AN ORDINANCE AMENDING CHAPTER 105, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "DESIGN REVIEW DEVELOPMENT PLAN ORDINANCE" OF THE CITY OF MISHAWAKA, INDIANA. The City is seeking to amend the following: Section 105-174. - Signage size limitations. To increase the size of logos, letters and to limit where signs may be placed along a wall. Section 105-175 Signage Quantity. – to permit signage based on individual businesses or storefronts rather than per building and to allow projecting signs and awnings in addition to wall signs. Section 105-176.- Signage Clutter. – to allow directory signs with an unlimited number of letters three inches in height or less.

The Commission, with a vote of 7-0, 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
Tiffany Gilbert
Daryl Knip

STAFF REPORT

Location: West of Bremen Highway & North of the U.S. 20 Bypass South part of the Gateway Plaza – Bremen Highway PUD	Date: January 14, 2020 (Revised 2/11/20)
Petition: 19- 19	Prepared By: DJS

GENERAL INFORMATION

Applicant:	KLT Properties LLC / Abonmarche Consultants Inc.
Status:	Property Owner & Developer / Engineering & Surveying Consultant
Request:	Amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development to allow a reduction in the required landscaping
Zoning Classification:	S-2 Planned Unit Development
Lot Size:	8.07 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 (Single-Family Residential) & S-2 Planned Unit Development (Part of Gateway Plaza – Bremen Highway PUD / Permitted for C-1 General Commercial Uses & One Restaurant with Drive-Thru)
	South:	U.S. 20 Bypass
	East:	U.S. 20 Bypass
	West:	Unincorporated St. Joseph County (Vacant)
Thoroughfare:	Elmwood Avenue via a temporary private access drive	
School District:	Penn-Harris-Madison School Corporation	
Township:	Penn	
Public Utilities:	All utilities are available and/or will be extended to/throughout the site at the developer's expense.	
Comprehensive Plan:	General Commercial	

ANALYSIS

The Petitioner, KLT Properties LLC, is requesting to amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development (PUD) to allow a reduction in the required landscaping as follows:

1. Exceptions to required landscaping and screening include the existing utility easements where trees would not be permitted due to height restrictions. In such cases, the required 6' height opaque fence shall suffice.

2. Landscaping and screening in all front yards of a lot shall consist of trees planted in accordance with one of the two following alternatives:

   <u>If deciduous shade (over-story) trees are used:</u>
   - There shall be a minimum of one tree planted at every 40 feet on center of a linear distance within all front yards.
   - These required trees may be grouped together in the required front yard; however, in no case shall spacing between trees exceed 80 feet.

   <u>If deciduous ornamental (under-story) trees are used:</u>

   - There shall be one tree planted at a minimum of every 25 feet on center of linear distance within the front yard.
   - These required trees may be grouped together in the required front yard; however, in no case shall the spacing between trees exceed 50 feet.

   Deciduous shade trees and deciduous ornamental trees may be grouped together in the required yards; however, in no case shall spacing between a deciduous shade tree and a deciduous ornamental tree exceed 80 feet.

3. Existing vegetation already located on the property may fulfill the requirements for tree planting in required yards as long as the trees and shrubs are documented and submitted for review and approval by planning staff, protected during the construction process, and maintained through construction completion.

The amendment being requested is only applicable to the mini self-storage facility site (Tax Parcel 027-1033-0571) within the PUD and does not affect any of the required landscaping within any other portion of the PUD. The PUD was amended in 2017 (Petition 17-07/Ord. 5566) to permit the mini self-storage component of the PUD to proceed as the first phase of the development without adhering to some of the previously approved conditions.

Staff supports a reduction in the landscaping within the 100' wide AEP (electric) and 49'.5' wide NIPSCO (gas) utility easements as requested in Item #1 above and as shown on the landscape plan submitted with the petition. The type of landscaping permitted within utility easements is often restricted to ground cover and low shrubs due to the presence of overhead lines. A 6' opaque fence, as required per the previously approved PUD development regulations (Petition 06-59/Ord. 5057), shall be installed along the west and north property lines, or south of the utility easements, exclusive of the access drive.

Staff supports the amendment to the landscaping requirements as requested in Items #2 and #3 above. Essentially, this change will comply with the C-1 General Commercial landscaping provisions for the total number of trees required along the south property line adjacent to the U.S. 20 bypass ramp while permitting a greater separation. The C-1 standards state that in no case shall the separation between deciduous shade (over-story) trees be greater than 60' or the separation between deciduous ornamental (under-story) trees be greater than 40'. The amendment will allow an 80' maximum separation between the over-story trees and a 50' maximum separation between the under-story trees. Credit may be given for existing trees located within the property to meet the required minimum number.

<u>*All other previously approved development standards and conditions of approval per Ordinances 5057 and 5566 are applicable.*</u>

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

RECOMMENDATION

Staff recommends **approval** to amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development (PUD) to allow a reduction in the required landscaping as follows:

1. Exceptions to required landscaping and screening include the existing utility easements where trees would not be permitted due to height restrictions. In such cases, the required 6' height opaque fence shall suffice.

2. Landscaping and screening in all front yards of a lot shall consist of trees planted in accordance with one of the two following alternatives:

   <u>If deciduous shade (over-story) trees are used:</u>
   - There shall be a minimum of one tree planted at every 40 feet on center of a linear distance within all front yards.
   - These required trees may be grouped together in the required front yard; however, in no case shall spacing between trees exceed 80 feet.

   <u>If deciduous ornamental (under-story) trees are used:</u>
   - There shall be one tree planted at a minimum of every 25 feet on center of linear distance within the front yard.
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   Deciduous shade trees and deciduous ornamental trees may be grouped together in the required yards; however, in no case shall spacing between a deciduous shade tree and a deciduous ornamental tree exceed 80 feet.

3. Existing vegetation already located on the property may fulfill the requirements for tree planting in required yards as long as the trees and shrubs are documented and submitted for review and approval by planning staff, protected during the construction process, and maintained through construction completion.

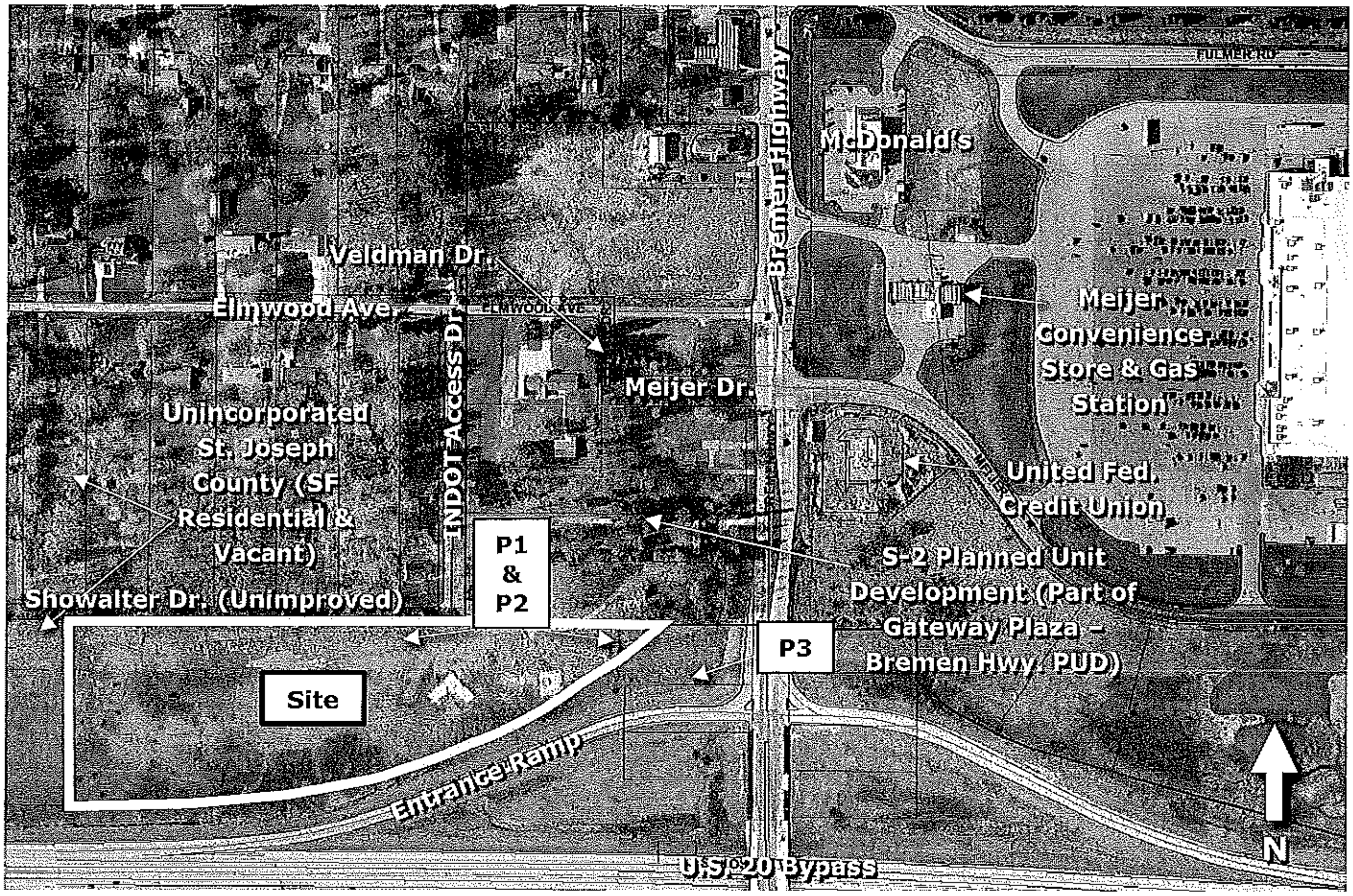
All other previously approved development standards and conditions of approval per Ordinances 5057 and 5566 shall be adhered to.

This recommendation is based upon the following findings of fact:

1. Existing Conditions – The subject property is currently vacant and has been approved for development as a mini self-storage facility. Adjacent uses are primarily single-family residential which includes the remainder of the PUD to the north approved for commercial uses.
2. Character of Buildings in Area – Buildings within the area south of Elmwood Avenue / Meijer Drive and west of Bremen Highway consist entirely of low-density residential homes. Commercial buildings, including a restaurant with drive-thru, convenience store with gas station, and credit union, are located east of Bremen Highway.
3. The most desirable/highest and best use – The requested PUD amendment is only requesting a change to the previously approved landscaping and does not affect the approved use.
4. Conservation of property values – The proposed amendment should not be injurious to property values in the surrounding area due the required screening fence to be installed along the west and north property lines of the subject parcel.
5. Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. The proposed mini self-storage facility use is reasonable consistent with that guided use.

ATTACHMENTS

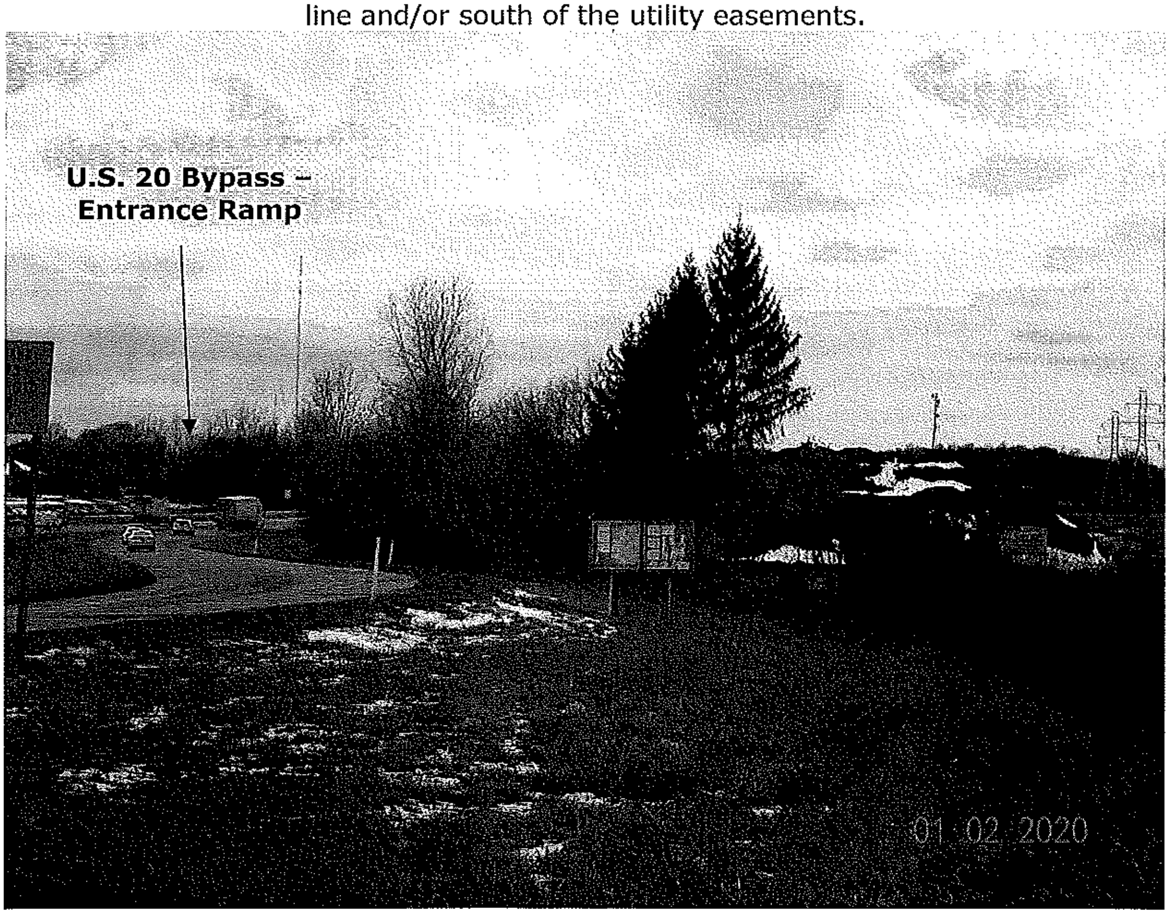
Aerial, Photographs, Petition, Landscape Plan, Location Map



Aerial Photograph
All Secure Self Storage Facility
South Part of the Gateway Plaza – Bremen Highway PUD

P1. A view looking westerly along the utility easements from the access drive.
A 6′ opaque screen fencing is to be installed along the property
line and/or south of the utility easements.

P2. A view looking easterly along the utility easements from the access drive.
A 6′ opaque screen fencing is to be installed along the property
line and/or south of the utility easements.



P3. A view looking westerly along the south property line from Bremen Highway.
Existing trees can be maintained if on the subject property to meet landscaping requirements.

STAFF REPORT

Location: 4416 Lincolnway East Date: Feb. 11, 2020

Petition: 20 01 Prepared By: KM

GENERAL INFORMATION

Applicant:	James W. Clardy, Jr. and Theresa Clardy/James Eichorst and Tiffany Gilbert
Status:	Property Owners/Contingent Purchasers
Request:	Rezone from C-1 General Commercial District to R-1 Single Family Residential District
Zoning Classification:	C-1 General Commercial District
Lot Size:	94' X 124' (2 lots)
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
	South:	C-1 General Commercial District (CVS/pharmacy)
	East:	C-4 Automobile Oriented Commercial District (All Star Car Wash)
	West:	C-4 Automobile Oriented Commercial District (Fred's Transmission)
Thoroughfare:	Lincolnway East west of Bittersweet Road	
School District:	School City of Mishawaka	
Public Utilities:	Available	
Comprehensive Plan:	General Commercial	

ANALYSIS

The Petitioners are requesting to rezone 4416 Lincolnway East from C-1 General Commercial District to R-1 Single Family Residential District. The property is located on Lincolnway East just west of Bittersweet Road. There are several zoning classifications surrounding the property and a mix of residential and commercial uses.

Prior to the 1980's residential uses were permitted in the C-1 General Commercial District. Around 1986 the Zoning Ordinance was amended to prohibit residential uses in certain commercial zoning districts. Originally constructed as a home in 1904, the use has been primarily a residence. Uses along Lincolnway in the Twin Branch area are primarily commercial in nature.

The contingent purchasers will live in the home and build a 33' X 60' addition to run their business, Michiana Contract Services. In order to obtain a mortgage for the home, the property must be rezoned to R-1 Single Family Residence. Also, because businesses such as theirs cannot be run out of a home, they are requesting a Use Variance (Board of Zoning Appeals) to permit them to have the business use along with the residential component.

Other pertinent City Departments reviewed and approved the request.

RECOMMENDATION

The Planning Department recommends **approval** of Petition #20-01 to rezone 4416 Lincolnway East 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 and would be compatible to the area;

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 given the context of its location, its relationship to surrounding properties, and the potential of development as a commercial project, staff feels that the most desirable use for this property is its historical single-family use;

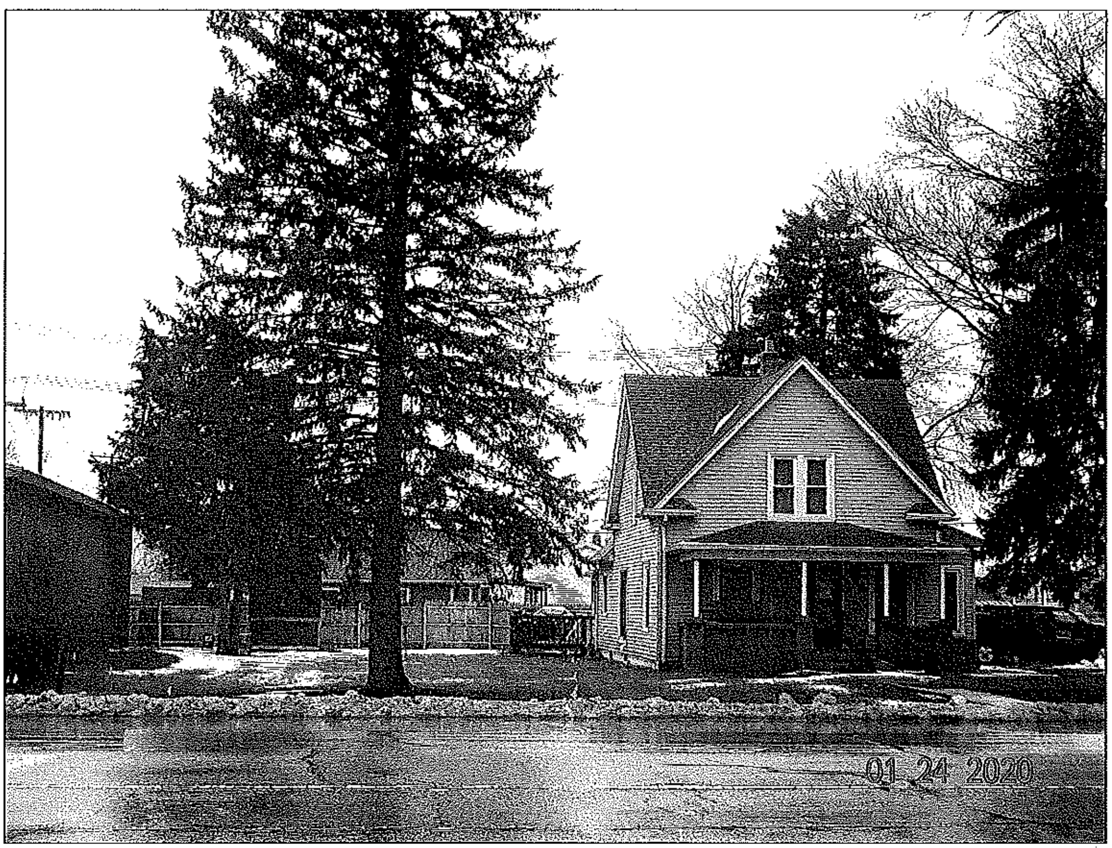
3. Because the parcel is located in an area with some residential properties, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

4. As opposed to the range of potential commercial development that could occur with the current 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 owners to sell the home; and,

5. The City's Comprehensive Plan identifies the area as General Commercial and their historical use as single-family homes is consistent with the Plan.

ATTACHMENTS

PETITION, SITE PLAN, AERIAL, LOCATION MAP



4416 Lincolnway East

STAFF REPORT

Location: 1202 Lincolnway East Date: February 11, 2020

Petition: 20 02 Prepared By: CH

GENERAL INFORMATION

Applicant:	School City of Mishawaka (Board of Trustees)
Status:	Property Owner
Request:	Vacate Public Right-of-Way
Zoning Classification:	Right-of-Way
Lot Size:	18.98 acres +/- (entire school property)
Applicable Regulations:	IC 36-7-3-12 and 13

SPECIAL INFORMATION

Area Development Pattern:	North:	R-1 Single Family Residential
	South:	R-1 Single Family Residential, C-4 Automobile Oriented Commercial
	East:	R-1 Single Family Residential
	West:	R-1 Single Family Residential
Thoroughfare:	Lincolnway East	
School District:	School City of Mishawaka	
Township:	Penn	
Public Utilities:	Available and Existing	
Comprehensive Plan:	Open Space (Public Parks and Nature Preserves, Golf Courses, Cemeteries, and Schools)	

ANALYSIS

The Petitioner, School City of Mishawaka, is requesting to vacate:

1) Wenger Avenue, north of Lincolnway East and south of Homewood,
2) the eastern 63 feet of the first east/west alley north of Lincolnway East and west of Wenger, and
3) the north/south and east/west alley bounded by Wenger Avenue, Homewood Avenue, Indiana Avenue, and the first east/west alley north of Lincolnway East.

Mishawaka High School is proposing to construct a redesigned parking lot and drop off route on the west side of the school building. The alleys have already been incorporated into the existing parking lot, but no record of vacation was found. The vacation of Wenger provides a connection between the school property and the parking lot.

A subdivision has also been submitted to combine all properties owned by School City of Mishawaka, including these vacated streets and alleys into one lot.

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

Recommendation

Staff recommends in favor of Petition 20-02 to vacate:

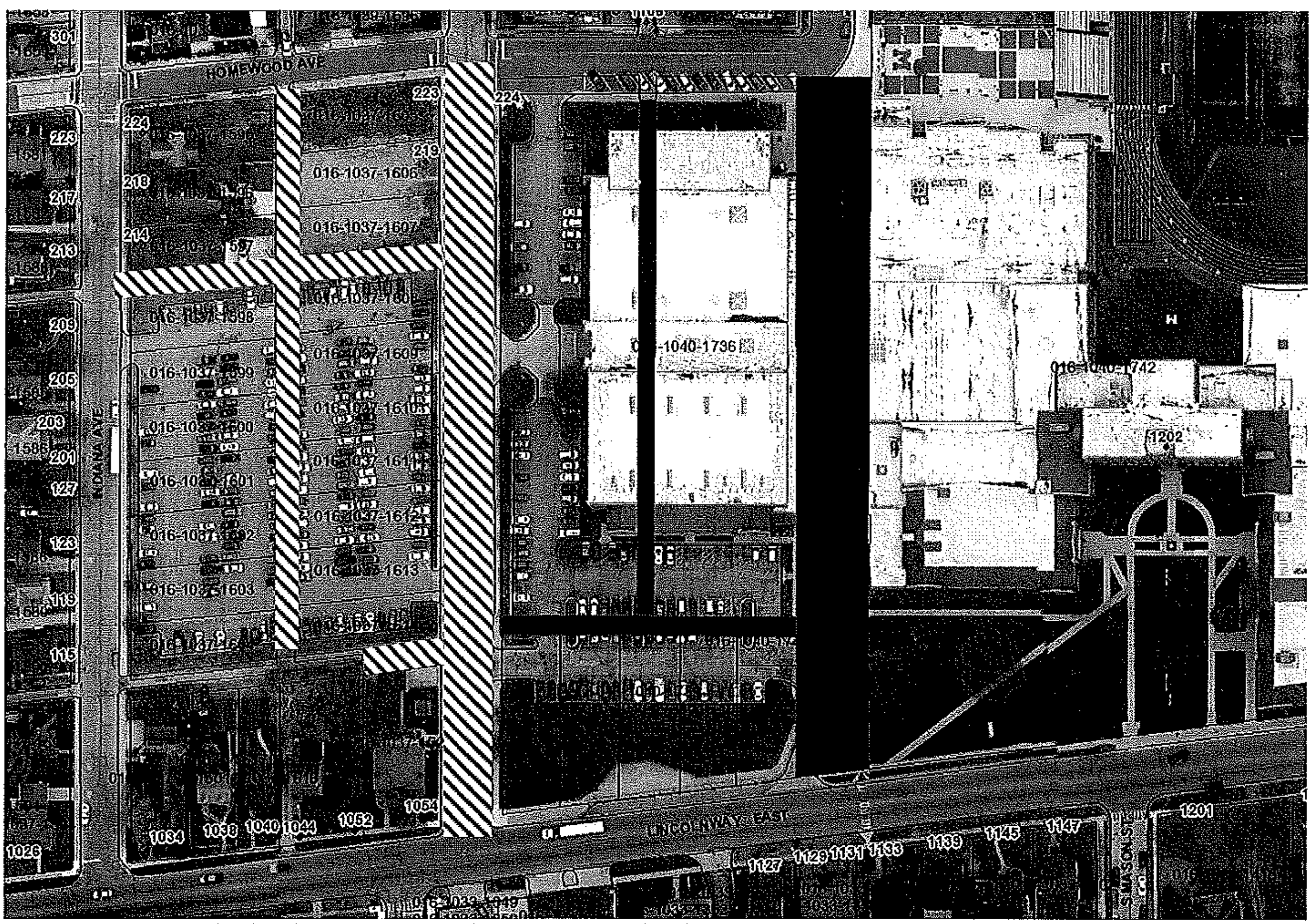
1) Wenger Avenue, north of Lincolnway East and south of Homewood,
2) the eastern 63 feet of the first east/west alley north of Lincolnway East and west of Wenger, and
3) the north/south and east/west alley bounded by Wenger Avenue, Homewood Avenue, Indiana Avenue, and the first east/west alley north of Lincolnway East.

