

AGENDA

October 19, 2020

**CONSISTENT WITH TERMS OF GOVERNOR HOLCOMB'S
EXECUTIVE ORDER 20-43 FACEMASK ARE REQUIRED!**

Meetings of Standing Committees
Council Conference Room
6:45PM

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00PM

WebEx Telephone Number: 1-408-418-9388

WebEx Access Code: 173 273 0120

Meeting password: GGu4NMEQ8A3

Livestream #1: <https://www.facebook.com/cityofmishawaka/>

Livestream #2: @MichianaAccessTV on Facebook

Livestream #3: Michiana Access TV
(Comcast and AT&T U-Verse Channel 99)

To connect on-line join using Microsoft Lync or Microsoft Skype for Business

Dial: 1732730120.mishawaka@lync.webex.com

Members of the public will be asked to place their microphone on mute during the Meeting, with the exception of any public hearing. At the appropriate point in the public hearing, the Council President will invite the public to unmute their microphone for purposes of submitting such comments, one person at a time. All persons wishing to make public comments will be asked to first state their name and address for the record. After completing his/her public comments, members of the public will once again be asked to place their microphone on mute. Thank you for your cooperation.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of October 05, 2020

5. Petitions, Communications, Remonstrance and Memorials

A letter from the City Plan Commission regarding their recommendations from their October 13, 2020 meeting

6. Report of Special Committee

7. Ordinances on First Reading

P.O. NO. 2020-37	Transfer Funds Motor Vehicle Highway Fund	\$10,000.00
P.O. NO. 2020-38	PUD Amendment to allow an Elevated Water Storage System Tank not to exceed 150' in Height	

8. Resolutions

R2020- 21	Fiscal Plan for Annexation of 15165, 15195 & 15201 Cleveland Rd.
R2020-22	Adding property to the City's Acquisition List

9. Ordinances on Second Reading

P.O. No. 2020-32	Annexation and Rezoning for a Proposed Multi-Family Townhome Development - 15165, 15195 & 15201 Cleveland (Assigned to Land Use Planning Committee) VOTE ONLY	
P.O. NO. 2020-33	Civil City Budget and Tax Levy for 2021 (Assigned to Budget and Finance Committee) VOTE ONLY	
P.O. NO. 2020-35	Elected Officials Salary Ordinance for 2021 (Assigned to Budget and Finance Committee)	
P.O. NO. 2020-36	Transfer Funds Public Safety LOIT Fund	\$235,010.00 (Assigned to Budget and Finance Committee)

10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment - This meeting will be aired Wednesday at 9:00AM on the Public Access Channel

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.

Note: The Mishawaka Common Council has instituted changes in the way in which its meetings will be conducted during the current public health emergency. These changes are consistent with the terms of multiple Executive Orders issued by Governor Holcomb, as well as related legal guidance. It is anticipated that the Council's normal meeting procedures will be reinstituted at the conclusion of the public health emergency. In the meantime, physical attendance at Council meetings will continue to be restricted in accordance with relevant guidance related to limitations on public gatherings and social distancing. During the public health emergency, Council members, as well as members of the public and media, will continue to be afforded the opportunity to remotely access Council meetings. Recordings of Council meetings (if applicable) and the minutes of the meetings will also be made available to the public and the media as soon as is possible.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

October 05, 2020

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall and via telephone on Monday, October 5, 2020 at 7:00PM. The meeting was called to order by Vice President Matt Mammolenti. All were asked to stand for the Pledge of Allegiance, followed by a moment of silence to remember the lives lost due to COVID-19.



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 and Clerk Boston

Minutes for the Regular meeting of September 21, 2020 were approved as received from the Clerk's Office.

Clerk Boston read the following petition by title to the council who referred it to the City Plan Commission for their recommendation.

PETITION #20-07 PUD Amendment to allow an Elevated Water Storage System Tank not to exceed 150' in Height

Clerk Boston read the following proposed ordinances by title, assigned to a committee and set for public hearing at the next meeting.

PROPOSED ORDINANCE NO. 2020-35

**AN ORDINANCE FIXING THE SALARIES OF CERTAIN ELECTED OFFICIALS OF
THE CITY OF MISHAWAKA FOR THE FISCAL YEAR BEGINNING JANUARY 1,
2021**

(Assigned to Budget and Finance Committee)

PROPOSED ORDINANCE NO. 2020-36

**AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND
REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE
CALENDAR YEAR ENDING DECEMBER 31, 2020**

Transfer Funds – Public Safety LOIT Fund - \$235,010.00

(Assigned to Budget and Finance Committee)

Clerk Boston read the following resolution by title and opened the public hearing.

RESOLUTION NO. 2020-20

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT: 3602 GRAPE ROAD, SUITE 11 Use Variance to allow micro blading inside existing Rootz Salon

Victoria Giannetto, 1633 Trailwood Ct., spoke in favor of **RESOLUTION NO. 2020-20**. Mrs. Giannetto began stating she would be administering micro blading, which was simply a form of semi-permanent cosmetics. Mrs. Giannetto stated she would only be going into the first layer of the skin and it is a beauty service for women and men who have lost hair due to cancer, through medication, or natural aging, this would be to visually enhance face. Mrs. Giannetto concluded stating she went through certification prior to the meeting.