This recommendation is based on the following findings of fact:

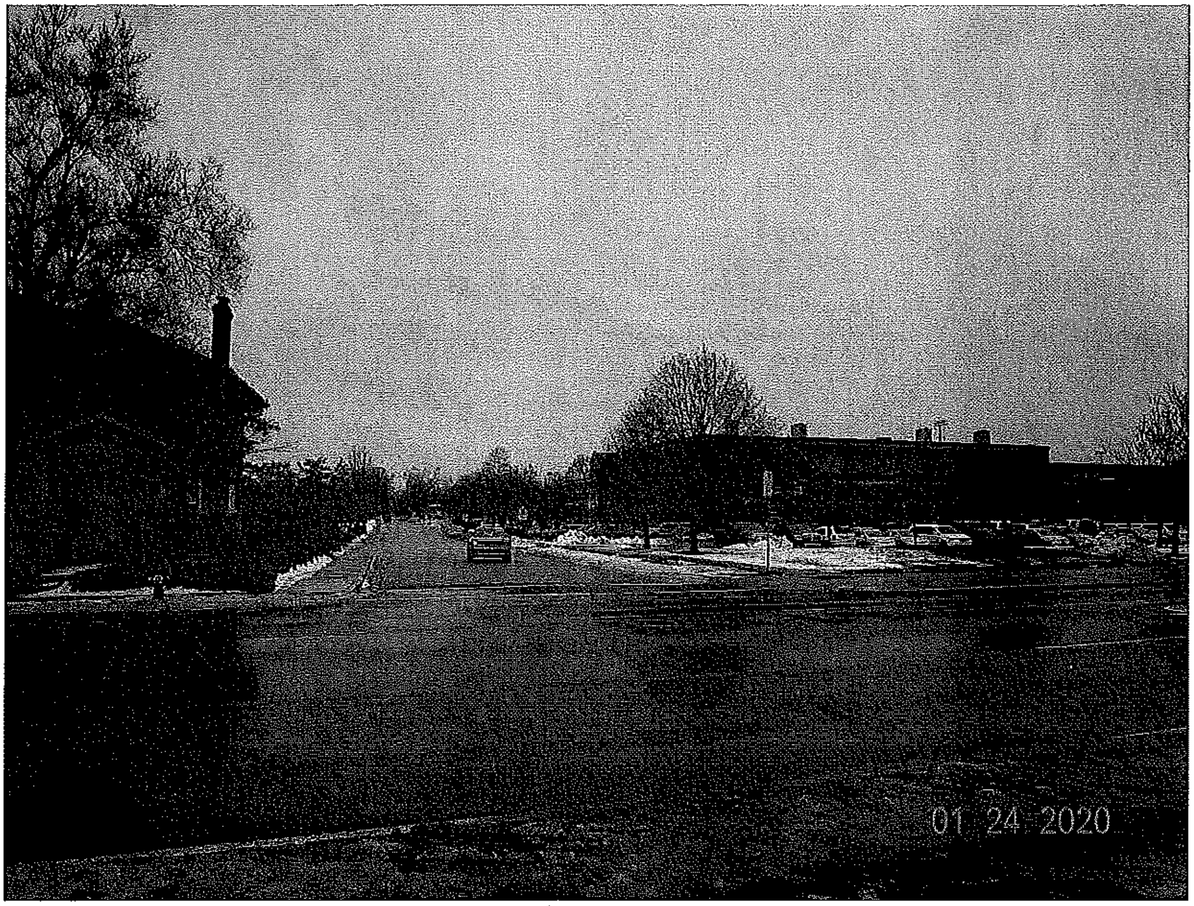
1) The vacation will not hinder the growth or orderly development of the neighborhood. The vacation will allow a new parking lot, and drop off lane to be constructed for Mishawaka High School.
2) The vacation of the established right-of-way will not make access to any adjacent property difficult or inconvenient.
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.
5) This petition is not in specific conflict with the goals, objectives, and policies of the Comprehensive Plan.

Attachments

Aerial Photograph, Photos, Petition, Location Map

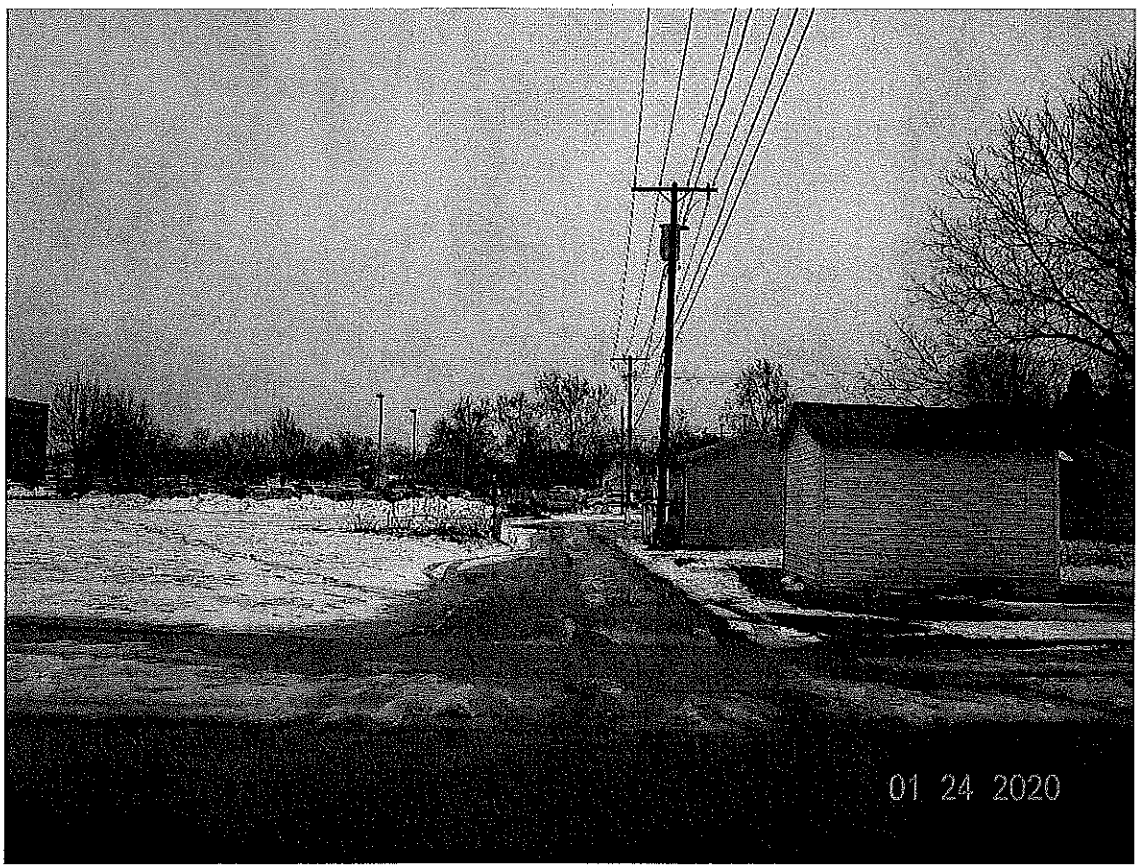


Hatched indicates proposed vacation. Red indicates previously vacated streets/alleys.

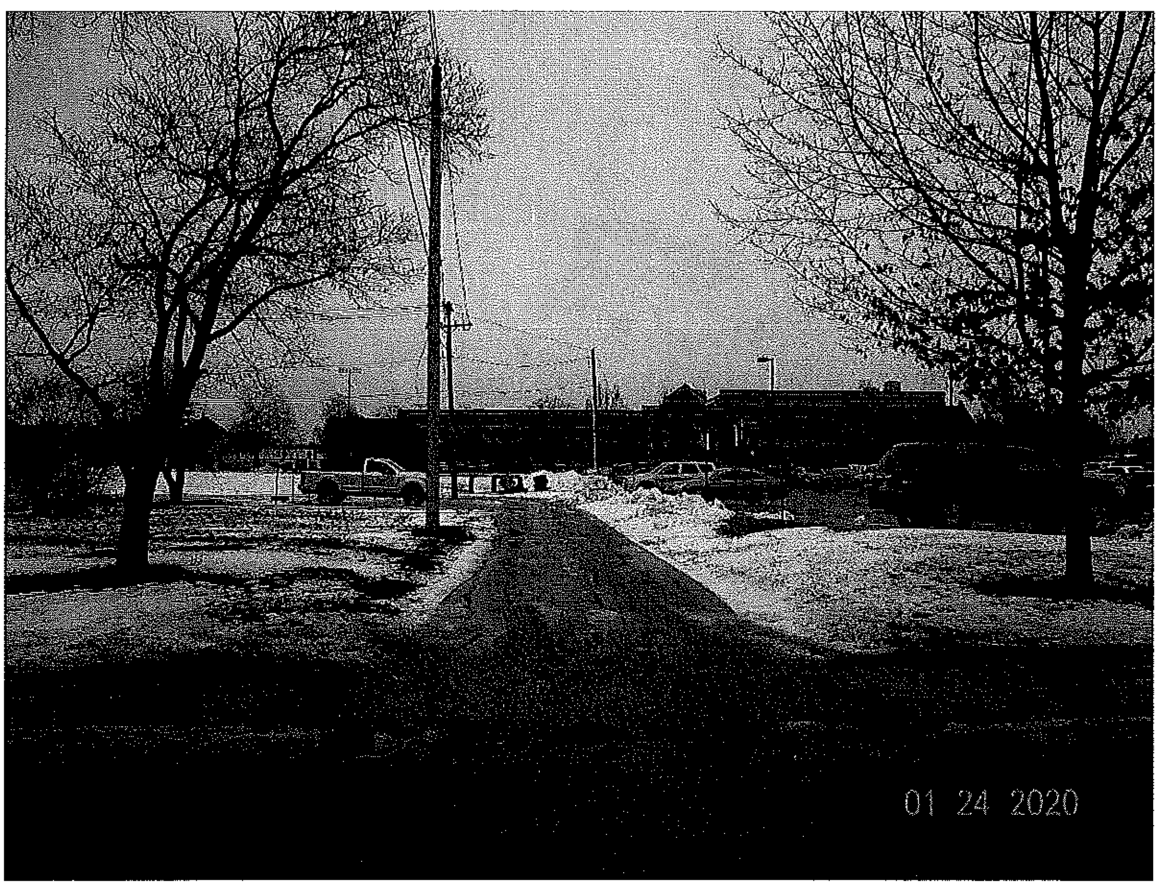


Looking north on Wenger Avenue

Looking south on Wenger Avenue



North/south alley from Homewood



East/west alley from Indiana

East/west alley to remain open from Indiana

STAFF REPORT

Location: Zoning Ordinance Amendment C-3 City Center Zoning District Date: February 11, 2020

Petition: 20 03 Prepared By: KBP

GENERAL INFORMATION

Applicant: City of Mishawaka Planning Commission

Request:

The City is seeking to amend the *Design Review Development Plan Ordinance for the* following: Section 105-174. - Signage size limitations. To increase the size of logos, letters and to limit where signs may be placed along a wall. Section 105-175 Signage Quantity. – to permit signage based on individual businesses or storefronts rather than per building and to allow projecting signs and awnings in addition to wall signs. Section 105-176.- Signage Clutter. – to allow directory signs with an unlimited number of letters three inches in height or less.

Applicable Regulations: Sec. 137-41 (b) (2) - Amendment of this chapter and the zoning map.

ANALYSIS

Staff has attached a proposed ordinance amendment to allow additional flexibility for signage in Downtown Mishawaka. The established intent of the Design Review Ordinance is specifically, "to provide guidelines and standards in a design format to allow for flexibility and creativity in order to achieve high quality orderly development and re-development reflective of unique established areas of the City". This includes enhancing "the quality, flavor, and essence of the community".

Over time, the City has granted multiple waivers that allowed additional flexibility as part of individual requests. In the Fall of 2019, Flaherty and Collins, the Developer of the Mill building signed its first commercial tenant in the building, Kalon Hair Design. In this case, the graphic being proposed had the first letter larger than the maximum of 18" identified currently within the ordinance. All other aspects of the sign met the ordinance. By allowing the larger letter or symbol for a small part of the sign afforded more design latitude and did not diminish the standards in the ordinance.

In working with Flaherty and Collins, they passed along language that they use for other developments they own where they are actually more restrictive than the zoning ordinances that are in place in those other communities. Since they regularly deal with retail tenants and their needs, as well as, have a need and desire to manage the aesthetics with the same intent as the Design Review Ordinance, we looked at their standards as a model or baseline to propose amendments to the sign ordinance. As such, staff is requesting the following amendments. The highlighted area is the proposed change. The reason why the proposed change is being proposed is identified in italic following the amendment language.

- **Sec. 105-174. - Signage size limitations.**

The maximum height of the first letter or logo of a sign shall not exceed 30 inches in height and 48 inches in length. The first letter or logo may not exceed 35 percent of the area of the overall sign area. Other individual letter characters or symbols on any proposed sign shall not exceed 18 inches in height. The vertical size of any sign which exceeds six feet in height shall be discouraged. The horizontal size of any sign which exceeds 20 linear feet shall be discouraged. Wall-mounted letters or messages that extend beyond 20 linear feet along the horizontal face shall be discouraged. No sign shall be any closer than 24" to the end of a storefront or the corner of a building.

This amendment reflects the flexibility that was afforded to Kalon Hair Design. We asked Flaherty and Collins what they thought was an appropriate maximum size for a first letter or symbol and they identified 30". The 48" in length and the restriction limiting the greater size letter or logo to a maximum of 35% of the total sign length was added by staff to insure the larger area would be a focal point rather than just making the overall sign larger. The 24" separation from the end of a storefront or end of the building as language that Flaherty and Collins uses that we thought made sense to add to the ordinance.

- **Sec. 105-175. - Signage quantity.**

A maximum of one freestanding sign shall be permitted per individual business or leased storefront for each street frontage, excluding directional signs. A maximum of one projecting or suspended sign shall be permitted per street frontage per individual business or leased storefront. A maximum of one wall sign, painted graphic, or building sign shall be permitted per building face, excluding window signs, projecting signs, and awnings.

When the ordinance was created in 1999, the language was crafted with the existing downtown in mind where each storefront is individually owned. This amendment adds language to ensure that each business, whether individually owned or leased has the ability to place a sign for advertising.

- **Sec. 105-176. - Signage clutter.**

To avoid clutter and confusion in viewing signage, a maximum of 40 characters per sign shall be encouraged, excluding window signs. Company symbols or logos need not be included as a character for determining the maximum number. The integration of company symbols or logos shall be encouraged; however, the logos shall be of a size and use materials/colors consistent with the requirements identified herein. Characters used as part of a directory to identify names of individuals or businesses who are practicing employed at an individual business, that are 3 inches in height or less shall not be counted as part of the maximum number of characters listed above.

When the ordinance was created in 1999, we did not consider the directory signs that are placed on the exterior of buildings. This language adds that ability for additional signage. The 3" letter height ensures that these signs will be read at the pedestrian level and not meant for advertising a business from the road.

Recommendation

The Planning Department recommends **approval** of Petition 20-03 to modify *Chapter 105,* the Design Review Development Plan Ordinance to to amend the *Design Review Development Plan Ordinance for the* following: Section 105-174. - Signage size limitations. To increase the size of logos, letters and to limit where signs may be placed along a wall. Section 105-175 Signage Quantity. – to permit signage based on individual businesses or storefronts rather than per building and to allow projecting signs and awnings in addition to wall signs. Section 105-176.- Signage Clutter. – to allow directory signs with an unlimited number of letters three inches in height or less. . This recommendation is based upon the following findings of fact:

(1) the proposed change in code relative to allowing additional temporary signs by right within the historic downtown does not contradict, change, or alter the City of Mishawaka 2000 Comprehensive plan, or the Mishawaka River Center Master Plan;

(2) The proposed changes take into account the current conditions of the historic downtown and the character of current structures and uses by limited the size and placement of signage;

(3) The proposed change does not alter or prohibit the most desirable use for which the land in each district is adapted;

(4) By allowing additional appropriate signage in the historic downtown, businesses may be able to better market goods and services which will ultimately help with the conservation of property values throughout the downtown; and

(5) the proposed change will not hinder responsible development and growth of the City, and will aid in the City's desire to encourage additional investment in the Historic downtown.

ATTACHMENTS

Proposed Ordinance Revision

Image of a "typical" sandwich/menu board
Picture not from Mishawaka

1st Reading 2-17-2020
2nd Reading
Passed
Failed
Continued To

PETITION 19-19

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-05

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:

THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER THAT IS 1150.77 FEET SOUTH 89°34'43" EAST FROM SAID NORTH LINES INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°34'43" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1268.58 FEET TO A WESTERLY LINE OF PROPERTY PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS; THENCE FOR THE NEXT FIVE COURSES ALONG SAID WESTERLY LINE AND THE NORTHERN LINE OF SAID U.S. 20 BYPASS: THE FIRST COURSE BEING SOUTH 52°42'24" WEST, A MEASURE DISTANCE OF 307.44 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 66°40'11" WEST, A DISTANCE OF 156.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3217.93 FEET, A CENTRAL ANGLE OF 11°00'00" AND LIMITED IN LENGTH BY A CHORD OF 616.85 FEET THAT BEARS SOUTH 79°12'07" WEST TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1172.45 FEET, A CENTRAL ANGLE OF 05°50'20" AND LIMITED IN LENGTH BY A CHORD OF 119.43 FEET THAT BEARS SOUTH 87°37'17" WEST TO A POINT OF TANGENCY; THENCE NORTH 89°27'33" WEST, A DISTANCE OF 152.45 FEET; THENCE NORTH 00°26'33" WEST, A DISTANCE OF 152.46 FEET; THENCE NORTH 00°28'33" WEST,

PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 376.53 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THE RIGHTS AND BENEFITS SET OUT IN A WARRANTY DEED BY AND BETWEEN BERTHA S. WEIS AND CARLTON MARKER AND MARY MARKER, ADULTS, HUSBAND AND WIFE, TENANTS RIGHTS ONLY, TO THE STATE OF INDIANA RECORDED JULY 21, 1975 AS DEED RECORD 803, PAGE 510 OF THE ST. JOSEPH COUNTY RECORDS.

COMMON ADDRESS: West of Bremen Highway and North of the U.S. 20 Bypass

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow a reduction in the required landscaping as follows:

1. Exceptions to required landscaping and screening include the existing utility easements where trees would not be permitted due to height restrictions. In such cases, the required 6' height opaque fence shall suffice.

2. Landscaping and screening in all front yards of a lot shall consist of trees planted in accordance with one of the two following alternatives:

   <u>If deciduous shade (over-story) trees are used:</u>
   - There shall be a minimum of one tree planted at every 40 feet on center of a linear distance within all front yards.
   - These required trees may be grouped together in the required front yard; however, in no case shall spacing between trees exceed 80 feet.

   <u>If deciduous ornamental (under-story) trees are used:</u>

   - There shall be one tree planted at a minimum of every 25 feet on center of linear distance within the front yard.
   - These required trees may be grouped together in the required front yard; however, in no case shall the spacing between trees exceed 50 feet.

   Deciduous shade trees and deciduous ornamental trees may be grouped together in the required yards; however, in no case shall spacing between a deciduous shade tree and a deciduous ornamental tree exceed 80 feet.

3. Existing vegetation already located on the property may fulfill the requirements for tree planting in required yards as long as the trees and shrubs are documented and submitted for review and approval by planning staff, protected during the construction process, and maintained through construction completion.

All other previously approved development standards and conditions of approval per Ordinances 5057 and 5566 shall be adhered to.

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

1. Existing Conditions – The subject property is currently vacant and has been approved for development as a mini self-storage facility. Adjacent uses are primarily single-family residential which includes the remainder of the PUD to the north approved for commercial uses.

2. Character of Buildings in Area – Buildings within the area south of Elmwood Avenue / Meijer Drive and west of Bremen Highway consist entirely of low-density residential homes. Commercial buildings, including a restaurant with drive-thru, convenience store with gas station, and credit union, are located east of Bremen Highway.

3. The most desirable/highest and best use – The requested PUD amendment is only requesting a change to the previously approved landscaping and does not affect the approved use.

4. Conservation of property values – The proposed amendment should not be injurious to property values in the surrounding area due the required screening fence to be installed along the west and north property lines of the subject parcel.

5. Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. The proposed mini self-storage facility use is reasonable consistent with that guided use.

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 ____________________, 2020, at ________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of ____________________, 2020, at _________ o'clock ____.M.

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

APPROVED by me this ________ day of __________________, 2020, at ________o'clock ____.M.

____
David A. Wood, Mayor

Continued

PET 19-19

DATE: December 23, 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 PUD AMENDMENT**
Gateway Plaza PUD
NW Corner of Bremen Highway and US 20 Bypass

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

THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER THAT IS 1150.77 FEET SOUTH 89°34'43" EAST FROM SAID NORTH LINES INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°34'43" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1268.58 FEET TO A WESTERLY LINE OF PROPERTY PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS; THENCE FOR THE NEXT FIVE COURSES ALONG SAID WESTERLY LINE AND THE NORTHERN LINE OF SAID U.S. 20 BYPASS: THE FIRST COURSE BEING SOUTH 52°42'24" WEST, A MEASURE DISTANCE OF 307.44 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 66°40'11" WEST, A DISTANCE OF 156.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3217.93 FEET, A CENTRAL ANGLE OF 11°00'00" AND LIMITED IN LENGTH BY A CHORD OF 616.85 FEET THAT BEARS SOUTH 79°12'07" WEST TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1172.45 FEET, A CENTRAL ANGLE OF 05°50'20" AND LIMITED IN LENGTH BY A CHORD OF 119.43 FEET THAT BEARS SOUTH 87°37'17" WEST TO A POINT OF TANGENCY; THENCE NORTH 89°27'33" WEST, A DISTANCE OF 152.45 FEET; THENCE NORTH 00°26'33" WEST, A DISTANCE OF 152.46 FEET; THENCE NORTH 00°28'33" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 376.53 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THE RIGHTS AND BENEFITS SET OUT IN A WARRANTY DEED BY AND BETWEEN BERTHA S. WEIS AND CARLTON MARKER AND MARY MARKER, ADULTS, HUSBAND AND WIFE, TENANTS RIGHTS ONLY, TO THE STATE OF INDIANA RECORDED JULY 21, 1975 AS DEED RECORD 803, PAGE 510 OF THE ST. JOSEPH COUNTY RECORDS.

The above described parcel of land contains the following property at the northwest corner of Bremen Highway and US 20 Bypass.

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 PUD and allows for a Light Industrial use.

Petitioner desires said real estate to be amended as follows:

1. Parking/Landscaping/Drive-Thru
   4)b. (added to end of paragraph)
   "Exceptions to required buffer include existing utility easements where trees would not be permitted due to height restrictions. In such cases required 6' height opaque fence shall suffice."

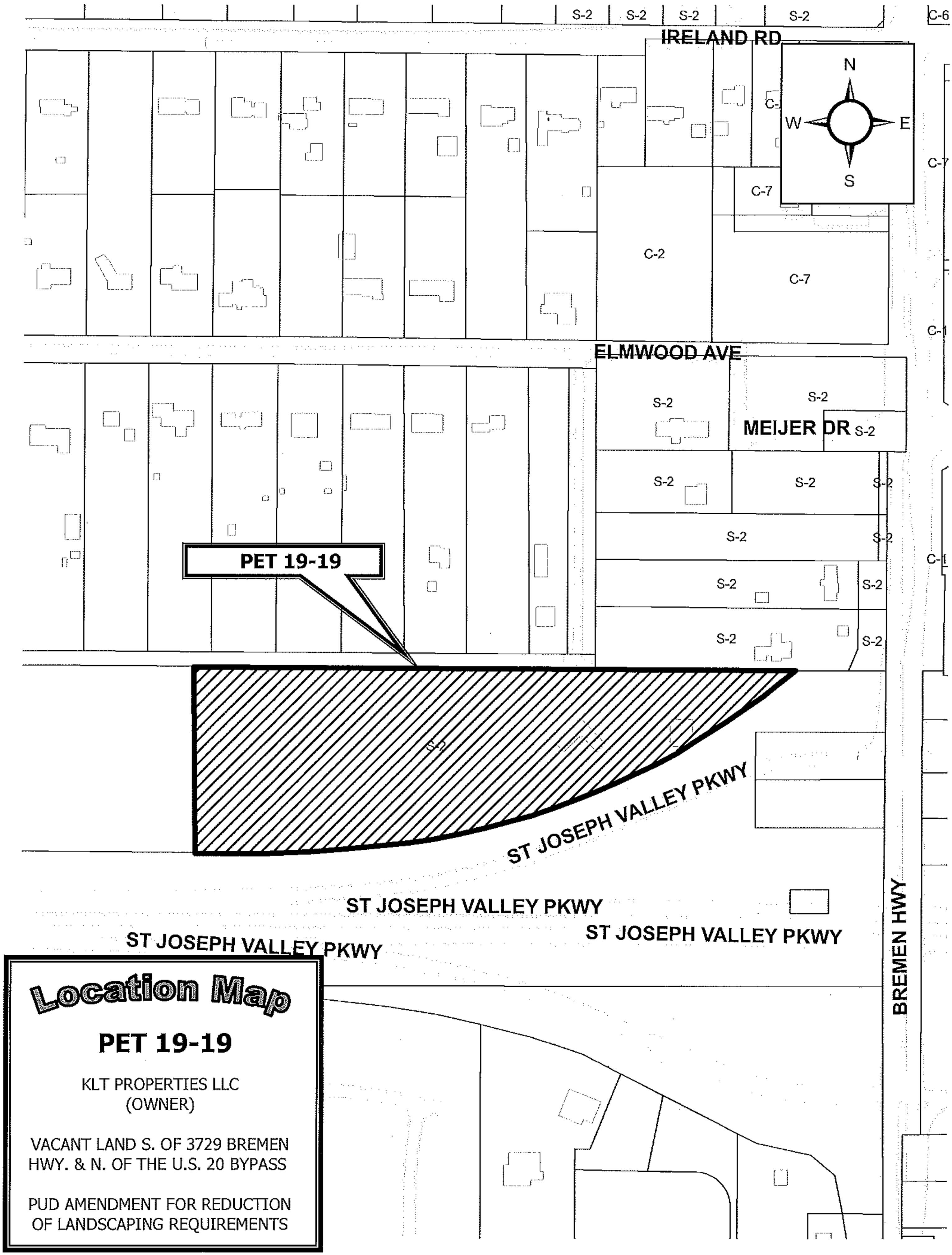
2. Add new section:
   4)c. Landscape buffers and/or street tree plantings are not required adjacent to US-20 bypass entrance ramp.

Wherefore, 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 amending the PUD of the above described parcel of land located in the City of Mishawaka.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate and preliminary site plan of the project.

Todd Veldman
KLT Properties, LLC
5222 Western Avenue
South Bend, IN 46619

CONTACT PERSON:
Brian McMorrow, PE
Abonmarche Consultants, Inc.
750 Lincoln Way East
South Bend, Indiana 46601
(574) 232-8700
bmcmorrow@abonmarche.com


S-2
S-2
S-2
S-2
C-6
IRELAND RD
N
W
E
S
C-7
C-2
C-7
C-7
C-1
ELMWOOD AVE
S-2
S-2
MEIJER DR
S-2
S-2
S-2
S-2
S-2
S-2
C-1
S-2
S-2
S-2
S-2
PET 19-19
S-2
ST JOSEPH VALLEY PKWY
ST JOSEPH VALLEY PKWY
ST JOSEPH VALLEY PKWY
ST JOSEPH VALLEY PKWY
BREMEN HWY
Location Map
PET 19-19
KLT PROPERTIES LLC
(OWNER)
VACANT LAND S. OF 3729 BREMEN
HWY. & N. OF THE U.S. 20 BYPASS
PUD AMENDMENT FOR REDUCTION
OF LANDSCAPING REQUIREMENTS

RECEIVED
DEBORAH S. BLOCK MMC
FEB 13 2020
CITY CLERK
MISHAWAKA, IN

1st Reading 2-17-2020
2nd Reading
Passed
Failed
Continued To

PETITION 20-01

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-06

ORDINANCE NO. ______

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

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

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

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

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

Lots 189 and 190 of Oakland 2nd Addition including the south half of a vacated adjacent alley to the north

COMMON ADDRESS: 4416 Lincolnway East

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

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

1. Many of the properties in the immediate vicinity are residential in use and would be compatible to the area;
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 given the context of its location, its relationship to surrounding properties, and the potential of development as a commercial project, staff feels that the most desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area with some residential properties, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

Proposed Ordinance No: 2020-06

Ordinance No: ______________________

4. As opposed to the range of potential commercial development that could occur with the current 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 owners to sell the home; and,

5. The City's Comprehensive Plan identifies the area as General Commercial and their historical use as single- family homes is consistent with the Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _________day of ____________________, 2020, at ________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of __________________, 2020, at _________ o'clock _____.M.

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

APPROVED by me this ________ day of __________________, 2020, at ________o'clock ____.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

JAN 29 2020

CITY CLERK
MISHAWAKA, IN

January 6th, 2020

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, James W. Clardy, Jr. and Theresa Clardy respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

- Lots 189 and 190 of Oakland 2nd Addition including the south half of a vacated alley to the north—4416 Lincoln Way East, Mishawaka, IN 46544

The land carries a zoning classification of C-1 General Commercial. Said property is currently a single-family residential house occupied by Tiffany Gilbert and James Eichorst, renting. Tiffany Gilbert is the owner of Michiana Contract Services.

Petitioners desire said real estate to be rezoned to R-1 Single-Family Residential District. Petitioners and tenants further state that they intend to utilize the land for continued use as a single-family residence, as existing, with the addition of a contractor's business (Michiana Contract Services) located in a new attached structure. The 30'X60' sq.ft. structure will primarily be used for equipment storage.

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

Signature(s) of Property Owner(s)

James W. Clardy 1-18-20

James W. Clardy

Signature(s) of Property Owner(s

Theresa Clardy 1-17-20

Theresa Clardy

CONTACT PERSON:
TIFFANY J GILBERT
4416 LINCOLNWAY E
MISHAWAKA IN 46544
574-326-9571
MICHIANACONTRACTSERVICESLLC@GMAIL.COM

PET 20-01

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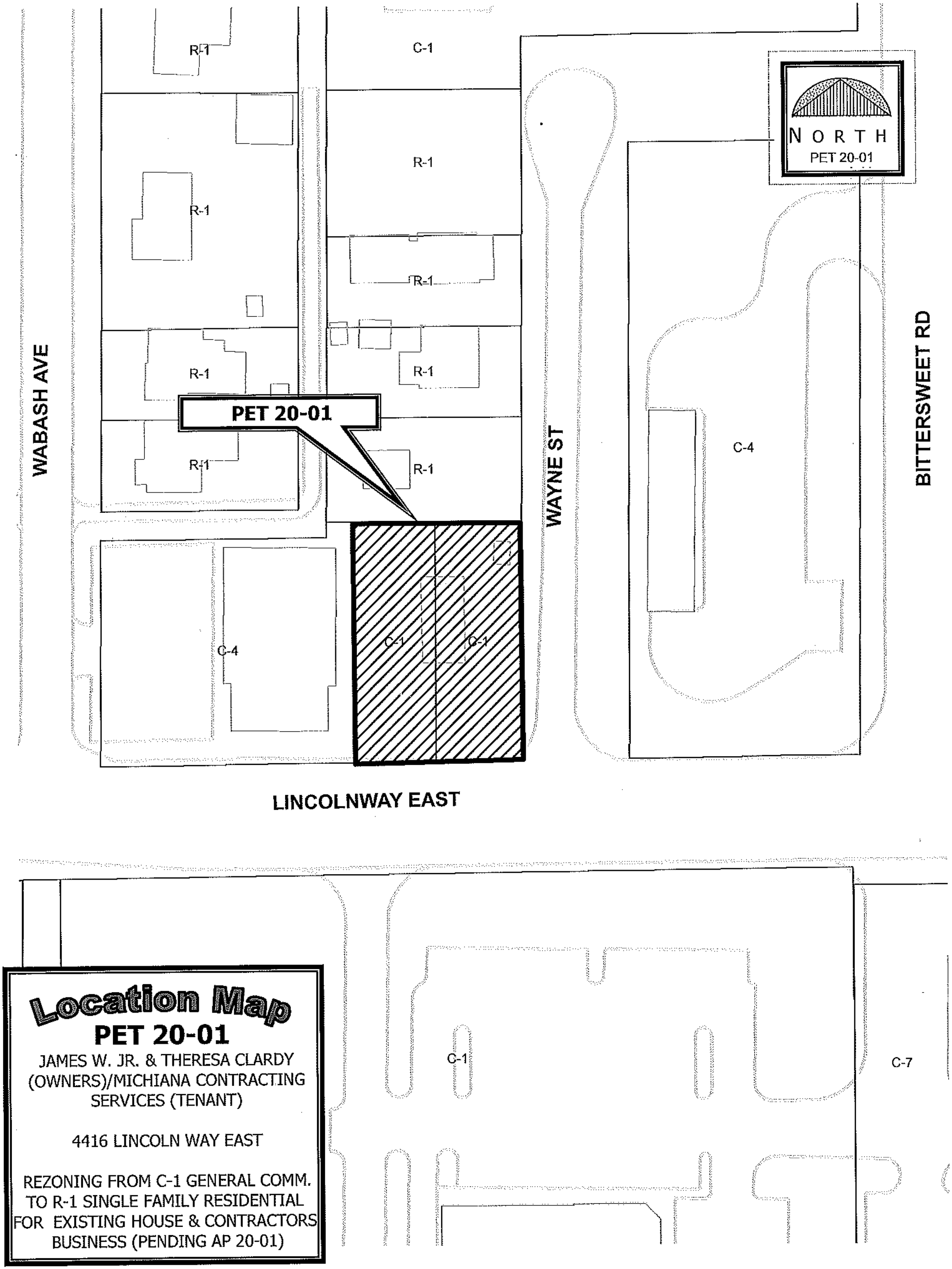
JAN 21 2020
ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING


NORTH
PET 20-01
C-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
PET 20-01
C-4
C-1
C-1
C-4
WABASH AVE
WAYNE ST
BITTERSWEET RD
LINCOLNWAY EAST
C-1
C-7
Location Map
PET 20-01
JAMES W. JR. & THERESA CLARDY
(OWNERS)/MICHIANA CONTRACTING
SERVICES (TENANT)
4416 LINCOLN WAY EAST
REZONING FROM C-1 GENERAL COMM.
TO R-1 SINGLE FAMILY RESIDENTIAL
FOR EXISTING HOUSE & CONTRACTORS
BUSINESS (PENDING AP 20-01)

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 13 2020
CITY CLERK
MISHAWAKA, IN

PETITION #20-02

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-07

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, School City of Mishawaka has filed a petition for vacation of the public right-of-way described in Section 1 below;

WHEREAS, the Petitioner owns 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 15 FOOT WIDE NORTH SOUTH ALLEY RUNNING BETWEEN THE EAST AND WEST ALLEY NORTH OF AND PARALLEL TO LINCOLN WAY EAST AND HOMEWOOD AVENUE, IN THE CITY OF MISHAWAKA, INDIANA, WHICH NORTH AND SOUTH ALLEY IS BETWEEN WENGER AVENUE AND INDIANA AVENUE, AND WHICH IS BOUNDED ON THE WEST BY LOTS 49 THROUGH 58 AND ON THE EAST BY LOTS 59 THROUGH 68 AS SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF J.J. ENGELDRUM'S FIRST ADDITION TO THE CITY OF MISHAWAKA, RECORDED IN PLAT BOOK 8 PAGE 74, ST. JOSEPH COUNTY RECORDER; AND, A 14 FOOT EAST WEST ALLEY RUNNING BETWEEN INDIANA AVENUE AND WENGER AVENUE AND LYING BETWEEN LOTS 51, 52, 65 AND 66 AS SAID LOTS ARE KNOWN AND DESIGNATED ON SAID PLAT, ALL LYING WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA INDIANA, AS DEPICTED ON THE ATTACHED PARCEL PLAT MARKED **EXHIBIT B**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 56; THENCE NORTH 00° 05' 57" WEST ALONG THE EAST LINE OF SAID LOTS 58, 57, 56, 55, 54, 53, AND 52, A DISTANCE OF 309.44 FEET TO THE

PROPOSED ORDINANCE NO. 2020-07

ORDINANCE NO._
NORTHEAST CORNER OF SAID LOT 52; THENCE SOUTH 83° 35' 53" WEST ALONG THE NORTH LINE OF SAID LOT 52 A DISTANCE OF 119.33 FEET, TO THE NORTHWEST CORNER OF LOT 52; THENCE NORTH 00° 07' 20" WEST
14.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 83° 35' 53" EAST ALONG THE SOUTH LINE OF SAID LOT 51 A DISTANCE OF 119.34 FEET TO THE SOUTHEAST CORNER OF LOT 51; THENCE NORTH 00° 01' 07" WEST ALONG THE EAST LINE OF SAID LOTS 51, 50, AND 49 A DISTANCE OF 135.52 FEET TO THE NORTHEAST CORNER OF LOT 49; THENCE NORTH 83° 45' 13" EAST 15.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE SOUTH 00° 01' 07" EAST ALONG THE WEST LINES OF SAID LOTS 68 THROUGH 66 A DISTANCE OF 135.48 FEET TO THE SOUTHWEST CORNER OF LOT 66; THENCE NORTH 83° 35' 53" EAST ALONG THE SOUTH LINE OF SAID LOT 66 A DISTANCE OF 119.01 FEET TO THE SOUTHEAST CORNER OF LOT 66; THENCE SOUTH 00° 08' 00" EAST 14.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 65; THENCE SOUTH 83° 35' 53" WEST ALONG THE NORTH LINE OF SAID LOT 65 A DISTANCE OF 119.02 FEET TO THE NORTHWEST CORNER OF LOT 65; THENCE SOUTH 00° 05' 57" EAST ALONG THE WEST LINES OF SAID LOTS 65, 64, 63, 62, 61, 60, AND 59 A DISTANCE OF 309.43 FEET TO THE SOUTHWEST CORNER OF LOT 59; THENCE SOUTH 83° 33' 07" WEST 15.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRE MORE OR LESS AND SUBJECT TO ALL COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

ALSO:
AN EASTERLY PORTION OF A 16.5 FOOT ALLEY RUNNING BETWEEN WENGER AVENUE AND INDIANA AVENUE LYING BETWEEN LOTS 58 AND 59 AND LOTS "D" THROUGH "I", AS SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF J.J. ENGELDRUM'S FIRST ADDITION TO THE CITY OF MISHAWAKA, RECORDED IN PLAT BOOK 8 PAGE 74, ST. JOSEPH COUNTY RECORDER, SAID EASTERLY PORTION BEING NORTH OF A PARCEL OF LAND CONVEYED TO ROBERT V. AND JENNIFER C. TASHIJAN, INSTRUMENT NUMBER 9235291, ST. JOSEPH COUNTY RECORDER, ALL LYING WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA INDIANA, AS DEPICTED ON THE ATTACHED PARCEL PLAT MARKED **EXHIBIT B**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TASHIJAN LAND; THENCE SOUTH 83° 33' 07" WEST ALONG THE NORTH LINE OF SAID LOTS "I" AND "H" A DISTANCE OF 62.09 FEET TO THE NORTHWEST CORNER OF SAID TASHIJAN LAND; THENCE NORTH 06° 26' 53" WEST A DISTANCE OF 16.50 FEET TO THE SOUTH LINE OF SAID LOT 59; THENCE NORTH 83° 33' 07" EAST ALONG SAID SOUTHERLY LINE 63.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00° 08' 00" EAST 16.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRE MORE OR LESS AND SUBJECT TO ALL COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

COMMONLY KNOWN AS: Wenger Avenue north of Lincolnway East and south of Homewood; eastern 63' of the first east/west alley north of Lincolnway East and west of Wenger; and, the north/south and east/west alley bounded by Wenger Avenue, Homewood Avenue, Indiana Avenue, and the first east/west alley north of Lincolnway East

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

1) The vacation will not hinder the growth or orderly development of the neighborhood. The vacation will allow a new parking lot, and drop off lane to be constructed for Mishawaka High School.
2) The vacation of the established 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.
5) This petition is not in specific conflict with the goals, objectives, and policies of the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of ________________, 2020.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of ________________, 2020, at _____ o'clock ______.M.

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

APPROVED by me this _____ day of ________________, 2020, at _______ o'clock ___.M.

____
David A. Wood, Mayor

Pet 20-02

RECEIVED
JAN 22 2020
ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING

January 22, 2020

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 **School City of Mishawaka** 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:

(Legal Description and Map Exhibits Attached).

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

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

Alex M. Newman
Chief Financial Officer
School City of Mishawaka

Mike Faulkner
Director of Operations
School City of Mishawaka

CONTACT PERSON:

Mike Huber
Abonmarche Consultants
750 Lincolnway East
574.347.4610

RECEIVED
DEBORAH S. BLOCK, MMC
JAN 29 2020
CITY CLERK
MISHAWAKA, IN

EXHIBIT A

ALLEY VACATION

A 15 FOOT WIDE NORTH SOUTH ALLEY RUNNING BETWEEN THE EAST AND WEST ALLEY NORTH OF AND PARALLEL TO LINCOLN WAY EAST AND HOMEWOOD AVENUE, IN THE CITY OF MISHAWAKA, INDIANA, WHICH NORTH AND SOUTH ALLEY IS BETWEEN WENGER AVENUE AND INDIANA AVENUE, AND WHICH IS BOUNDED ON THE WEST BY LOTS 49 THROUGH 58 AND ON THE EAST BY LOTS 59 THROUGH 68 AS SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF J.J. ENGELDRUM'S FIRST ADDITION TO THE CITY OF MISHAWAKA, RECORDED IN PLAT BOOK 8 PAGE 74, ST. JOSEPH COUNTY RECORDER; AND, A 14 FOOT EAST WEST ALLEY RUNNING BETWEEN INDIANA AVENUE AND WENGER AVENUE AND LYING BETWEEN LOTS 51, 52, 65 AND 66 AS SAID LOTS ARE KNOWN AND DESIGNATED ON SAID PLAT, ALL LYING WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA INDIANA, AS DEPICTED ON THE ATTACHED PARCEL PLAT MARKED **EXHIBIT B**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 56; THENCE NORTH 00° 05' 57" WEST ALONG THE EAST LINE OF SAID LOTS 58, 57, 56, 55, 54, 53, AND 52, A DISTANCE OF 309.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE SOUTH 83° 35' 53" WEST ALONG THE NORTH LINE OF SAID LOT 52 A DISTANCE OF 119.33 FEET, TO THE NORTHWEST CORNER OF LOT 52; THENCE NORTH 00° 07' 20" WEST 14.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 83° 35' 53" EAST ALONG THE SOUTH LINE OF SAID LOT 51 A DISTANCE OF 119.34 FEET TO THE SOUTHEAST CORNER OF LOT 51; THENCE NORTH 00° 01' 07" WEST ALONG THE EAST LINE OF SAID LOTS 51, 50, AND 49 A DISTANCE OF 135.52 FEET TO THE NORTHEAST CORNER OF LOT 49; THENCE NORTH 83° 45' 13" EAST 15.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE SOUTH 00° 01' 07" EAST ALONG THE WEST LINES OF SAID LOTS 68 THROUGH 66 A DISTANCE OF 135.48 FEET TO THE SOUTHWEST CORNER OF LOT 66; THENCE NORTH 83° 35' 53" EAST ALONG THE SOUTH LINE OF SAID LOT 66 A DISTANCE OF 119.01 FEET TO THE SOUTHEAST CORNER OF LOT 66; THENCE SOUTH 00° 08' 00" EAST 14.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 65; THENCE SOUTH 83° 35' 53" WEST ALONG THE NORTH LINE OF SAID LOT 65 A DISTANCE OF 119.02 FEET TO THE NORTHWEST CORNER OF LOT 65; THENCE SOUTH 00° 05' 57" EAST ALONG THE WEST LINES OF SAID LOTS 65, 64, 63, 62, 61, 60, AND 59 A DISTANCE OF 309.43 FEET TO THE SOUTHWEST CORNER OF LOT 59; THENCE SOUTH 83° 33' 07" WEST 15.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRE MORE OR LESS AND SUBJECT TO ALL COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

ALSO:

AN EASTERLY PORTION OF A 16.5 FOOT ALLEY RUNNING BETWEEN WENGER AVENUE AND INDIANA AVENUE LYING BETWEEN LOTS 58 AND 59 AND LOTS "D" THROUGH "I", AS SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF J.J. ENGELDRUM'S FIRST ADDITION TO THE CITY OF MISHAWAKA, RECORDED IN PLAT BOOK 8 PAGE 74, ST. JOSEPH COUNTY RECORDER, SAID EASTERLY PORTION BEING NORTH OF A PARCEL OF LAND CONVEYED TO ROBERT V. AND JENNIFER C. TASHIJAN, INSTRUMENT NUMBER 9235291, ST. JOSEPH COUNTY RECORDER, ALL LYING WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA INDIANA, AS DEPICTED ON THE ATTACHED PARCEL PLAT MARKED **EXHIBIT B**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TASHIJAN LAND; THENCE SOUTH 83° 33' 07" WEST ALONG THE NORTH LINE OF SAID LOTS "I" AND "H" A DISTANCE OF 62.09 FEET TO THE NORTHWEST CORNER OF SAID TASHIJAN LAND; THENCE NORTH 06° 26' 53" WEST A DISTANCE OF 16.50 FEET TO THE SOUTH LINE OF SAID LOT 59; THENCE NORTH 83° 33' 07" EAST ALONG SAID SOUTHERLY LINE 63.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00° 08' 00" EAST 16.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRE MORE OR LESS AND SUBJECT TO ALL COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

THIS DOCUMENT WAS PREPARED FOR SCHOOL CITY OF MISHAWAKA BY HANS P. MUSSER, INDIANA REGISTERED LAND SURVEYOR, LICENSE NUMBER 29700002, ON JANUARY 21, 2020.

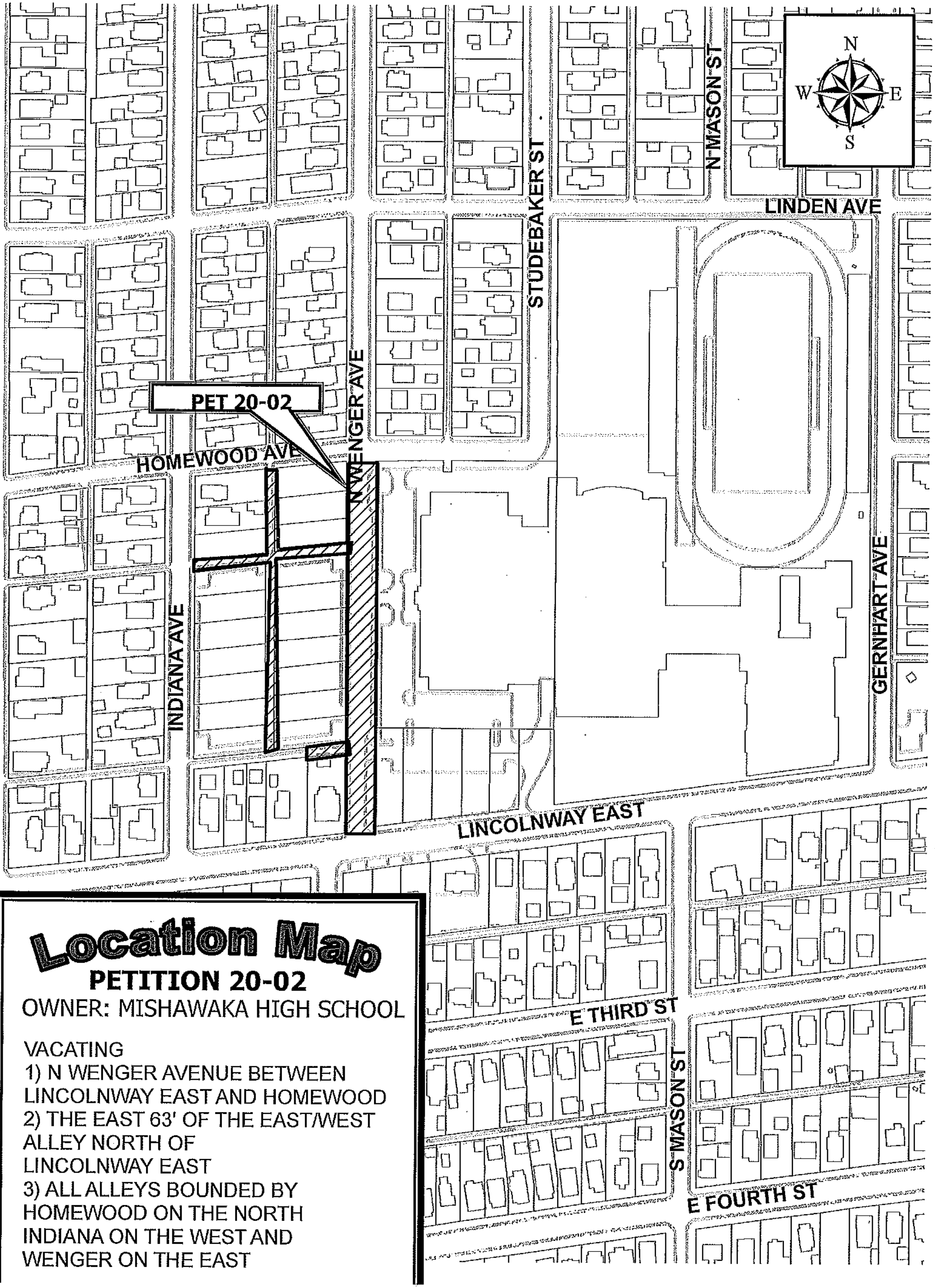
Hans P. Musser *01/21/2020*

HANS P. MUSSER, PS DATE

JOB NO.: 19-0067
DATE: JAN. 21, 2020

HANS P. MUSSER REGISTERED LS29700002 STATE OF INDIANA LAND SURVEYOR

O:\PROJECTS\2019\19-0067 MHS MASTER PLAN\WORKING-DESIGN\SURVEY\LEGALS AND REPORTS\19-0067 MHS ALLEY VACATION DESCRIPTION.DOCX



Location Map

PETITION 20-02

OWNER: MISHAWAKA HIGH SCHOOL

VACATING
1) N WENGER AVENUE BETWEEN LINCOLNWAY EAST AND HOMEWOOD
2) THE EAST 63' OF THE EAST/WEST ALLEY NORTH OF LINCOLNWAY EAST
3) ALL ALLEYS BOUNDED BY HOMEWOOD ON THE NORTH INDIANA ON THE WEST AND WENGER ON THE EAST

RESOLUTION NO. 2020-01

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

Part of 54655 Fir Road, Mishawaka, IN 46545.

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

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

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

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

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

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

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

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

THE PARCEL IS LEGALLY DESCRIBED AS PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING THAT 1.263 ACRE LEGAL DESCRIPTION PREPARED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 CERTIFIED ON DECEMBER 5, 2019 FOR THE PLAZA PHASE III, LLC C/O STEVE MURPHY (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2A AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S FIRST REPLAT IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9622114; THENCE SOUTH 89°59'51" WEST ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S MINOR SUBDIVISION IN SAID RECORDER'S OFFICE AS INSTRUMENT NO. 8617431, A DISTANCE OF 420.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 100 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 370.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 50 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°05'04" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 89°59'51" WEST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE SOUTH 00°05'04" EAST ALONG THE WEST LINE

OF SAID LOT 2A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. (COMMON ADDRESS: PART OF 54655 FIR ROAD)

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

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _________ day

of ___________________, 2020, at ____________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of ___________________

2020, at __________o'clock ___.M.

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

APPROVED by me this _________ day of ____________________ 2020, at

___________ o'clock ____.M.

____
David A. Wood, Mayor

February 11, 2020

Mr. Dale Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. Anthony Hazen, 3rd District City Council
Mrs. Kate Voelker, 4th District City Council
Mr. Michael Compton, 5th District City Council
Mr. Ron Banicki, 6th District City Council
Mr. Gregg Hixenbaugh, At Large City Council
Mr. Matt Mammolenti, At Large City Council
Mr. Maggie DeMaegd, At Large City Council
Mrs. Deborah S. Block, City Clerk

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: Part of 54655 Fir Road - West of Fir Road Approximately 470' North of E. Day Road

Dear Council Members and Clerk:

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

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

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on February 17, 2020.

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

Sincerely,

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

cc: David A. Wood, Mayor

City of Mishawaka

Judy L. Davis
The Plaza at Day and Fir
Part of 54655 Fir Road
Annexation

Property located West of
Fir Road and North of E. Day Road

February 2020

Prepared by:
City of Mishawaka
Department of Planning
600 E. Third Street
Mishawaka, IN
46544-2241

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

JUDY L. DAVIS
PART OF 54655 FIR ROAD - NORTH OF THE PLAZA AT DAY AND FIR
ANNEXATION FISCAL PLAN

TABLE OF CONTENTS

THE PARCEL IS LEGALLY DESCRIBED AS PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING THAT 1.263 ACRE LEGAL DESCRIPTION PREPARED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 CERTIFIED ON DECEMBER 5, 2019 FOR THE PLAZA PHASE III, LLC C/O STEVE MURPHY (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TAB A- CITY OF MISHAWAKA ANNEXATION POLICY

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

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

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

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

IMPACT OF ST. JOSEPH COUNTY GROWTH

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

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

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

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

STATUTORY LIMITATIONS

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

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

IMPLEMENTATION OF POLICY

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

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

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

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

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

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

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

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

<u>SUMMARY</u>

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.

- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.

- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.

- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

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TAB B- BASIC DATA & FISCAL ANALYSIS

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

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

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COMMON ADDRESS: PART OF 54655 FIR ROAD, MISHAWAKA, IN 46544

<u>Annexation Area</u>

The area to be annexed is located west of Fir Road approximately 470' north of E. Day Road, and is part of a parcel of property having a common address of 54655 Fir Road, Mishawaka, IN 46544. The parcel, which is more specifically described as Lot 1 of Stephenson DeMeyer's Minor Subdivision, has a current tax identification number of 014-1059-1200.02. The property is bound to the south with approximately 420.18 linear feet being incorporated into the City, while the remaining adjacent properties are located in unincorporated St. Joseph County. The property is currently zoned "R" Single Family District within unincorporated St. Joseph County. If annexed, the property will be zoned C-1 General Commercial District and purchased by The Plaza Phase III, LLC, the entity that owns the adjacent Plaza at Day and Fir, a multi-tenant office development to the south. There are no immediate plans for developing the parcel to be annexed. Per prior discussions with the contingent purchaser, the property may be used for a future expansion of the adjacent office development, additional parking, and/or an access drive to Fir Road.

Contiguity with the Existing City Limits

The property to be annexed into the City includes 1.263 acres. The external boundary of the annexation area measures 1560.36 linear feet with 420.18 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 26.9% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The property primarily slopes from the east along Fir Road to the west. Per the generalized two (2) foot contour topographic maps, elevations range from approximately 750 feet adjacent to Fir Road to less than 746 feet north of existing multi-tenant commercial building (1736 E. Day Road). The property includes no structures and is mostly wooded.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Single Family District within unincorporated St. Joseph County and is vacant land. If the Mishawaka Common Council approves the annexation request, the area will be zoned to the C-1 General Commercial District.

D. ASSESSMENT

The territory to be annexed consists of part of one (1) parcel. The Land and Improvement Valuations shown below are based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
014-1059-1200.02	JUDY L. DAVIS	1.26 ACRES (BEING THE SOUTH PART OF THE 6.1 ACRE PARENT PARCEL)	$5,990* (AREA TO BE ANNEXED ONLY INCLUDES VACANT LAND)

**For the purposes of the below fiscal impact analysis, an estimated land value of $5,990 is used. The estimated value is apportioned per the current assessed value of the parent parcel and only includes the area to be annexed.*

E. CURRENT TAX RATE

The City's tax rate 2018 payable 2019 was $2.0701 per $100 of assessed valuation. For property owners in Penn Township, in which this proposed annexation is located, the total taxes will be $3.9929 per $100 of assessed valuation. Property owners in this area currently pay $2.0873 per $100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Tax rates for 2019 payable 2020 are not yet available so actual tax rates will vary.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Penn Township	2.0873	3.9929

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

2018	$2.0701
2017	$2.0516

2016	$1.9977
2015	$1.8750
2014	$2.0062
2013	$1.9086
2012	$1.8186
2011	$1.7362
2010	$1.6741
2009	$1.6557
2008	$1.5283
2007	$1.3326
2006	$1.3899
2005	$1.3382
2004	$1.3313
2003	$1.2476
2002	$1.8627
2001	$5.5007 [1]
2000	$5.2417

[1] *Change in Tax Code*

F. NEW ADDRESSES

If the proposed annexation is approved, the property will be zoned C-1 General Commercial District to permit the future expansion of the adjacent multi-tenant commercial office development. Although there are no immediate plans for development, the property will be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance. Addresses would be assigned by the City of Mishawaka Engineering Department if and when the property is developed. New addresses will not be required if new buildings are not constructed or the existing buildings to the south not expanded into the annexation area.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

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

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

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2020 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department.

These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

The City of Mishawaka will provide a level of basic services, including infrastructure and urban services, at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka. The specific date of implementation of services has been identified within the description of specific services where applicable. Given the location of the proposed annexation area, the existing land uses, and the presence of existing infrastructure, no capital expenditures are required to serve the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

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

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

Analysis:

The property proposed to be annexed is currently vacant with no taxable improvements or structures. Per information presented by the contingent owner at the January 14, 2020 Plan Commission meeting, there are no immediate plans to develop the property.

For the purposes of this analysis, a conservative assumption was made that the property will either remain vacant over the next four years or only include an expansion of the adjacent parking areas with no expanded or new buildings. The assessed values of paving (parking areas) and undeveloped usable land for the adjacent commercial properties, including the existing Plaza at Day and Fir parcels and vacant land south of E. Day Road, range from approximately $20,000 to $25,000 per acre. Based upon an annexation area of 1.26 acres and using a conservative valuation of $20,000 per acre, the initial assessed valuation would be $25,200.

If commercial development were to occur on this property that included expanded or new buildings, there would be an additional increase in assessed valuations providing additional tax revenue.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2018 payable 2019". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed valuation:

$5,990

Future anticipated property assessed valuation:

$25,200

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing on online estimator available through the Indiana Gateway for Government Units > Taxpayer Portal > Tax Bill Estimator website. The current URL address for this estimator is https://gateway.ifionline.org/CalculatorsDLGF/taxcalculator.aspx.

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

This calculation has been done with a scenario before annexation for residential rental, non-homestead residential, and agricultural property due to it being excess vacant residential property, then following annexation for other (vacant) identifying the property as now being subject to the City tax rate.

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

Prior to annexation: $120

Following annexation: $756

<u>Political Subdivisions before Annexation</u>:

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

- St. Joseph County (31.8%) - $38.16
- Penn Township (15.2%) - $18.24
- PHM School Corporation (43.6%) - $52.32
- Mishawaka Penn Harris Library (7.8%) - $9.36
- Airport Authority (1.6%) - $1.92

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

The current tax rate of all of these entities combined is 2.0873%.

The tax rate will increase to 3.9929% upon annexation to the City, however, the other (vacant) tax cap rate is set at 3%. The cap will be higher when adding the yet to be determined exempt rate for the year 2019 payable 2020. For comparison, the exempt rate for the applicable taxing district for the year 2018 payable 2019 was 0.1034% resulting in a cap of 3.1034%. With a higher cap, the above estimated property tax values and corresponding yearly estimated revenue below will also be higher. Regardless of the actual tax rate, revenue is expected to increase due to the anticipated increase in assessed valuation if assessed as undeveloped useable (commercial) land. With the additional revenue, the distribution of property tax revenue would increase for all existing tax entities, except for Penn Township.

<u>Political Subdivisions following Annexation:</u>

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

- St. Joseph County (16.6%) - $125.50 (+$87.34 per year)
- Penn Township (0.9%) - $6.80 (-$11.44 per year)
- PHM School Corporation (22.8%) - $172.37 (+$120.05 per year)
- Mishawaka Penn Harris Library (4.1%) - $31.00 (+$21.64 per year)
- Airport Authority (0.9%) - $6.80 (+$4.88 per year)
- South Bend Transpo (2.9%) - $21.92
- City of Mishawaka (51.8%) - $391.61

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

<u>Four Year Projection of Property Tax Revenue following Annexation (above numbers x4)</u>

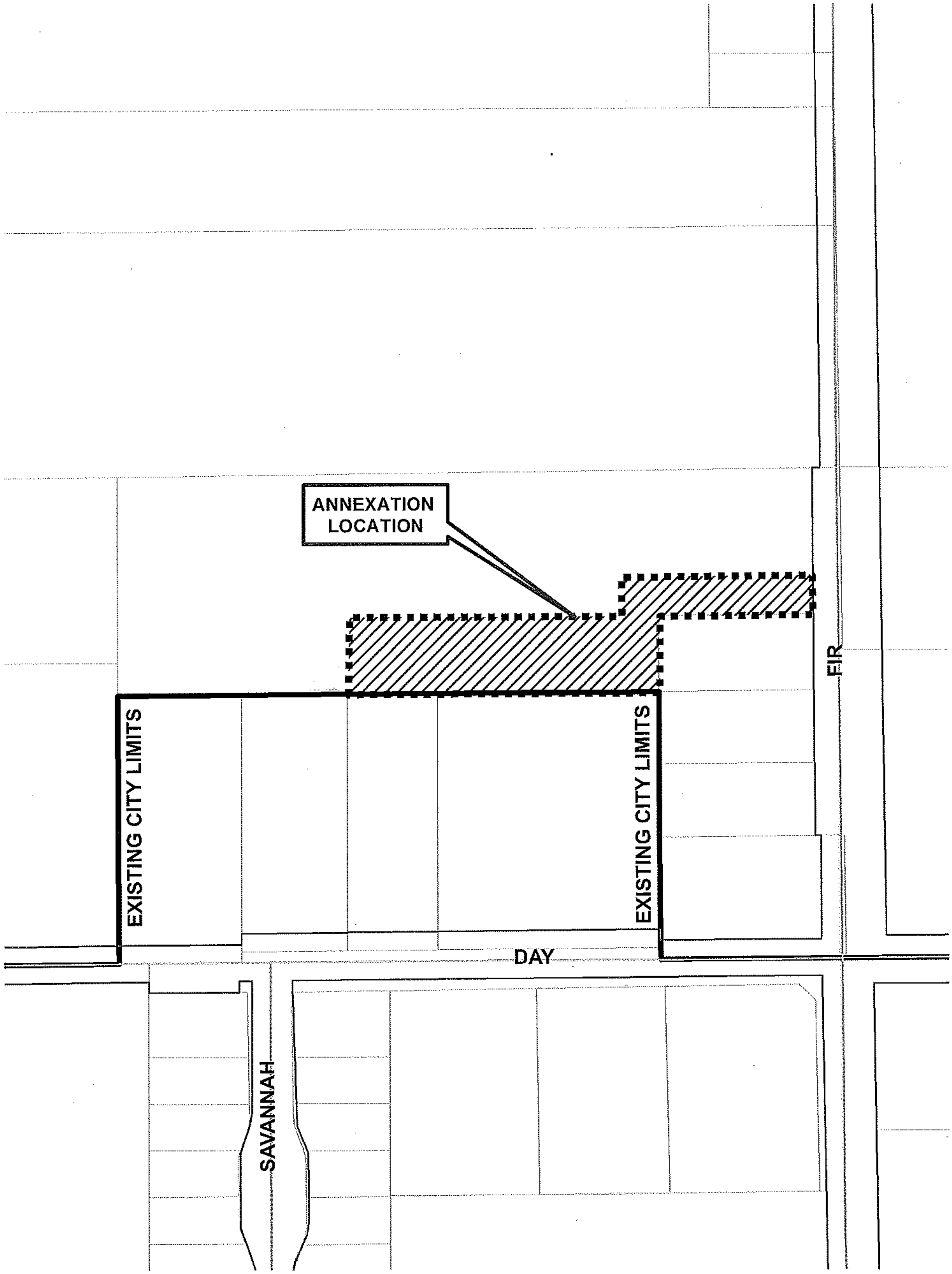
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	$502.00
• Penn Township	$27.20
• PHM School Corporation	$689.48
• Mishawaka Penn Harris Library	$124.00
• Airport Authority	$27.20
• South Bend Transpo	$87.68
• City of Mishawaka	$1,566.44

J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

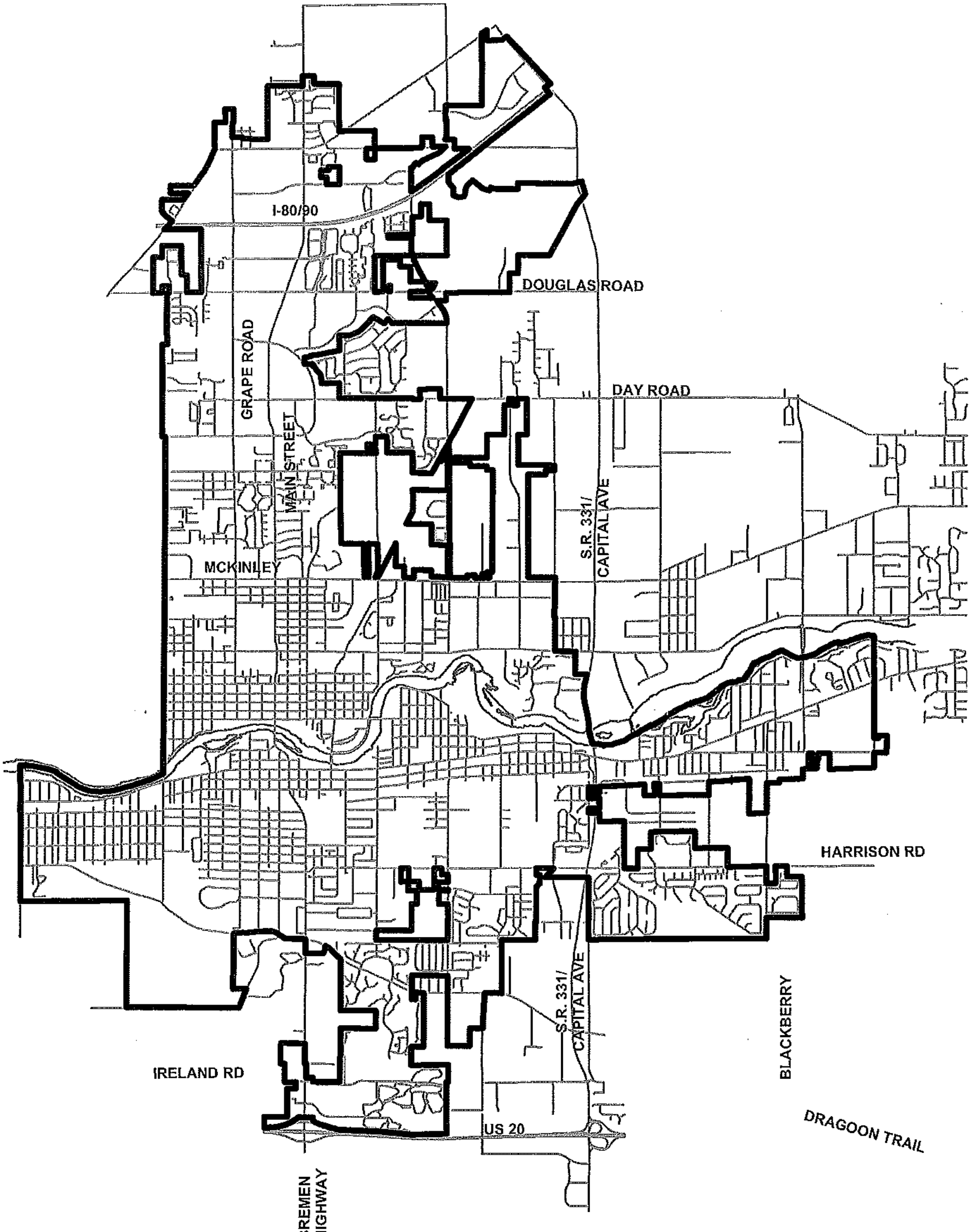
Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within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

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

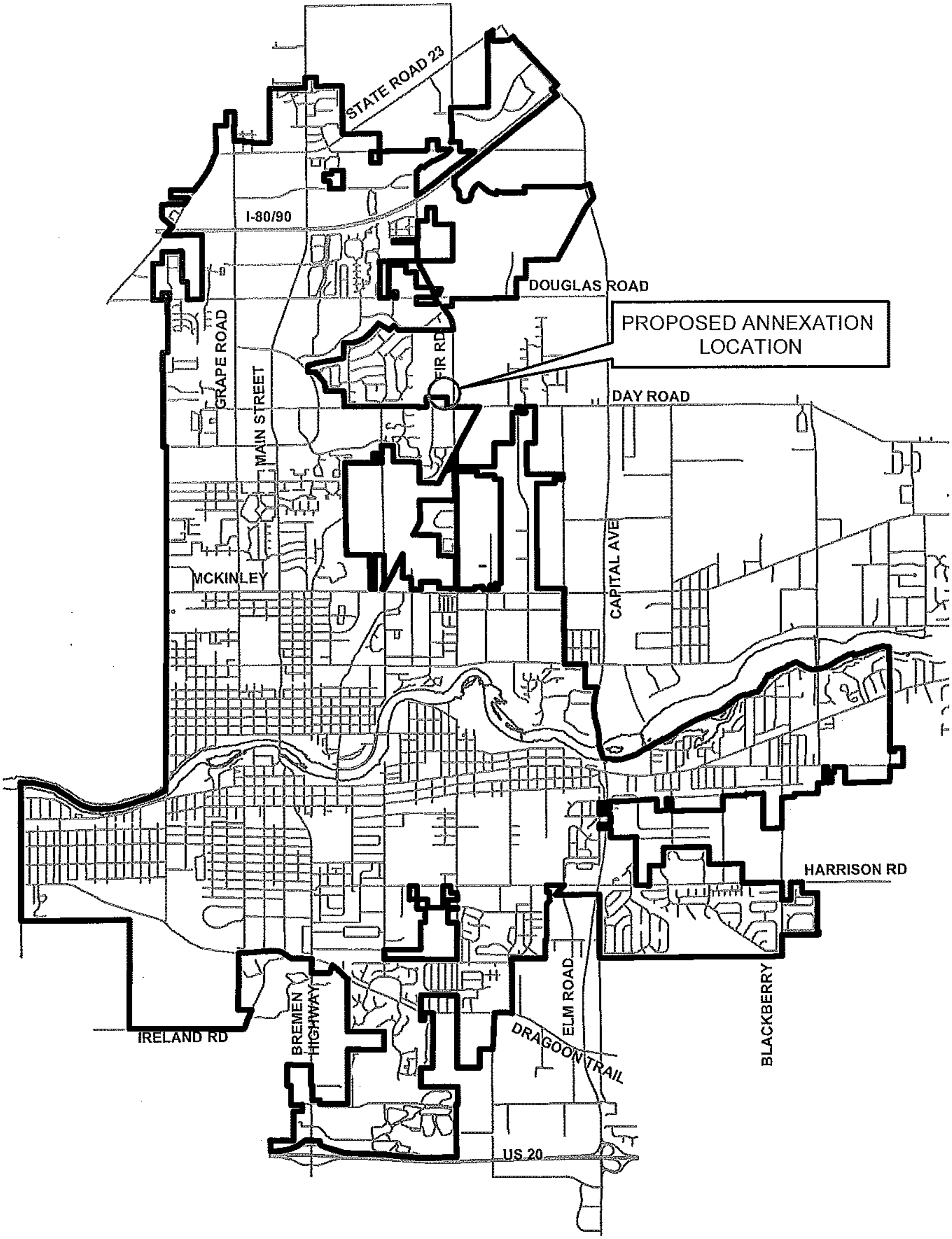


LOCATION MAP

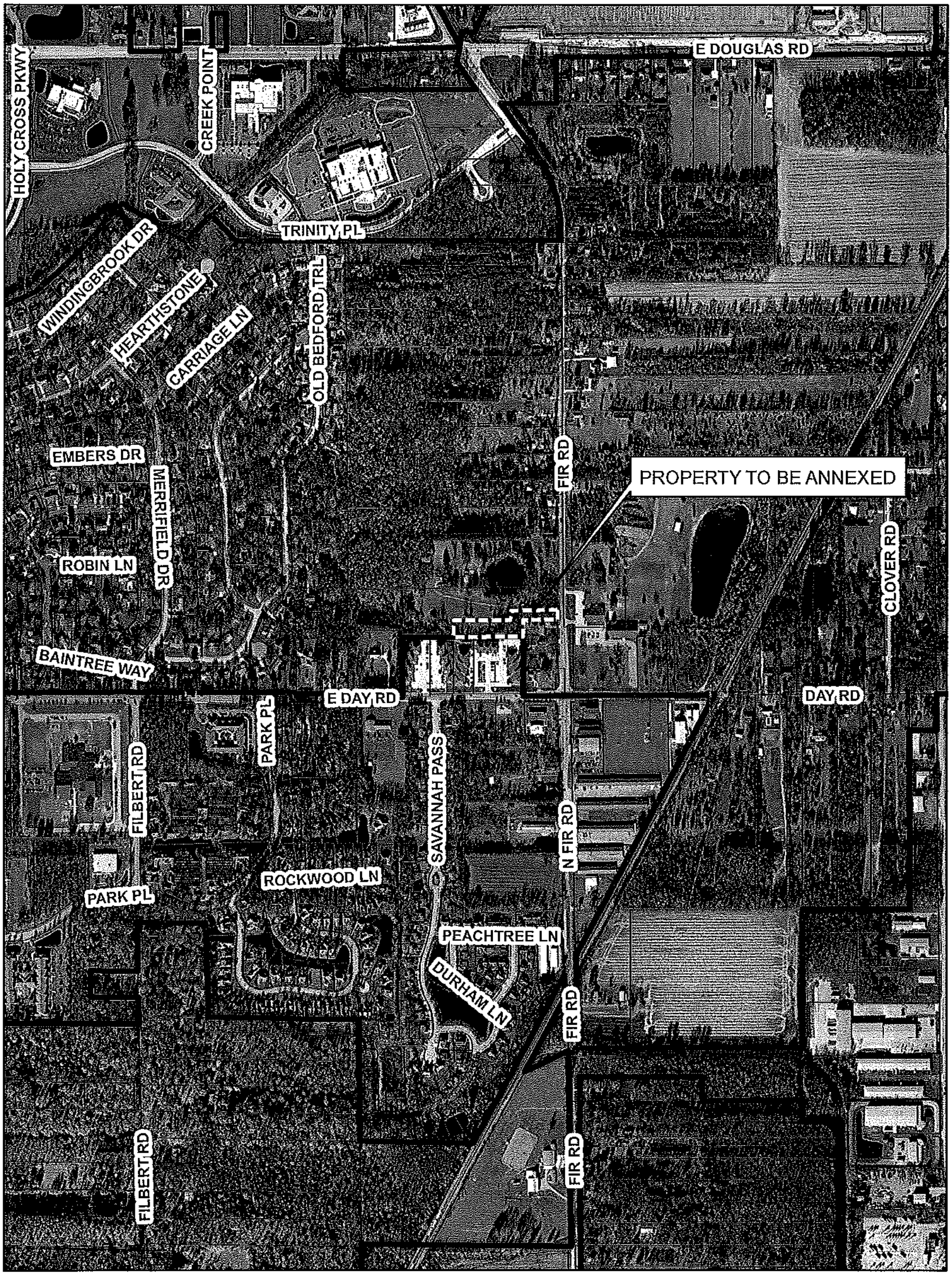
MAP OF EXISTING CITY LIMITS



MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



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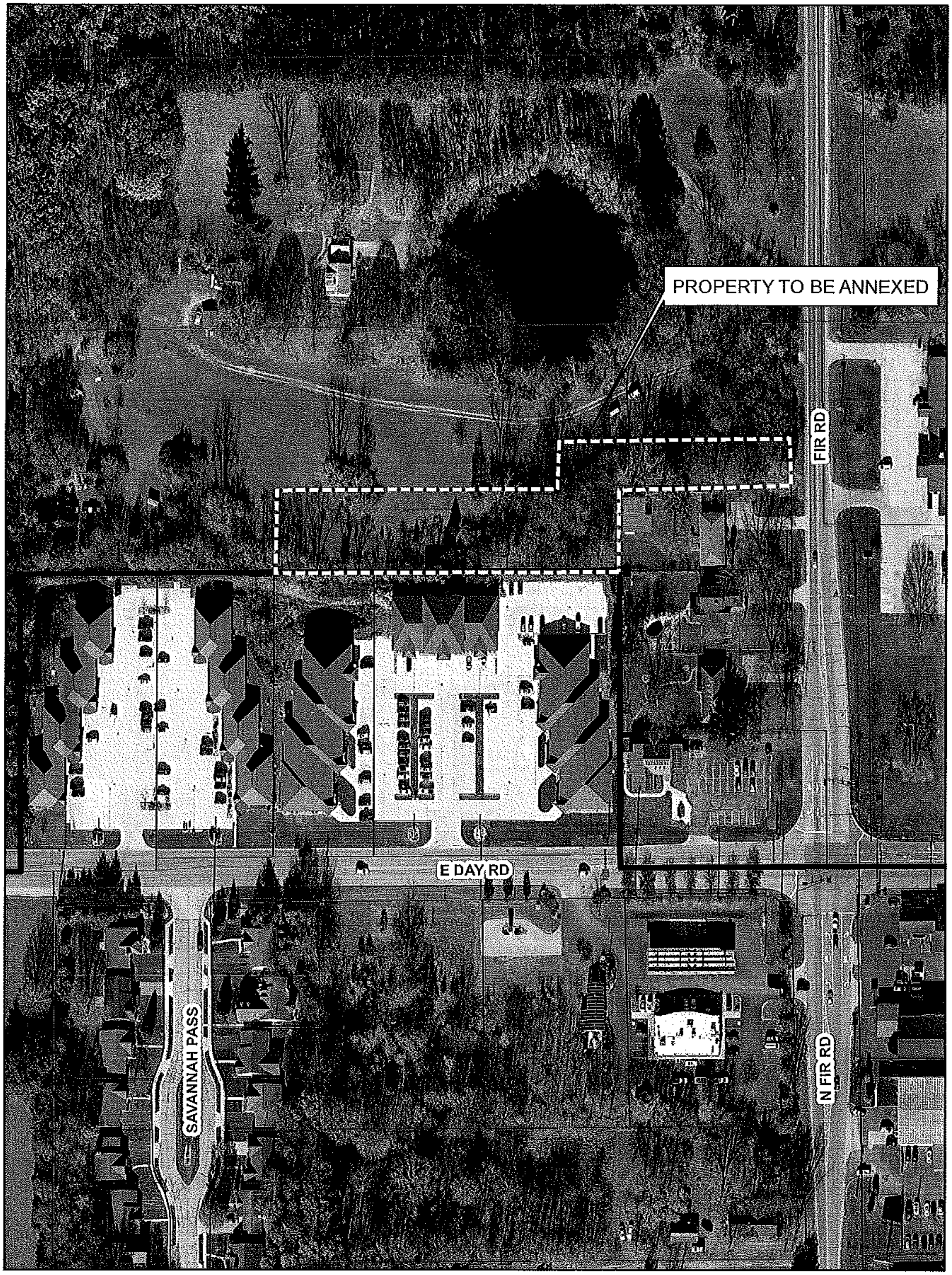
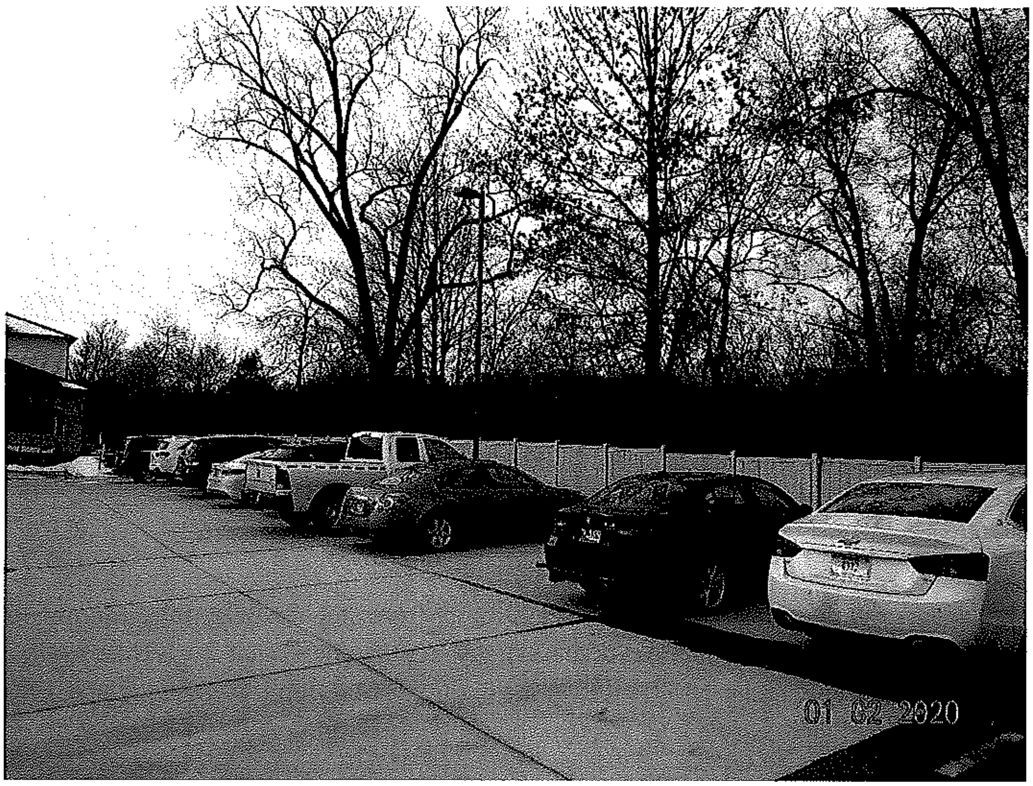
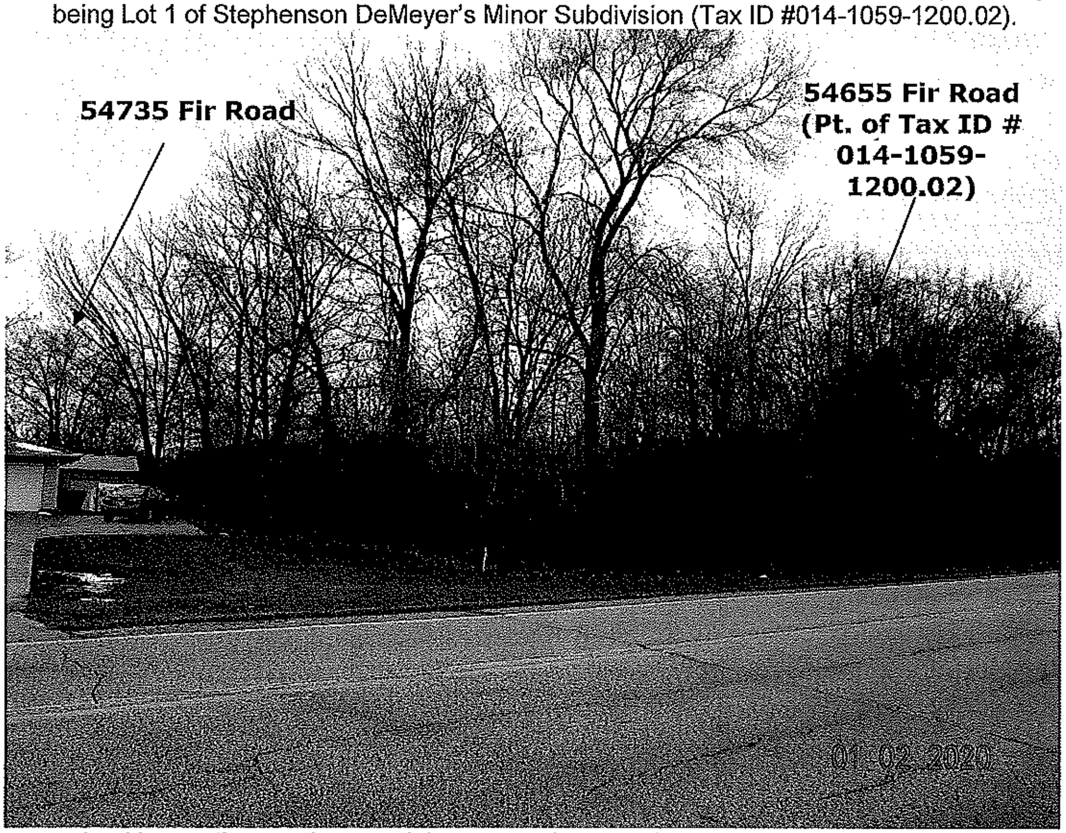


PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking northwest into the annexation area (north of the fence) from the existing parking area to the south. The annexation area includes a part of 54655 Fir Road, more specifically being Lot 1 of Stephenson DeMeyer's Minor Subdivision (Tax ID #014-1059-1200.02).



Looking northwesterly toward the annexation area (wooded area) from Fir Road.

PCS 19-13

RECEIVED
DEC 12 2019
ECONOMIC COMMUNITY DEVELOPMENT PLANNING

December 12, 2019

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

RE: Petition for Annexation and Zoning Classification
014-1059-120002/71-04-34-426-006.000-031
54655 Fir Rd.
Mishawaka, IN 46545

The undersigned Judy L. Davis (Owner), with assistance from Stephen R. Murphy, Member of THE PLAZA Phase III, LLC (Prospective Purchaser), respectfully shows that she is the owner of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 34, Township 38 North, Range 3 East, Penn Township, St. Joseph County, Indiana being that 1.263 acre legal description prepared by Lang, Feeney & Associates, Inc. Terance D. Lang, Indiana Professional Surveyor No. 80040523 certified on December 5, 2019 for The Plaza Phase III, LLC c/o Steve Murphy (all monuments referenced herein are set or found on the aforesaid Lang survey), being more particularly described as follows:

Commencing at the southwest corner of Lot 2A as shown on the recorded plat of Stephenson – DeMeyer's First Replat in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9622114; thence South 89°59'51" West along the south line of Lot 1 as shown on the recorded plat of Stephenson – DeMeyer's Minor Subdivision in said Recorder's Office as Instrument No. 8617431, a distance of 420.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 100 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 370.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 50 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 260.00 feet to the east line of said Lot 1; thence South 00°05'04" West along the east line of said Lot 1, a distance of 50.00 feet to the northeast corner of said Lot 2A; thence South 89°59'51" West along the north line of said Lot 2A, a distance of 210.00 feet to the northwest corner of said Lot 2A; thence South 00°05'04" East along the west line of said Lot 2A, a distance of 100.00 feet to the point of beginning.

Prospective Purchaser is purchasing approximately 1.263 Acres of this parcel (see attached).

Petitioner owns one hundred percent (100%) of the above-described parcel of land which is located at 54655 Fir Road, and that Petitioner desires the same to be annexed to the City of Mishawaka, Indiana, with a C-1 General Commercial District. Petitioner further states that the Prospective Purchaser's intended use of the said land is for future expansion and additional parking of its adjacent office development, commonly known as THE PLAZA at Day & Fir.

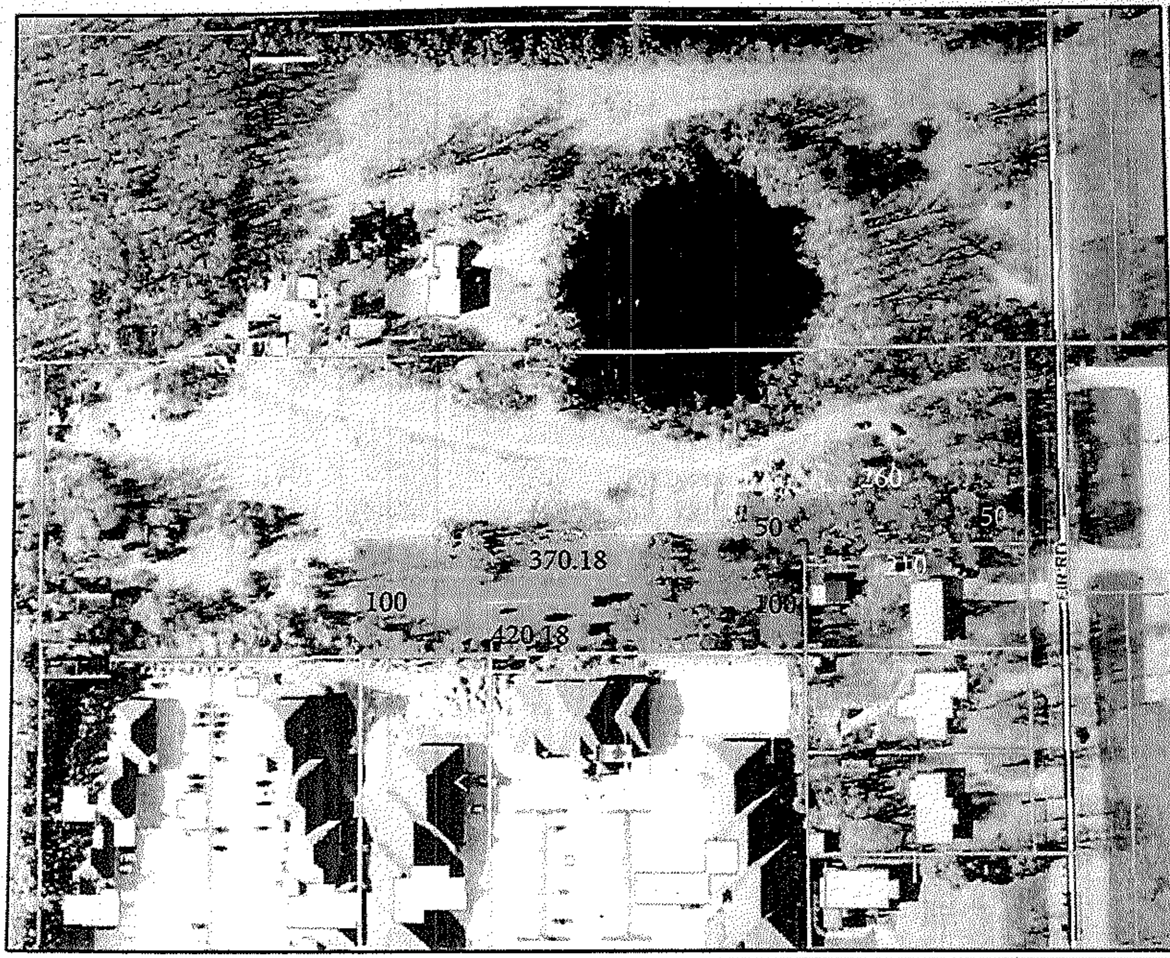
Accompanying this petition is an Aerial, with dimensions, showing the above-described parcel of real estate.

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

Wherefore, 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 annexing the above-described parcel of real estate to the City of Mishawaka with a C-1 General Commercial zoning classification.

Judy L. Davis

Contact Person:
Steve Murphy, Member
THE PLAZA Phase III, LLC
4715 Lincolnway East
Mishawaka, IN 46544
(574)255-8463 (Office)
(574)315-7777 (Cell)
(574)235-3347 (Fax)
steve@alltimes.com



Michiana Regional GIS Website

txtSubTitle

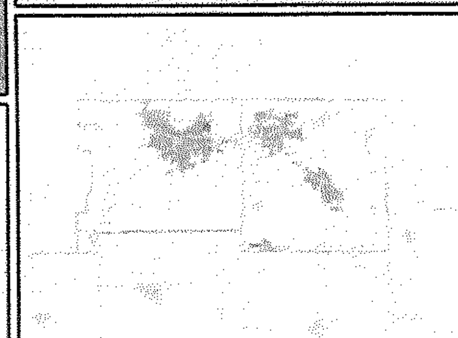
Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
  - Railroad
  - Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge

N

1 inch = 113.45 feet

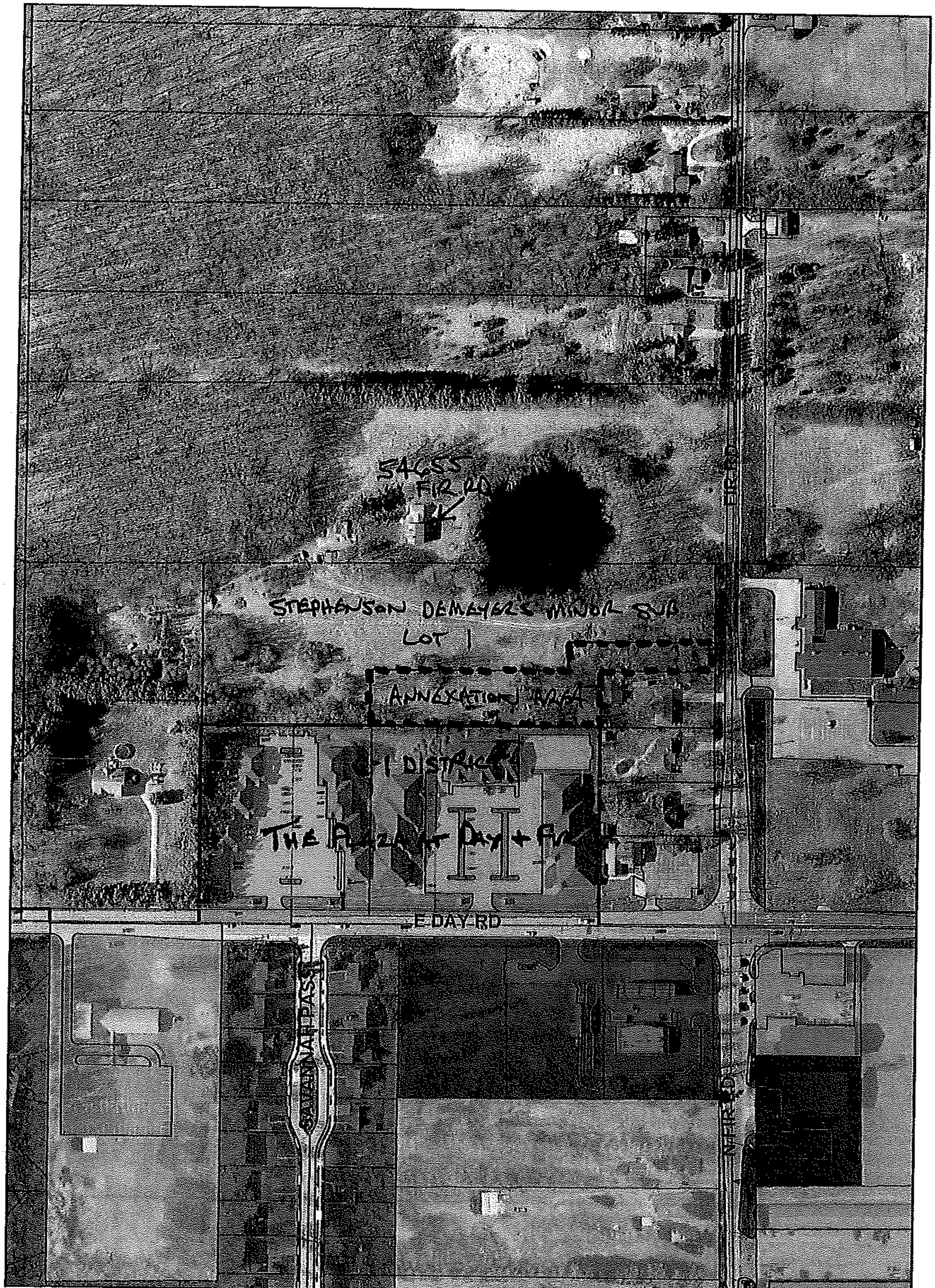
0 0.01 0.01 0.02 Miles



Date Printed: 10/23/2019

Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.



ANNEXATION - PART OF 54655 FIR ROAD PET 19-18
LOCATION MAP

THE PARCEL IS LEGALLY DESCRIBED AS PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING THAT 1.263 ACRE LEGAL DESCRIPTION PREPARED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 CERTIFIED ON DECEMBER 5, 2019 FOR THE PLAZA PHASE III, LLC C/O STEVE MURPHY (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2A AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S FIRST REPLAT IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9622114; THENCE SOUTH 89°59'51" WEST ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S MINOR SUBDIVISION IN SAID RECORDER'S OFFICE AS INSTRUMENT NO. 8617431, A DISTANCE OF 420.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 100 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 370.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 50 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°05'04" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 89°59'51" WEST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE SOUTH 00°05'04" EAST ALONG THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. (ADDRESS: 54655 FIR ROAD, MISHAWAKA, IN 46545)

TAB C- SUMMARY OF SERVICES

SUMMARY OF SERVICES

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

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

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

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

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A $42 million expansion of the wastewater treatment plant was completed in June 2008. From 2013 to 2020, capital improvements to the wastewater system were made including the replacement of four lift stations, three emergency generators, and final clarifier troughs. Additional plant and system improvements with a focus of implementing the Combined Sewer Overflow Long Term Control Plan are planned in the upcoming years.

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

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

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

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 2 fire rating with the Insurance Services Office (ISO) rating improving from a Class 3 rating in November 2019. The City nearly received a Class 1 rating of which there are only three in the State of Indiana. It is expected that a Class 1 rating will be achieved during the next reevaluation. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

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

The City's EMS Department is a centralized system that responded to over 8,300 calls in 2019. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

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

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

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

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

With the exception of the trash removal, library use and Mishawaka Utilities services, the vehicle with which to pay for the rest of the City's services is through city property taxes. And the City of Mishawaka has a long history of having a low, stable tax rate – in fact, the rate has remained relatively stable for the past 15 years.

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

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sanitary Sewer Infrastructure

The City has an existing 10" gravity sanitary sewer main flowing north to south, on the west shoulder of Fir Road. Sanitary sewer can be extended to the site from this location. If needed, the sanitary sewer connection shall be the responsibility of the owner/developer. The City's sanitary sewer system has ample capacity to serve this annexation property.

Existing Road/Transportation Infrastructure

Currently, this annexation has frontage along Fir Road. Fir Road is a two-lane section with one northbound travel lane and one southbound travel lane. The developer is required to dedicate, if not already, any right-of-way for a total of 40-ft measured from the centerline for the length of frontage on Fir Road. If an access drive is required from Fir Road, it shall meet current City of Mishawaka Engineering Standards. With any proposed development, a deceleration lane and passing blister may be required to construct; however, this requirement will be evaluated once more details of the proposed site plan are submitted for review.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment within the annexation area, sites are required to retain the stormwater generated by the development on site at the rate of 100-year return storm frequency for a 24-hour duration. A geotechnical investigation shall be conducted to determine the existing soil conditions and seasonal groundwater table, as they may limit the amount of runoff that will infiltrate into the ground. This requirement provides significant protection to both existing and proposed developments regarding the impact of stormwater run-off. Several different engineering methods are considered acceptable by the City of Mishawaka to calculate this requirement. The simplest method of calculation is using the one-line rational equation. However, the Rational Method, Curve Number Method, and TR-55 Method are also acceptable and tend to be more advanced, taking into consideration the percolation rate of soil types and ratios of developed impervious surfaces. The choice of one method over another typically is due to factors of site size, soil type, and design preference. The developer is required to bear all costs associated with stormwater management and all land disturbing activities shall fully comply with the City's Erosion & Sediment Control Ordinance.

Planned Capital Expenditures, Staff and Rates

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

Personal Service Programs

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

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

CITY OF MISHAWAKA
2020 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES			
Salaries and Wages			biweekly
411-01	Director of Engineering	79,352.00	3,052.00
411-02	Assistant Director	65,791.00	2,530.40
	Project Manager	55,682.00	2,141.60
	Traffic Manager	54,288.00	2,088.00
	Project Coordinator	40,332.00	1,551.20
	Office Manager	35,573.00	1,368.18
	City GIS Coordinator	54,288.00	2,088.00
			385,306.00
Other Personal Services			
411-65	PE Certification	10,000.00	192.31
			395,306.00
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
			417,806.00

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division does not currently serve the proposed annexation area. *If the annexation is approved, Mishawaka Utilities – Electric Division will attempt to acquire the service area from AEP as it is not already in our franchise boundary. If AEP releases the service area to Mishawka Utilities, we can supply both single phase and three phase service.*

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

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

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

Personnel

Mishawaka Utilities – Electric Division has a staff of 46 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

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

Description of Services

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

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

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

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

<u>Costs Associated with Services</u>

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

FIRE PROTECTION/EMS

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

Staffing and Response Times

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

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

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

Fire Stations

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

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

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

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

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

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

For the year 2019 out of 8,330 runs 6,136 or roughly 74% were medical in nature. The Mishawaka Fire Department restructured going to a three-platoon system in 2013. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine and ladder companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

Equipment

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

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

Training

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

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

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

In the calendar year 2019 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 2 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2019 Mishawaka's rating improved from 78.65% out of a maximum of 100% in 2012 to 88.35% out of 100% in 2019.

We are currently only 1.65% away from a Class one (1) designation of which there are only three (3) in the State of Indiana.

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

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

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the highest possible a Class one (1).

Future Plans

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

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

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

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

Citizen Programs

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

In 2019 the Fire Prevention Bureau performed 1,849 fire inspections of new and existing buildings in Mishawaka.

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

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

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

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2020 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES

Salaries and Wages			biweekly
411-01	Fire Chief	79,527.00	3,058.72
411-02	Assistant Chief		
	3 @ 73,791	221,373.00	2,838.08
	Battalion Chief		
	3 @ 67,122	201,366.00	2,581.60
	Captains 15 @ 63,890	958,350.00	2,457.28
	Lieutenants		
	15 @ 62,143	932,145.00	2,390.08
	Fire Inspectors		
	3 @ 62,143	186,429.00	2,390.08
	Driver Operator		
	30 @ 60,424	1,812,720.00	2,324.00
	1st Class Firefighter		
	34 @ 59,942	2,038,028.00	2,305.45
	Master Firefighters		
	11@ 57,529	632,819.00	2,212.64
			7,062,757.00
	Civilian		
	Executive Secretary	35,589.00	1,368.80
			35,589.00
Other Personal Services			
411-12	Specialty Pay	264,800.00	
411-60	Overtime	650,000.00	
411-66	Uniform Allowance 115 @ 1,250	143,750.00	
411-67	Pension Equalization	10,900.00	
			1,069,450.00
Employee Benefits			8,167,796.00
413-01	Social Security	13,300.00	
413-02	Medicare	119,000.00	
413-03	PERF-14.2%	30,500.00	
413-05	Health Insurance	2,975,000.00	
413-06	Life/Disability Insurance	6,500.00	
413-08	Deferred Comp Match	70,000.00	
413-09	77 Pension 20.5%	1,400,000.00	
			4,614,300.00
			12,782,096.00

CITY OF MISHAWAKA
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
			13,225,096.00

PARKS AND RECREATION OPPORTUNITIES

Parks and Recreation

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

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

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

Staff and Equipment

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

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

Costs Associated With Services

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

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

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

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES

Salaries and Wages			biweekly
411-01	Department Head	68,788.00	2,645.66
411-02	Regular Employees	510,426.00	
	Group 1: 14@20.64*2092	604,505.00	
411-03	Temporary/Summer Help	500,000.00	1,683,719.00
	CS reimburse - 54,309* 1.55 for assts.	65,906.00	
	Reimburse MVH Director - 64,439*5%	3,222.00	69,128.00
			1,752,847.00
Other Services Personal			
411-60	Overtime	25,000.00	
411-63	Longevity	13,835.00	
411-64	FTO	10,000.00	48,835.00
Employee Benefits			
413-01	Social Security	107,000.00	
413-02	Medicare	25,000.00	
413-03	PERF 14.2%	174,400.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	390,000.00	
413-06	Life Insurance	1,500.00	
413-08	Deferred Comp Match	8,000.00	
			710,900.00
2 SUPPLIES			2,512,582.00
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
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
			3,820,582.00

CITY OF MISHAWAKA
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

POLICE AND CRIME PREVENTION

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

Staffing

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

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

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

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

Equipment

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

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

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

The Community Relations Unit

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

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

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. There are 4 officers assigned to the Unit. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

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

CAPS Program

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

Response Time and Crime Statistics

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

The Uniform Division was tasked with covering 44,928 calls for service in 2018. That is an increase of 2,037 calls from the previous year. These numbers also reflect reporting on 2,415 vehicle crashes.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as robberies, burglaries and thefts have dropped from 2017 to 2018. There was an increase in assaults and auto thefts from 2017 to 2018. Overall there was a 1% increase in crime in 2018. Mishawaka had 3 homicides in 2017. In 2018 there were 5 homicides.

For general information purposes, a copy of the year 2020 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

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

CITY OF MISHAWAKA
2020 BUDGET

POLICE DEPARTMENT
101-20
1 PERSONAL SERVICES

Salaries and Wages			biweekly
411-01	Police Chief	80,000.00	3,076.92
411-02	Assistant Chief		
	3 @ 74,275	222,823.00	2,856.70
	Captain		
	6 @ 63,263	379,580.00	2,433.20
	Lieutenant		
	14 @ 62,062	868,868.00	2,387.00
	Sergeant		
	20 @ 60,901	1,218,017.00	2,342.34
	1st Class Patrol Officer		
	46 @ 60,120	2,765,523.00	2,312.31
	2nd Class Patrol Officer		
	18 @ 57,998	1,043,964.00	2,230.69
			6,578,775.00
	Civilians		
	Administrative Assistant	42,079.00	1,618.40
	Administrative Secretary	36,048.00	1,386.45
	Secretary 2 @ 35,590	71,180.00	1,368.85
	Parking Personnel	35,590.00	1,368.85
	Property Manager	39,125.00	1,504.80
	Office Manager	37,415.00	1,439.02
			261,437.00
	Crossing Guards 20 @ 7,651	153,020.00	
411-03	Substitute Crossing Guard	2,000.00	
	Temporary Help/Part-time	20,000.00	
411-65	IDACS Specialist	500.00	175,520.00
Other Personal Services			
411-02	Shift Differential 2nd @350 3rd @ 700	57,600.00	
411-60	Overtime/ Court-time Officer-Non Officer	500,000.00	
411-66	Uniform Allowance 1@600, 108@2050	222,000.00	
411-66	Equipment Allowance 108@1250	135,000.00	
411-66	Off Duty Weapon Stipend 108@400	43,200.00	957,800.00
Employee Benefits			
413-01	Social Security	30,000.00	
413-02	Medicare	114,000.00	
413-03	PERF 14.2%	45,000.00	
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%	1,224,000.00	4,134,250.00
			12,107,782.00

CITY OF MISHAWAKA
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
			12,261,582.00

STREET DEPARTMENT

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

Staffing

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

Equipment

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

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

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

Services

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

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

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

Costs Associated with Services

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

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

CITY OF MISHAWAKA
2020 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES			
Salaries and Wages			biweekly
411-02	Assistant 4 @ 54,309	217,236.00	2,088.80
	Fleet Maintenance Technician		
	6 @ 21.73*2092	272,755.00	
	Group 1: 4 @ 20.64*2092	172,716.00	
	PT maintenance 1040 hrs @ 11.00	11,440.00	
	Reimburse MVH Director - 64,439*5%	3,222.00	
			677,369.00
Other Services Personal			
411-60	Overtime	15,000.00	
411-63	Longevity	6,370.00	
			21,370.00
			698,739.00
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
			1,694,989.00

CITY OF MISHAWAKA
2020 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES				
Salaries and Wages				biweekly
411-01	Street Commissioner		64,439.00	2,478.40
411-02	Office Administrator		35,818.00	1,377.60
	Office Manager		35,573.00	1,368.18
	Group 1: 32 @ 20.64*2092		1,381,725.00	
	CS reimburse - 54,309* 1.55 for assts.		84,179.00	
				1,601,734.00
Other Services Personal				
411-60	Overtime		80,000.00	
411-63	Longevity		17,335.00	
411-64	FTO (Flexible Time Off) Plan		8,000.00	
				105,335.00
Employee Benefits				
413-01	Social Security		98,000.00	
413-02	Medicare		21,000.00	
413-03	PERF 14.2%		226,000.00	
413-04	Unemployment		5,000.00	
413-05	Employee Ins Benefits		680,644.00	
413-06	Life Insurance		1,900.00	
413-07	Deferred Comp Benefit		8,100.00	
				1,040,644.00
				2,747,713.00
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	

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
			3,818,213.00

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

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

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

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

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

Leaf pick-up and the Organic Center

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

WASTEWATER

Services

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

Facilities

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

For the year 2019, an average flow of 14.30 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

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

Support Personnel

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

Past and Planned Capital Improvements

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

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

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

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

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

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

Construction of miscellaneous plant improvements to include replacement of the manual bar screen with a new automated fine screen, improvements the hypochlorite disinfection system, improvements to CSO 009, and replacement of the existing air monitoring systems in the Headworks and Digester Control Buildings was substantially completed in 2019. Also, replacement of the Home St. lift station was completed in 2019.

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

Statistical Information

Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2019 the average removals and effluent concentrations were as follows:

	Percent Removal	Effluent Concentration mg/l
CBOD	98%	<2.3
Total Suspended Solids	98%	<2.5
Phosphorus	83%	0.49
Ammonia Nitrogen	97%	<0.46

During 2019 there were 5 exceedances of NPDES permit effluent mercury limitations. The permit limit for mercury is 3.2 parts per trillion as an annual average over the most recent (rolling) 12 month period. This is a very low limit and treatment plants are not designed specifically for mercury removal. A part per trillion is the equivalent of one inch in sixteen million miles. Compliance with this limit is dependent on controlling discharges of mercury at their source. The Utility instituted a Mercury Minimization Plan to address source control of mercury discharges.

Costs Associated with Services

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

Residents of St. Joseph County who have access to city sanitary sewer pay the same sewer rate provided to residents of the city. However, Wastewater Utility customers whose premises are served by the utility and are located within the City limits shall receive a credit applied towards their monthly sewer bill in recognition of the portion of the principal and interest on Wastewater Utility bonds paid by the City from TIF revenues. City sewer facilities are available to the proposed annexation area and will have no impact on the level of service provided by the city. Mishawaka Utilities currently provides a level of service for the area that is equal to the rest of the City. No additional Wastewater Division capital expenditures are required in association with this proposed annexation.

WATER SERVICE

Water Utilities

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

Serving the Proposed Annexation Area

There is a 16" water main running north and south along the east side of Fir Road. A water main extension and tap would need to be done to extend water to the property, and cross from the east side to the west side of Fir Road.

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

Staff and Services

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

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

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

Services to Residents

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

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

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

Costs Associated with Services

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

THE PARCEL IS LEGALLY DESCRIBED AS PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING THAT 1.263 ACRE LEGAL DESCRIPTION PREPARED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 CERTIFIED ON DECEMBER 5, 2019 FOR THE PLAZA PHASE III, LLC C/O STEVE MURPHY (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2A AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S FIRST REPLAT IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9622114; THENCE SOUTH 89°59'51" WEST ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S MINOR SUBDIVISION IN SAID RECORDER'S OFFICE AS INSTRUMENT NO. 8617431, A DISTANCE OF 420.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 100 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 370.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 50 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°05'04" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 89°59'51" WEST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE SOUTH 00°05'04" EAST ALONG THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. (ADDRESS: 54655 FIR ROAD, MISHAWAKA, IN 46545)

TAB D - APPENDICES

RESOLUTION NO. 2020-01

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

Part of 54655 Fir Road, Mishawaka, IN 46545.

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

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

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

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

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

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

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

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

THE PARCEL IS LEGALLY DESCRIBED AS PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING THAT 1.263 ACRE LEGAL DESCRIPTION PREPARED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 CERTIFIED ON DECEMBER 5, 2019 FOR THE PLAZA PHASE III, LLC C/O STEVE MURPHY (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2A AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S FIRST REPLAT IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9622114; THENCE SOUTH 89°59'51" WEST ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE RECORDED PLAT OF STEPHENSON – DEMEYER'S MINOR SUBDIVISION IN SAID RECORDER'S OFFICE AS INSTRUMENT NO. 8617431, A DISTANCE OF 420.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 100 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 370.18 FEET; THENCE NORTH 00°05'04" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2A, A DISTANCE OF 50 FEET; THENCE NORTH 89°59'51" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°05'04" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE SOUTH 89°59'51" WEST ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE SOUTH 00°05'04" EAST ALONG THE WEST LINE

OF SAID LOT 2A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. (COMMON ADDRESS: PART OF 54655 FIR ROAD)

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

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day

of _________________, 2020, at ___________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _______ day of _________________

2020, at _________o'clock ___.M.

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

APPROVED by me this ________ day of __________________ 2020, at

__________ o'clock ____.M.

____
David A. Wood, Mayor

Appendix "B"
Annexation Ordinance

PETITION #19-18

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. ______

ORDINANCE NO. __________

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

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

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

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

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

The parcel is legally described as part of the Southeast Quarter of Section 34, Township 38 North, Range 3 East, Penn Township, St. Joseph County, Indiana being that 1.263 acre legal description prepared by Lang, Feeney & Associates, Inc. Terance D. Lang, Indiana Professional Surveyor No. 80040523 certified on December 5, 2019 for The Plaza Phase III, LLC c/o Steve Murphy (all monuments referenced herein are set or found on the aforesaid Lang survey), being more particularly described as follows:

Commencing at the southwest corner of Lot 2A as shown on the recorded plat of Stephenson – DeMeyer's First Replat in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9622114; thence South 89°59'51" West along the south line of Lot 1 as shown on the recorded plat of Stephenson – DeMeyer's Minor Subdivision in said Recorder's Office as Instrument No. 8617431, a distance of 420.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 100 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 370.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 50 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 260.00 feet to the east line of said Lot 1; thence South 00°05'04" West along the east line of said Lot 1, a distance of 50.00 feet to the northeast corner of said Lot 2A; thence South 89°59'51" West along the north line of said Lot 2A, a distance of 210.00 feet to the northwest corner of said Lot 2A; thence South 00°05'04" East along the west line of said Lot 2A, a distance of 100.00 feet to the point of beginning.

COMMON ADDRESS: 54655 Fir Road

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

Proposed Ordinance No. ______________

Ordinance No. __________

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

1. Existing Conditions – The subject property is located along a moderately travelled section of Fir Road and north of a more highly travelled section of E. Day Road. Traffic volumes in the immediate vicinity are anticipated to remain consistent or increase due to the significant commercial and residential growth that has occurred in the northeast part of the City and Granger. The site, which is currently vacant, is adjacent to vacant land and a single family residence to the north, vacant land to west, a multi-tenant office development to the south, and single-family residences and a church to the east.

2. Character of Buildings in the Area – The character of buildings and land uses located along the Fir Road and E. Day Road corridors vary greatly and include single and multi-family residential, institutional, commercial, and industrial land uses.

3. The most desirable/highest and best use – Because of the property's location adjacent existing commercial development along the E. Day Road corridor, the most desirable use for the property is commercial. Although there are adjacent residential properties to the north and east, the adjacent commercial use to the south and the increasing traffic along E. Day Road makes commercial use the highest and best use of the property.

4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The proposed expansion of the existing adjacent multi-tenant office development is compatible with adjacent single-family residential and commercial uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided residential development within this area. More recent development patterns within the area, along with the increasing commercial development within the northern portion of Mishawaka, has altered developmental patterns from what once was a desirable location for residential development to more intensive commercial growth.

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 _________________, 2020, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____

Proposed Ordinance No. ______________

Ordinance No. __________
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of ________________, 2020, at o'clock _____.M.

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

APPROVED by me this _____ day of _______________, 2020, at _____ ______o'clock ______.M.

____
David A. Wood, Mayor

Appendix "C"

Tab Rate Chart for the year 2018 payable 2019

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2018 payable 2019, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2019.
Second installment will be delinquent after November 12, 2019. Michael J. Hamann, Auditor of St. Joseph County.

		71 001	71 002	71 003	71 004	71 005	71 006	71 007	71 008	71 009	71 010	71 011	71 014	71 015	71 016
Fund	Fund Name	Centre Township	South Bend - Centre	Clay Township	South Bend - Clay	Mishawaka - Clay	Indian Village	Roseland	German Township	South Bend - German	Greene Township	Harris Township	Lincoln Township	Walkerton	Madison Township
101	County General	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532
124	Cumulative Reassessment	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135
180	Debt Service	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086
702	Highway														
706	LR & S														
720	Major Moves SPC														
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180
801	Health	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192
822	Medical Center														
1301	Park & Recreation	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237
2391	Cumulative Capital Development	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180
711	Total COUNTY	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640
61	Township Rainy Day														
101	Township General Fund			0.0260	0.0260	0.0260	0.0260	0.0260				0.0098	0.0680	0.0680	0.0125
601	Twp Community Bldg										0.0067				
840	Twp Poor Relief/Twp Assistance			0.0043	0.0043	0.0043	0.0043	0.0043	0.0094	0.0094	0.0012				
1101	Twp EMS Fund														
1111	Twp Fire										0.1509				0.0784
1181	Twp Fire Bldg Debt Fund														
1187	Twp Emerg Fire Loan														
1190	Twp Cum Fire														0.0300
1312	Twp Recreation								0.0052	0.0052					
8604	Twp Fire Territory General	0.2999		0.2943			0.2943	0.2943	0.2943			0.2943			
8692	Twp Fire Terrority Equip Repla	0.0266		0.0282			0.0282	0.0282	0.0282			0.0282			
712	Total TOWNSHIP	0.3265	0.0000	0.3528	0.0303	0.0303	0.3528	0.3528	0.3371	0.0146	0.1588	0.3323	0.0680	0.0680	0.1209
61	City/Town Rainy Day														
101	City General		2.8140		2.8140	1.7650		0.5699		2.8140				1.1474	
180	City Debt Service														
181	City/Town Debt Payment														
182	City/Town Bond #2													0.1234	
341	City Fire Pension														
342	City Police Pension														
706	City/Town LR & S														
708	City MVH													0.0288	
720	City/Town Major Moves Spc														
1191	City Cum Fire Special														
1301	City Park & Rec		0.6621		0.6621	0.2228				0.6621				0.1923	
1303	City/Town Park														
1380	Park Bond		0.0461		0.0461					0.0461					
2120	City Cemetary														
2379	City/Town CCI														
2391	City Cum Cap Development		0.0300		0.0300	0.0477		0.0370		0.0300				0.0453	
6290	City Cum Sewer					0.0346									
8604	City Town Fire Territory Gen												0.3662	0.3662	
8692	City Town Fire Terr Eqp Replac												0.0325	0.0325	
713	Total CITY/TOWN	0.0000	3.5522	0.0000	3.5522	2.0701	0.0000	0.6069	0.0000	3.5522	0.0000	0.0000	0.3987	1.9359	0.0000
22	Referendum-Exempt Operating														
61	School Rainy Day														
180	School Debt Service	0.0474	0.0474	0.0474	0.0474	0.0474	0.0474	0.0474	0.0474	0.0474	0.0474	0.2853	0.0882	0.0882	0.2853
188	School Debt Service Exempt CB	0.3145	0.3145	0.3145	0.3145	0.3145	0.3145	0.3145	0.3145	0.3145	0.3145	0.0630	0.3825	0.3825	0.0630
189	School Pension Debt Ex CB	0.0643	0.0643	0.0643	0.0643	0.0643	0.0643	0.0643	0.0643	0.0643	0.0643	0.0134	0.0226	0.0226	0.0134
287	Referendum Debt-Exempt Capital														
3101	Education														
3300	Operations	0.7050	0.7050	0.7050	0.7050	0.7050	0.7050	0.7050	0.7050	0.7050	0.7050	0.5483	0.6091	0.6091	0.5483
714	Total SCHOOL	1.1312	1.1312	1.1312	1.1312	1.1312	1.1312	1.1312	1.1312	1.1312	1.1312	0.9100	1.1024	1.1024	0.9100
61	Rainy Day														
101	Library General	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976	0.2976	0.1349	0.0869	0.0869	
180	Library Debt Service	0.0214	0.0214	0.0214	0.0214	0.0214	0.0214	0.0214	0.0214	0.0214	0.0214		0.0706	0.0706	
188	Library Debt Serv Exempt CB	0.0088	0.0088	0.0088	0.0088	0.0088	0.0088	0.0088	0.0088	0.0088	0.0088	0.0270			
286	Library Lease/Rent Exempt CB														
2011	Library LIRF														
715	Total LIBRARY	0.3278	0.3278	0.3278	0.3278	0.3278	0.3278	0.3278	0.3278	0.3278	0.3278	0.1619	0.1575	0.1575	0.0000
8001	So Bend Transpo		0.1175		0.1175	0.1175				0.1175					
8090	So Bend Transpo Spec Tran Cum														
8101	Airport Authority General	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312
8180	Airport Sp Airport Debt														
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Ma														
716	Total SPECIAL UNIT	0.0343	0.1518	0.0343	0.1518	0.1518	0.0343	0.0343	0.0343	0.1518	0.0343	0.0343	0.0343	0.0343	0.0343
	Total Tax Rates (Less Convervancy)	2.4838	5.8270	2.5101	5.8573	4.3752	2.5101	3.1170	2.4944	5.8416	2.3161	2.1025	2.4249	3.9621	1.7292

Property Tax System 02/15/2019 01:46 PM by Kgregori

2.

1.

Tab Rate Chart for the year 2018 payable 2019Tab Rate Chart for the year 2018 payable 2019
Notice is hereby given that the Tax Duplicates Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2018 payable 2019, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2019.
Second installment will be delinquent after No Second installment will be delinquent after November 12, 2019. Michael J. Hamann, Auditor of St. Joseph County.

Fund	Fund Name	71 017 Olive Township	71 018 New Carlisle	71 022 Mishawaka - Phm School	71 023 Mishawaka-Penn	71 025 Portage Township	71 026 South Bend - Portage	71 027 Union Township	71 028 Lakeville	71 029 Warren Township	71 030 Osceola	71 031 Penn Township	71 032 Penn Township - Mishawaka Schools	71 033 South Bend - Penn	71 034 Liberty Township	71 035 North Liberty	71 036 Mishawaka - Harris	71 037 South Bend Warren
101	County General	0.5537	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5532	0.5537	0.5537	0.5532	0.5532
124	Cumulative Reassessment	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135	0.0135
180	Debt Service	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086	0.0086
702	Highway																	
706	LR & S																	
720	Major Moves SPC																	
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180
801	Health	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192
822	Medical Center																	
1301	Park & Recreation	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237	0.0237
2391	Cumulative Capital Development	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180	0.0180
711	Total COUNTY	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640	0.6640
61	Township Rainy Day																	
101	Township General Fund	0.0096	0.0096	0.0145	0.0145	0.0170	0.0170	0.0372	0.0372	0.0403	0.0145	0.0145	0.0145	0.0145	0.0759	0.0759	0.0098	0.0403
601	Twp Community Bldg																	
840	Twp Poor Relief/Twp Assistance	0.0033	0.0033	0.0206	0.0206	0.0352	0.0352				0.0206	0.0206	0.0206	0.0206				
1101	Twp EMS Fund	0.0313																
1111	Twp Fire	0.0728								0.3011					0.0810	0.0810		
1181	Twp Fire Bldg Debt Fund							0.0687	0.0687						0.0631	0.0631		
1187	Twp Emerg Fire Loan	0.1841																
1190	Twp Cum Fire	0.0137								0.0294					0.0229	0.0229		
1312	Twp Recreation																	
8604	Twp Fire Territory General					0.2999		0.1019	0.1019		0.2487	0.2487	0.2487					
8692	Twp Fire Terrority Equip Repla					0.0266		0.0288	0.0288		0.0333	0.0333	0.0333					
712	Total TOWNSHIP	0.3648	0.0129	0.0351	0.0351	0.3787	0.0522	0.2866	0.2866	0.3708	0.3171	0.3171	0.3171	0.0351	0.2429	0.2429	0.0098	0.0403
61	City/Town Rainy Day																	
101	City General		0.9856	1.7650	1.7650		2.8140		0.7129		0.2669			2.8140		1.2592	1.7650	2.8140
180	City Debt Service		0.0634															
181	City/Town Debt Payment																	
182	City/Town Bond #2																	
341	City Fire Pension																	
342	City Police Pension																	
706	City/Town LR & S																	
708	City MVH		0.2057						0.2470		0.0085							
720	City/Town Major Moves Spc																	
1193	City Cum Fire Special		0.0116															
1301	City Park & Rec			0.2228	0.2228		0.6621							0.6621			0.2228	0.6621
1303	City/Town Park															0.0729		
1350	Park Bond						0.0461							0.0461				0.0461
2120	City Cemetary		0.0377															
2379	City/Town CCI																	
2391	City Cum Cap Development		0.0463	0.0477	0.0477		0.0300		0.0426		0.0434			0.0300		0.0393	0.0477	0.0300
6290	City Cum Sewer			0.0346	0.0346												0.0346	
8604	City Town Fire Territory Gen																	
8692	City Town Fire Terr Eqp Replac																	
713	Total CITY/TOWN	0.0000	1.3503	2.0701	2.0701	0.0000	3.5522	0.0000	1.0025	0.0000	0.3188	0.0000	0.0000	3.5522	0.0000	1.3714	2.0701	3.5522
22	Referendum-Exempt Operating				0.2434								0.2434					
61	School Rainy Day																	
180	School Debt Service	0.0550	0.0580	0.2853	0.1200	0.0474	0.0474	0.5343	0.5343	0.0474	0.2853	0.2853	0.1200	0.2853	0.0882	0.0882	0.2853	0.0474
186	School Debt Service Exempt CB	0.2810	0.2810	0.0630	0.5964	0.3145	0.3145			0.3145	0.0630	0.0630	0.5964	0.0630	0.3825	0.3825	0.0630	0.3145
189	School Pension Debt Ex CB	0.0152	0.0152	0.0134		0.0643	0.0643			0.0643	0.0134	0.0134		0.0134	0.0226	0.0226	0.0134	0.0643
287	Referendum Debt-Exempt Capital	0.1662	0.1662		0.1027								0.1027					
3101	Education																	
3300	Operations	0.6265	0.6265	0.5483	0.4503	0.7050	0.7050	0.5333	0.5333	0.7050	0.5483	0.5483	0.4503	0.5483	0.6091	0.6091	0.5483	0.7050
714	Total SCHOOL	1.1469	1.1469	0.9100	1.5128	1.1312	1.1312	1.0676	1.0676	1.1312	0.9100	0.9100	1.5128	0.9100	1.1024	1.1024	0.9100	1.1312
61	Rainy Day																	
101	Library General	0.2695	0.2695	0.1349	0.1349	0.2976	0.2976	0.2976	0.2976	0.2976	0.1349	0.1349	0.1349	0.1349	0.2976	0.2976	0.1349	0.2976
180	Library Debt Service					0.0214	0.0214	0.0214	0.0214	0.0214					0.0214	0.0214		0.0214
188	Library Debt Serv Exempt CB			0.0270	0.0270	0.0088	0.0088	0.0088	0.0088	0.0088	0.0270	0.0270	0.0270	0.0270	0.0088	0.0088	0.0270	0.0088
786	Library Lease/Rent Exempt CB	0.1377	0.1377															
2011	Library LIRF																	
715	Total LIBRARY	0.4072	0.4072	0.1619	0.1619	0.3278	0.3278	0.3278	0.3278	0.3278	0.1619	0.1619	0.1619	0.1619	0.3278	0.3278	0.1619	0.3278
8001	So Bend Transpo			0.1175	0.1175		0.1175							0.1175			0.1175	0.1175
8090	So Bend Transpo Spec Tran Cum																	
8101	Airport Authority General	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312
8180	Airport Sp Airport Debt																	
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Ma																	
716	Total SPECIAL UNIT	0.0343	0.0343	0.1518	0.1518	0.0343	0.1518	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.1518	0.0343	0.0343	0.1518	0.1518
	Total Tax Rates (Less Conservancy)	2.6172	3.6156	3.9929	4.5957	2.5360	5.8792	2.3803	3.3828	2.5281	2.4061	2.0873	2.6901	5.4750	2.3714	3.7428	3.9676	5.8673

Property Tax System

Property Tax System 02/15/2019 01:46 PM by Kgregori

2. Mishawaka - PHM School (Penn Twp.) Tax Rates - Post Annexation

1. Penn Township Tax Rates - Prior to Annexation

St. Joseph County
Submitted to the State on
Report printed on Friday, January 31, 2020
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Basic Debt Information

Debt Name: Mental Health Revenue Refunding Bonds, Series 2012 (Limited Tax)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062V
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 5-1-5 and 36-2-6-18
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County, Indiana
Current Debt Limit: $53,332,514.00
Current Debt Capacity (after issuance of this debt): $41,332,514.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale: 9/13/2012
Date of Debt Closing: 9/27/2012

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (Mental Health Property Tax Levy) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Current refunding of outstanding Economic Development Refunding Revenue Bonds, Series 1997
Total Project Cost: $4,355,660.76

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
10/30/2012	$0	0.00	$0	$0		$0				$4,080,000
2/15/2013	$170,000	2.00	$38,103	$208,103		$208,103				$3,910,000
8/15/2013	$225,000	2.00	$48,000	$273,000		$0				$3,685,000
2/15/2014	$225,000	2.00	$45,750	$270,750		$543,750				$3,460,000
8/15/2014	$225,000	2.00	$43,500	$268,500		$0				$3,235,000
2/15/2015	$235,000	2.00	$41,250	$276,250		$544,750				$3,000,000
8/15/2015	$235,000	2.00	$38,900	$273,900		$0				$2,765,000
2/15/2016	$235,000	3.00	$36,550	$271,550		$545,450				$2,530,000
8/15/2016	$235,000	2.00	$33,025	$268,025		$0				$2,295,000
2/15/2017	$250,000	2.00	$30,675	$280,675		$548,700				$2,045,000
8/15/2017	$250,000	2.00	$28,175	$278,175		$0				$1,795,000

2/15/2018	$250,000	2.50	$25,675	$275,675		$553,850				$1,545,000
8/15/2018	$250,000	2.50	$22,550	$272,550		$0				$1,295,000
2/15/2019	$250,000	3.00	$19,425	$269,425		$541,975				$1,045,000
8/15/2019	$255,000	3.00	$15,675	$270,675		$0				$790,000
2/15/2020	$260,000	3.00	$11,850	$271,850		$542,525				$530,000
8/15/2020	$265,000	3.00	$7,950	$272,950		$0				$265,000
2/15/2021	$265,000	3.00	$3,975	$268,975		$541,925				$0
Total	**$4,080,000**		**$491,028**	**$4,571,028**		**$4,571,028**				

Notes

St. Joseph County
Submitted to the State on
Report printed on Friday, January 31, 2020
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Basic Debt Information

Debt Name: Economic Development Income Tax Revenue Bonds of 2014
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 790607
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 6-3.5-7
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County
Current Debt Limit: $52,426,723.00
Current Debt Capacity (after issuance of this debt): $35,171,723.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 9/16/2014
Date of Appropriation Resolution:
Date of Debt Sale: 12/11/2014
Date of Debt Closing: 12/30/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: Primary
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Construct a new Public Safety Answering Point and renovate existing facility to serve as a backup
Total Project Cost: $9,155,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received: 11/18/2014
Date Construction Started: 9/30/2014
Estimated Date of Substantial Completion: 9/30/2015

Amortization Schedule

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

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

Notes

St. Joseph County
Submitted to the State on Friday, February 17, 2017
Report printed on Friday, January 31, 2020
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Basic Debt Information

Debt Name: St. Joseph County Redevelopment District, Special Taxing District Bonds of 2016
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062M
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized: I.C. 36-7-14 & I.C. 36-7-25
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County Redevelopment District
Current Debt Limit: $28,513,058.00
Current Debt Capacity (after issuance of this debt): $15,333,058.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s): Tri-County News and South Bend Tribune
Date of Public Hearing: 7/1/2016
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution: 7/12/2016
Date of Debt Sale: 11/21/2016
Date of Debt Closing: 11/30/2016

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Provide funds to finance various improvements in or serving the NewCarlisle EconomicDevelopmentArea
Total Project Cost: $9,197,753.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2038	$380,000	4.00	$7,600	$387,600		$395,200				$0
8/1/2037			$7,600	$7,600						$380,000
2/1/2037	$365,000	4.00	$14,900	$379,900		$394,800				$380,000
8/1/2036			$14,900	$14,900						$745,000
2/1/2036	$350,000	4.00	$21,900	$371,900		$393,800				$745,000
8/1/2035			$21,900	$21,900						$1,095,000
2/1/2035	$335,000	4.00	$28,600	$363,600		$392,200				$1,095,000
8/1/2034			$28,600	$28,600						$1,430,000
2/1/2034	$325,000	4.00	$35,100	$360,100		$395,200				$1,430,000
8/1/2033			$35,100	$35,100						$1,755,000
2/1/2033	$310,000	4.00	$41,300	$351,300		$392,600				$1,755,000

8/1/2032			$41,300	$41,300						$2,065,000
2/1/2032	$300,000	4.00	$47,300	$347,300		$394,600				$2,065,000
8/1/2031			$47,300	$47,300						$2,365,000
2/1/2031	$290,000	4.00	$53,100	$343,100		$396,200				$2,365,000
8/1/2030			$53,100	$53,100						$2,655,000
2/1/2030	$275,000	4.00	$58,600	$333,600		$392,200				$2,655,000
8/1/2029			$58,600	$58,600						$2,930,000
2/1/2029	$265,000	4.00	$63,900	$328,900		$392,800				$2,930,000
8/1/2028			$63,900	$63,900						$3,195,000
2/1/2028	$620,000	3.00	$73,200	$693,200		$766,400				$3,195,000
8/1/2027			$73,200	$73,200						$3,815,000
2/1/2027	$600,000	3.00	$82,200	$682,200		$764,400				$3,815,000
8/1/2026			$82,200	$82,200						$4,415,000
2/1/2026	$585,000	3.00	$90,975	$675,975		$766,950				$4,415,000
8/1/2025			$90,975	$90,975						$5,000,000
2/1/2025	$565,000	3.00	$99,450	$664,450		$763,900				$5,000,000
8/1/2024			$99,450	$99,450						$5,565,000
2/1/2024	$550,000	3.00	$107,700	$657,700		$765,400				$5,565,000
8/1/2023			$107,700	$107,700						$6,115,000
2/1/2023	$535,000	3.00	$115,725	$650,725		$766,450				$6,115,000
8/1/2022			$115,725	$115,725						$6,650,000
2/1/2022	$520,000	3.00	$123,525	$643,525		$767,050				$6,650,000
8/1/2021			$123,525	$123,525						$7,170,000
2/1/2021	$505,000	3.00	$131,100	$636,100		$767,200				$7,170,000
8/1/2020			$131,100	$131,100						$7,675,000
2/1/2020	$490,000	3.00	$138,450	$628,450		$766,900				$7,675,000
8/1/2019			$138,450	$138,450						$8,165,000
2/1/2019	$565,000	3.00	$146,925	$711,925		$858,850				$8,165,000
8/1/2018			$146,925	$146,925						$8,730,000
2/1/2018			$146,925	$146,925		$343,641				$8,730,000
8/1/2017			$196,716	$196,716						$8,730,000
Total	**$8,730,000**		**$3,306,741**	**$12,036,741**		**$12,036,741**				

Notes

St. Joseph County
Submitted to the State on Thursday, April 12, 2018
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 General Obligation (Guaranteed Energy Savings) Bonds
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: Saint Joseph County
Current Debt Limit: $54,674,687.00
Current Debt Capacity (after issuance of this debt): $44,174,687.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing: 8/8/2017
Date of Final Approval/Lease Execution: 8/15/2017
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 10/12/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital improvements to County facilities for energy savings
Total Project Cost: $10,574,935.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2032	$430,000	3.00	$6,450	$436,450		$436,450	$0			$0
12/30/2031	$425,000	3.00	$12,825	$437,825		$871,875	$0			$430,000
6/30/2031	$415,000	3.00	$19,050	$434,050			$0			$855,000
12/30/2030	$410,000	3.00	$25,200	$435,200		$871,475	$0			$1,270,000
6/30/2030	$405,000	3.00	$31,275	$436,275			$0			$1,680,000
12/30/2029	$400,000	2.75	$36,775	$436,775		$873,981	$0			$2,085,000
6/30/2029	$395,000	2.75	$42,206	$437,206			$0			$2,485,000
12/30/2028	$390,000	2.50	$47,082	$437,082		$873,975	$0			$2,880,000
6/30/2028	$385,000	2.50	$51,894	$436,894			$0			$3,270,000
12/30/2027	$380,000	2.38	$56,406	$436,406		$872,266	$0			$3,655,000
6/30/2027	$375,000	2.38	$60,859	$435,859			$0			$4,035,000
12/30/2026	$370,000	2.25	$65,022	$435,022		$868,922	$0			$4,410,000

6/30/2026	$365,000	2.13	$68,900	$433,900			$0			$4,780,000
12/30/2025	$365,000	2.00	$72,550	$437,550		$873,700	$0			$5,145,000
6/30/2025	$360,000	2.00	$76,150	$436,150			$0			$5,510,000
12/30/2024	$355,000	2.00	$79,700	$434,700		$872,950	$0			$5,870,000
6/30/2024	$355,000	2.00	$83,250	$438,250			$0			$6,225,000
12/30/2023	$350,000	2.00	$86,750	$436,750		$871,950	$0			$6,580,000
6/30/2023	$345,000	2.00	$90,200	$435,200			$0			$6,930,000
12/30/2022	$345,000	2.00	$93,650	$438,650		$875,700	$0			$7,275,000
6/30/2022	$340,000	2.00	$97,050	$437,050			$0			$7,620,000
12/30/2021	$335,000	2.00	$100,400	$435,400		$869,100	$0			$7,960,000
6/30/2021	$330,000	2.00	$103,700	$433,700			$0			$8,295,000
12/30/2020	$330,000	2.00	$107,000	$437,000		$872,250	$0			$8,625,000
6/30/2020	$325,000	2.00	$110,250	$435,250			$0			$8,955,000
12/30/2019	$325,000	2.00	$113,500	$438,500		$875,200	$0			$9,280,000
6/30/2019	$320,000	2.00	$116,700	$436,700			$0			$9,605,000
12/30/2018	$315,000	2.00	$119,850	$434,850		$817,300	$0			$9,925,000
6/30/2018	$260,000	2.00	$122,450	$382,450			$0			$10,240,000
12/30/2017	$0	2.00	$53,062	$53,062		$53,062	$0			$10,500,000
Total	**$10,500,000**		**$2,150,156**	**$12,650,156**		**$12,650,156**	**$0**			

Notes

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

St. Joseph County
Submitted to the State on Thursday, October 19, 2017
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 PSAP Equipment Lease (US Bank)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 3/31/2015
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 3/31/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center
Total Project Cost: $12,000,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

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

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

Notes

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

St. Joseph County
Submitted to the State on Wednesday, November 15, 2017
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 PSAP US Bank Technology Lease Amendment
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 11/14/2017
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 11/14/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (PSAP Charges for Services) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Josephy County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology Improvements at County 911 Center
Total Project Cost: $2,500,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

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

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

Notes

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

St. Joseph County
Submitted to the State on Monday, January 22, 2018
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination: 1/7/2015
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 5/1/2015
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 5/27/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (Company Guarantee) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: General Sheet Metal Expenditures
Total Project Cost: $3,300,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

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

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

Notes

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

St. Joseph County
Submitted to the State on Monday, February 11, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2019 Motorola PSAP CAD System Capital Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 1/15/2019
Date of Appropriation Resolution:
Date of Debt Sale: 1/15/2019
Date of Debt Closing: 1/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: New PSAP 911 CAD System
Total Project Cost: $2,976,131.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received: 8/24/2018
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2026	$475,608	3.91	$18,596			$494,204		$494,204		$0
2/1/2025	$457,711	3.91	$36,493			$494,204		$494,204		$475,608
2/1/2024	$440,488	3.91	$53,716			$494,204		$494,204		$933,319
2/1/2023	$423,913	3.91	$70,291			$494,204		$494,204		$1,373,802
2/1/2022	$407,962	3.91	$86,242			$494,204		$494,204		$1,797,721
2/1/2021	$392,611	3.91	$101,593			$494,204		$494,204		$2,205,683
2/1/2020	$377,837	3.91	$116,367			$494,204		$494,204		$2,598,294
Total	**$2,976,130**		**$483,298**			**$3,459,428**		**$3,459,428**		

Notes

Debt Schedule No. 25
2019 Motorola PSAP Lease
Approved by PSAP Executive Board on 12/14/18

Approved by County Commissioners on 12/15/19

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District Special Taxing District Bonds of 2019 (SS Double Tracking)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062M
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 36-7-14 and 36-7-25
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County Redevelopment District
Current Debt Limit: $33,579,426.00
Current Debt Capacity (after issuance of this debt): $16,039,426.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 8/13/2019
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 10/17/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Finance a portion of County's share of the South Shore Double Tracking Project
Total Project Cost: $9,508,859.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2038	$2,750,000		$36,094			$2,786,094				$0
8/1/2037			$36,094			$2,711,188				$2,750,000
2/1/2037	$2,600,000		$75,094							$2,750,000
8/1/2036			$75,094			$2,662,313				$5,350,000
2/1/2036	$2,475,000		$112,219							$5,350,000
8/1/2035			$112,219			$1,036,438				$7,825,000
2/1/2035	$800,000		$124,219							$7,825,000
8/1/2034			$124,219			$1,009,688				$8,625,000
2/1/2034	$750,000		$135,469							$8,625,000
8/1/2033			$135,469			$270,938				$9,375,000
2/1/2033			$135,469							$9,375,000

8/1/2032			$135,469			$270,938				$9,375,000
2/1/2032			$135,469							$9,375,000
8/1/2031			$135,469			$270,938				$9,375,000
2/1/2031			$135,469							$9,375,000
8/1/2030			$135,469			$270,938				$9,375,000
2/1/2030			$135,469							$9,375,000
8/1/2029			$135,469			$270,938				$9,375,000
2/1/2029			$135,469							$9,375,000
8/1/2028			$135,469			$270,938				$9,375,000
2/1/2028			$135,469							$9,375,000
8/1/2027			$135,469			$270,938				$9,375,000
2/1/2027			$135,469							$9,375,000
8/1/2026			$135,469			$270,938				$9,375,000
2/1/2026			$135,469							$9,375,000
8/1/2025			$135,469			$270,938				$9,375,000
2/1/2025			$135,469							$9,375,000
8/1/2024			$135,469			$270,938				$9,375,000
2/1/2024			$135,469							$9,375,000
8/1/2023			$135,469			$270,938				$9,375,000
2/1/2023			$135,469							$9,375,000
8/1/2022			$135,469			$270,938				$9,375,000
2/1/2022			$135,469							$9,375,000
8/1/2021			$135,469			$270,938				$9,375,000
2/1/2021			$135,469							$9,375,000
8/1/2020			$213,740			$213,740				$9,375,000
Total	**$9,375,000**		**$4,566,655**			**$13,941,655**				

Notes

Debt Schedule No. 32 - 2019 Redevelopment South Shore Double Tracking Bond. County Share. Closing on October 17, 2019. Financial advisor - Cender & Company. Bond Counsel - Barnes & Thornburg and Thorne Grodknik.

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2019 U.S. Bank Police Radio Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 7/2/2019
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 8/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of radios for the police department
Total Project Cost: $1,760,003.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
8/15/2026	$136,091	2.49	$1,699	$137,794		$275,581		$137,794		$0
2/15/2026	$134,414	2.49	$3,373	$137,787				$137,787		$136,091
8/15/2025	$132,759	2.49	$5,029	$137,787		$275,574		$137,787		$270,505
2/15/2025	$131,124	2.49	$6,664	$137,787				$137,787		$403,264
8/15/2024	$129,509	2.49	$8,279	$137,787		$275,574		$137,787		$534,388
2/15/2024	$127,914	2.49	$9,874	$137,787				$137,787		$663,897
8/15/2023	$126,338	2.49	$11,449	$137,787		$275,574		$137,787		$791,811
2/15/2023	$124,782	2.49	$13,005	$137,787				$137,787		$918,149
8/15/2022	$123,245	2.49	$14,542	$137,787		$275,574		$137,787		$1,042,931
2/15/2022	$121,727	2.49	$16,060	$137,787				$137,787		$1,166,176
8/15/2021	$120,228	2.49	$17,559	$137,787		$275,574		$137,787		$1,287,903
2/15/2021	$118,747	2.49	$19,040	$137,787				$137,787		$1,408,131

8/15/2020	$117,285	2.49	$20,502	$137,787		$275,574		$137,787		$1,526,878
2/15/2020	$115,840	2.49	$21,947	$137,787				$137,787		$1,644,163
Total	**$1,760,003**		**$169,022**	**$1,929,025**		**$1,929,025**		**$1,929,025**		

Notes

Debt Schedule No. 30. U.S. Bank Capital Lease for police radios. seven years. 14 semi-annual payments.

St. Joseph County
Submitted to the State on Friday, October 25, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2019 U.S. Bank Election Equipment Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 7/2/2019
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/19/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of new election equipment
Total Project Cost: $2,500,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
1/15/2020	$235,946	2.56	$31,975	$267,921				$267,921		$2,264,054
7/15/2020	$238,964	2.56	$28,957	$267,921		$535,842		$267,921		$2,025,090
1/15/2021	$242,021	2.56	$25,901	$267,921				$267,921		$1,783,069
7/15/2021	$245,116	2.56	$22,805	$267,921		$535,842		$267,921		$1,537,953
1/15/2022	$248,251	2.56	$19,670	$267,921				$267,921		$1,289,702
7/15/2022	$251,426	2.56	$16,495	$267,921		$535,842		$267,921		$1,038,276
1/15/2023	$254,642	2.56	$13,280	$267,921				$267,921		$783,634
7/15/2023	$257,899	2.56	$10,023	$267,921		$535,842		$267,921		$525,735
1/15/2024	$261,197	2.56	$6,724	$267,921				$267,921		$264,538
7/15/2024	$264,538	2.56	$3,384	$267,925		$535,846		$267,925		$0
Total	**$2,500,000**		**$179,214**	**$2,679,214**		**$2,679,214**		**$2,679,214**		

Notes

Debt Schedule No. 31. 2019 U.S. Bank Election Equipment Lease. 5-year lease. Paid with Cumulative Capital Development Fund. Vendor RBM Consulting.

Penn Township, St. Joseph County
Submitted to the State on Tuesday, October 06, 2015
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Republic First National Corporation Sutphen Shield 2 Pumper Lease II
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/1/2020

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Lease Purchase of Sutphen Shield 2 Pumper II
Total Project Cost: $441,457.70

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
1/1/2016	$40,245		$7,370					$47,614		
7/1/2016	$42,246		$5,368					$47,614		
1/1/2017	$42,811		$4,803					$47,614		$319,169
7/1/2017	$43,384		$4,230					$47,614		$275,049
1/1/2018	$43,965		$3,650					$47,614		$230,447
7/1/2018	$44,553		$3,061					$47,614		$185,356
1/1/2019	$45,149		$2,465					$47,614		$139,771
7/1/2019	$45,753		$1,861					$47,614		$93,687
1/1/2020	$46,365		$1,249					$47,614		$47,099
7/1/2020	$46,986		$629					$47,614		$0
Total	**$441,457**		**$34,686**					**$476,140**		

Notes

Penn Township, St. Joseph County
Submitted to the State on Tuesday, January 22, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Republic First National-Sutphen Pumper
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 1/1/2024

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Republic First National
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Lease Purchase of Sutphen Pumper
Total Project Cost: $511,509.50

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
7/1/2019								$57,617		
1/1/2020								$57,617		$427,200
7/1/2020								$57,617		$376,871
1/1/2021								$57,617		$325,755
7/1/2021								$57,617		$273,757
1/1/2022								$57,617		$220,862
7/1/2022								$57,617		$167,055
1/1/2023								$57,617		$112,320
7/1/2023								$57,617		$56,640
1/1/2024								$57,617		$0
Total								**$576,170**		

Notes

Penn Township, St. Joseph County
Submitted to the State on Tuesday, January 22, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Republic First National-SCBA
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/1/2022

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Republic First National
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Lease Purchase of self Contained Breathing Apparatuses
Total Project Cost: $179,247.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
1/1/2019								$21,271		$138,652
7/1/2019								$21,271		$119,898
1/1/2020								$21,271		$100,802
7/1/2020								$21,271		$81,361
1/1/2021								$21,271		$61,566
7/1/2021								$21,271		$41,412
1/1/2022								$21,271		$20,892
7/1/2022								$21,271		$0
Total								**$170,168**		

Notes

Penn Township, St. Joseph County
Submitted to the State on Tuesday, January 22, 2019
Report printed on Friday, January 31, 2020
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Republic First National-SCBA
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/1/2022

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Republic First National
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Lease Purchase of self Contained Breathing Apparatuses
Total Project Cost: $179,247.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

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1/1/2022								$21,271		$20,892
7/1/2022								$21,271		$0
Total								**$170,168**		

Notes

RECEIVED
DEBORAH S. BLOCK, MMC

JAN 15 2020

CITY CLERK
MISHAWAKA, IN

1st Reading 1-27-2020
2nd Reading
Passed
Failed
Continued To

PETITION #19-18

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-01

ORDINANCE NO. _________

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

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

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

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

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

The parcel is legally described as part of the Southeast Quarter of Section 34, Township 38 North, Range 3 East, Penn Township, St. Joseph County, Indiana being that 1.263 acre legal description prepared by Lang, Feeney & Associates, Inc. Terance D. Lang, Indiana Professional Surveyor No. 80040523 certified on December 5, 2019 for The Plaza Phase III, LLC c/o Steve Murphy (all monuments referenced herein are set or found on the aforesaid Lang survey), being more particularly described as follows:

Commencing at the southwest corner of Lot 2A as shown on the recorded plat of Stephenson – DeMeyer's First Replat in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9622114; thence South 89°59'51" West along the south line of Lot 1 as shown on the recorded plat of Stephenson – DeMeyer's Minor Subdivision in said Recorder's Office as Instrument No. 8617431, a distance of 420.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 100 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 370.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 50 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 260.00 feet to the east line of said Lot 1; thence South 00°05'04" West along the east line of said Lot 1, a distance of 50.00 feet to the northeast corner of said Lot 2A; thence South 89°59'51" West along the north line of said Lot 2A, a distance of 210.00 feet to the northwest corner of said Lot 2A; thence South 00°05'04" East along the west line of said Lot 2A, a distance of 100.00 feet to the point of beginning.

COMMON ADDRESS: 54655 Fir Road

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

Proposed Ordinance No. 2020-01

Ordinance No. ___________

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

1. Existing Conditions – The subject property is located along a moderately travelled section of Fir Road and north of a more highly travelled section of E. Day Road. Traffic volumes in the immediate vicinity are anticipated to remain consistent or increase due to the significant commercial and residential growth that has occurred in the northeast part of the City and Granger. The site, which is currently vacant, is adjacent to vacant land and a single family residence to the north, vacant land to west, a multi-tenant office development to the south, and single-family residences and a church to the east.

2. Character of Buildings in the Area – The character of buildings and land uses located along the Fir Road and E. Day Road corridors vary greatly and include single and multi-family residential, institutional, commercial, and industrial land uses.

3. The most desirable/highest and best use – Because of the property's location adjacent existing commercial development along the E. Day Road corridor, the most desirable use for the property is commercial. Although there are adjacent residential properties to the north and east, the adjacent commercial use to the south and the increasing traffic along E. Day Road makes commercial use the highest and best use of the property.

4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The proposed expansion of the existing adjacent multi-tenant office development is compatible with adjacent single-family residential and commercial uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided residential development within this area. More recent development patterns within the area, along with the increasing commercial development within the northern portion of Mishawaka, has altered developmental patterns from what once was a desirable location for residential development to more intensive commercial growth.

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 __________________, 2020, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

Proposed Ordinance No. 2020-01

Ordinance No. ___________
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ______ day of _________________, 2020, at o'clock ______.M.

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

APPROVED by me this _____ day of ________________, 2020, at _____ _______o'clock ______.M.

____
David A. Wood, Mayor

December 12, 2019

PC 19-19

RECEIVED
DEC 12 2019
ECONOMIC
COMMUNITY DEVELOPMENT

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

RE: Petition for Annexation and Zoning Classification
014-1059-120002/71-04-34-426-006.000-031
54655 Fir Rd.
Mishawaka, IN 46545

The undersigned Judy L. Davis (Owner), with assistance from Stephen R. Murphy, Member of THE PLAZA Phase III, LLC (Prospective Purchaser), respectfully shows that she is the owner of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 34, Township 38 North, Range 3 East, Penn Township, St. Joseph County, Indiana being that 1.263 acre legal description prepared by Lang, Feeney & Associates, Inc. Terance D. Lang, Indiana Professional Surveyor No. 80040523 certified on December 5, 2019 for The Plaza Phase III, LLC c/o Steve Murphy (all monuments referenced herein are set or found on the aforesaid Lang survey), being more particularly described as follows:

Commencing at the southwest corner of Lot 2A as shown on the recorded plat of Stephenson – DeMeyer's First Replat in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9622114; thence South 89°59'51" West along the south line of Lot 1 as shown on the recorded plat of Stephenson – DeMeyer's Minor Subdivision in said Recorder's Office as Instrument No. 8617431, a distance of 420.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 100 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 370.18 feet; thence North 00°05'04" East parallel with the west line of said Lot 2A, a distance of 50 feet; thence North 89°59'51" East parallel with the south line of said Lot 1, a distance of 260.00 feet to the east line of said Lot 1; thence South 00°05'04" West along the east line of said Lot 1, a distance of 50.00 feet to the northeast corner of said Lot 2A; thence South 89°59'51" West along the north line of said Lot 2A, a distance of 210.00 feet to the northwest corner of said Lot 2A; thence South 00°05'04" East along the west line of said Lot 2A, a distance of 100.00 feet to the point of beginning.

Prospective Purchaser is purchasing approximately 1.263 Acres of this parcel (see attached).

Petitioner owns one hundred percent (100%) of the above-described parcel of land which is located at 54655 Fir Road, and that Petitioner desires the same to be annexed to the City of Mishawaka, Indiana, with a C-1 General Commercial District. Petitioner further states that the Prospective Purchaser's intended use of the said land is for future expansion and additional parking of its adjacent office development, commonly known as THE PLAZA at Day & Fir.

Accompanying this petition is an Aerial, with dimensions, showing the above-described parcel of real estate.

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

Wherefore, 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 annexing the above-described parcel of real estate to the City of Mishawaka with a C-1 General Commercial zoning classification.

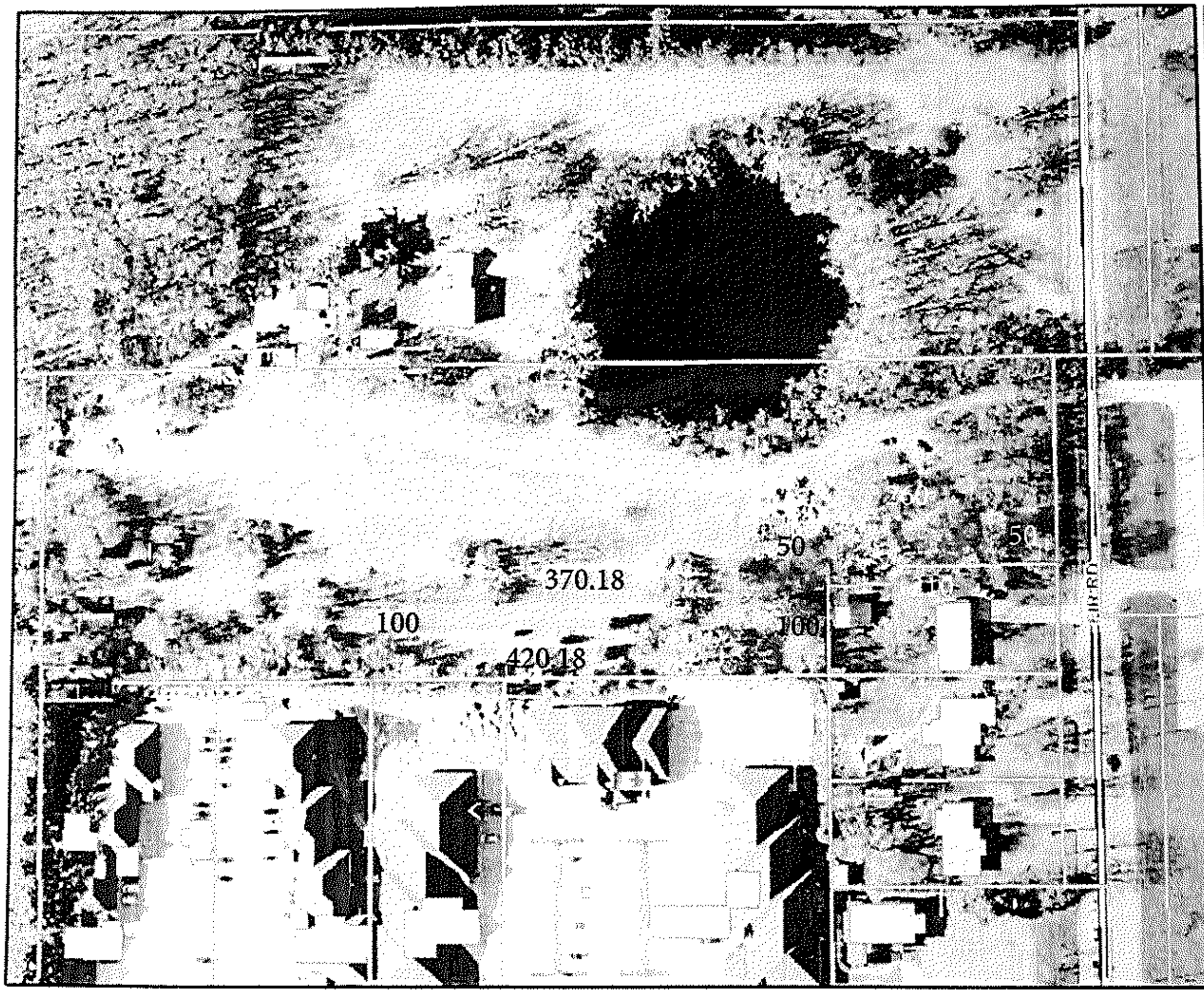
Judy L. Davis

Contact Person:
Steve Murphy, Member
THE PLAZA Phase III, LLC
4715 Lincolnway East
Mishawaka, IN 46544
(574)255-8463 (Office)
(574)315-7777 (Cell)
(574)235-3347 (Fax)
steve@alltimes.com

Property Owners

Within 300'

1. **Judy L. Davis**, 54655 Fir Rd., Mishawaka, IN 46545
2. **New Life Bible Center, Inc.**, 54700 Fir Rd., Mishawaka, IN 46545
3. **Justin Fielder**, 54735 Fir Rd., Mishawaka, IN 46545
4. **Robert & Marilou Cencelewski**, 54757 Fir Rd., Mishawaka, IN 46545
5. **Lou Ann & Charles Miles**, 54771 Fir Rd., Mishawaka, IN 46545
6. **SP3 LLP**, 2417 S. Berkshire Rd., Goshen, IN 46526
7. **THE PLAZA at Day & Fir, LLC**, 4715 Lincolnway East, Mishawaka, IN 46544
8. **Executive Medical & Business Properties, LLC**, 115 S. Main Street, Suite 202, Mishawaka, IN 46544
9. **Robert & Sandra Egendoerfer**, 15221 Day Rd., Mishawaka, IN 46545
10. **William & Kiernan Anzelc**, 15284 Fox Run Trail, Mishawaka, IN 46545



Michiana Regional GIS Website

txtSubTitle

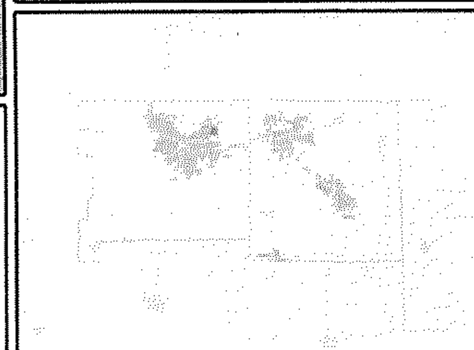
Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
  - Railroad
  - Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge

N

1 inch = 113.45 feet

0 0.01 0.01 0.02 Miles



Date Printed: 10/23/2019

Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum

GIS

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 13 2020
CITY CLERK
MISHAWAKA, IN

1st Reading 2-03-2020
2nd Reading
Passed
Failed
Continued To

PETITION 20-03

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-04

ORDINANCE NO. ______

AN ORDINANCE AMENDING CHAPTER 105, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "DESIGN REVIEW DEVELOPMENT PLAN ORDINANCE" OF THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, in 1999 the City of Mishawaka adopted the Design Review Development Plan Ordinance to establish construction and appearance standards within Downtown Mishawaka, and

WHEREAS, one of the areas regulated by this ordinance is signage, and

WHEREAS, when adopted the decision was made at the time to establish the maximum size and quantity of signs to reduce clutter, and

WHEREAS, the City Administration has been contacted multiple times regarding the significant limitations of the ordinance, and

WHEREAS, upon meeting with and or reviewing the concerns or requests that have been submitted by with multiple business owners, the Administration asked a national developer who encounters these types of restrictions on a regular basis to recommend changes to the ordinance that provided for increased flexibility while still maintaining the visual integrity of the historic downtown and the redevelopment area, and

WHEREAS, the City Planning Commission has granted multiple waivers of the Design Review ordinance for permanent signage since the ordinance's adoption, and

WHEREAS, a number of new businesses, restaurants, and bars have opened in the historic downtown in the past few years that have been limited in design flexibility based on the existing ordinance language, and

WHEREAS, the redevelopment area has seen significant new construction and the first commercial spaces are now being leased, and

WHEREAS, the proposed modifications are consistent with the established intent of the design review ordinance which included:

- Providing sufficient direction to developers so as not to be arbitrary or capricious.
- Promote design flexibility and creativity, enhance the quality, flavor and essence of the community.
- Provide standards that reflect and/or complement notable quality existing developments, as well as appropriate regional or national design trends.

Proposed Ordinance No: 2020-04

Ordinance No: ____________________

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

Section 1. Chapter 105, of the Municipal Code of the City of Mishawaka, commonly known as the "Design Review Development Plan Ordinance", be, and the same is hereby amended as follows:

Delete the following:

- **Sec. 105-174. - Signage size limitations.**

The individual letter characters or symbols on any proposed sign shall not exceed 18 inches in height. The vertical size of any sign which exceeds six feet in height shall be discouraged. The horizontal size of any sign which exceeds 20 linear feet shall be discouraged. Wall-mounted letters or messages that extend beyond 20 linear feet along the horizontal face shall be discouraged.

- **Sec. 105-175. - Signage quantity.**

A maximum of one freestanding sign shall be permitted per street frontage, excluding directional signs. A maximum of one projecting or suspended sign shall be permitted per street frontage. A maximum of one wall sign, painted graphic, or building sign shall be permitted per building face, excluding window signs.

- **Sec. 105-176. - Signage clutter.**

To avoid clutter and confusion in viewing signage, a maximum of 40 characters per sign shall be encouraged, excluding window signs. Company symbols or logos need not be included as a character for determining the maximum number. The integration of company symbols or logos shall be encouraged; however, the logos shall be of a size and use materials/colors consistent with the requirements identified herein.

Replace with the following additions:

- **Sec. 105-174. - Signage size limitations.**

The maximum height of the first letter or logo of a sign shall not exceed 30 inches in height and 48 inches in length. The first letter or logo may not exceed 35 percent of the area of the overall sign area. Other individual letter characters or symbols on any proposed sign shall not exceed 18 inches in height. The vertical size of any sign which exceeds six feet in height shall be discouraged. The horizontal size of any sign which exceeds 20 linear feet shall be discouraged. Wall-mounted letters or messages that extend beyond 20 linear feet along the horizontal face shall be discouraged. No sign shall be any closer than 24" to the end of a storefront or the corner of a building.

- **Sec. 105-175. - Signage quantity.**

A maximum of one freestanding sign shall be permitted per individual business or leased storefront for each street frontage, excluding directional signs. A maximum of one projecting or suspended sign shall be permitted per street frontage per individual business or leased storefront. A maximum of one wall sign, painted graphic, or building sign shall be permitted per building face, excluding window signs, projecting signs, and awnings.

- **Sec. 105-176. - Signage clutter.**

To avoid clutter and confusion in viewing signage, a maximum of 40 characters per sign shall be encouraged, excluding window signs. Company symbols or logos need not be included as a character for determining the maximum number. The integration of company symbols or logos shall be encouraged; however, the logos shall be of a size and use materials/colors consistent with the requirements identified herein. Characters used as part of a directory to identify names of individuals or businesses who are practicing employed at an individual business, that are 3 inches in height or less shall not be counted as part of the maximum number of characters listed above.

Section 2. 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 ____________________, 2020, at ________ o'clock ___.M.

____
Gregg Hixenbaugh - President

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of __________________, 2020, at _________ o'clock ____.M.

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

APPROVED by me this ________ day of _________________, 2020, at ________o'clock ____.M.

____
David A. Wood, Mayor