Mrs. DeMaged questioned pre-procedure instructions for clients. Mrs. Giannetto stated typically the pre-procedure would be no Botox, no sun tanning, and nothing to be applied that would affect the hold of pigment in their skin. Mrs. Giannetto also stated she informs her clients to keep their skin clean, no damage or scars, and she gives a free consultation when her customers come in. Mrs. DeMaged asked does her clients sign waivers before their treatment. Mrs. Giannetto stated they do prior to the treatment.

Question was called for at 7:03PM for **RESOLUTION NO. 2020-20**  **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.

Clerk Boston read the following proposed ordinances by title and opened the public hearing.

PROPOSED ORDINANCE NO. 2020-30

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 C-1 General Commercial District to C-4 Auto Oriented Commercial for an Auto Sales – 4211 N. Grape Rd

Mr. Emmons reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the majority of the committee upon a second by Mr. Compton motion carried.

Mr. Mammolenti requested roll call vote to accept the committee report.

 **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. The Committee Report passes.

Peter J. Agostino, Attorney at law 131 S Taylor St., spoke on behalf of the petitioner and asked for approval of the proposed ordinance.

Mrs. Voelker asked if the building will remain on the site. Mr. Agostino stated the building will be coming down. Mrs. Voelker wished the petitioner and Mr. Agostino good luck with the project.

Question was called for at 7:14PM for **PROPOSED ORDINANCE NO. 2020-30**  **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. 5710.**

PROPOSED ORDINANCE NO. 2020-31

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.

Deer Run PUD Amendment to Permit I-1 Light Industrial Uses – Vacant Property at SW corner of Deer Run Drive (South Leg) & Fir Road

Mr. Bellovich reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the majority of the committee upon a second by Mrs. Voelker motion carried.

Mr. Mammolenti requested roll call vote to accept the committee report.

 **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. The Committee Report passes.

Terry Lang, Lang Feeny & Associates Inc., represented the petitioner. Mr. Lang stated the petition is to take a portion of the PUD and amend it to allow for the product packaging facility. Mr. Lang stated they have worked closely with the Planning Department and adjusted their petition to meet the departments desires and will comply with all of the requests they had.

Mr. Mammolenti asked would they be making the corrugate or making boxes, filling volume, liquid, etc. Mr. Lang stated they will be handling the packaging portion and will be taking the boxing to package the materials.

Question was called for at 7:18PM for **PROPOSED ORDINANCE NO. 2020-31**  **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. 5711.**

PROPOSED ORDINANCE NO. 2020-32

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

**Annexation and Rezoning for a Proposed Multi-Family Townhome Development – 15165,
15195 & 15201 Cleveland Rd.
PUBLIC HEARING – NO VOTE**

Mike Huber, Abonmarche Consultants, spoke in favor of **PROPOSED ORDINANCE NO. 2020-32**. Mr. Huber stated they are bringing in the other half of their parcel for the project with half of it already being in the city. Mr. Huber stated their proposal is to build 64 townhomes in the area at a 23-million-dollar investment in the project to help build the housing shortage in St. Joseph County. Mr. Huber concluded stating this project will have high-end development and they would appreciate the council's consideration.

Mr. Mammolenti asked if the townhomes will be owner occupied or leased. Mr. Huber stated they will be owner occupied.

Mr. Hixenbaugh questioned the price point for the units. Mr. Huber stated they would be 300-400 thousand dollar for each unit.

Mr. Mammolenti closed the public hearing at 7:22 p.m.

PROPOSED ORDINANCE NO. 2020-33

Civil City Budget and Tax Levy for 2021 PUBLIC HEARING – NO VOTE

Mayor Wood spoke in favor of **PROPOSED ORDINANCE NO. 2020-33**. Mayor Wood began stating the 2021 civil city budget does not look to much different than the 2020 civil budget and how good that is given the circumstances throughout the year. Mayor Wood stated their long term planning involved the convergence fascial cliff impacting the city and the unexpected pandemic hitting all in the same year. Mayor Wood stated they have seen communities all around the state affected by this and are pleased Mishawaka has not been hit hard. Mayor Wood stated they have been planning for a long period of time and have a strategy that the department managers follow, the Controller's Office manages, and that the elected officials enforce. Mayor Wood stated they get criticized for being too fiscally conservative, but this year they have not had to make cuts and that is his number one priority in the city of Mishawaka. Mayor Wood

stated he valued the great city services and the people who deliver those services and to protect them with their job security. Mayor Wood stated this year's budget looks a lot like last year's and touched on a couple of highlights in the budget. Mayor Wood stated the city needs more police cars and public safety, both police and fire, remains the biggest items in the budget. Mayor Wood also stated they are adding a new IT person specifically for public safety if the budget passes and the time for that has come. Mayor Wood stated the budget maintains their investment in the quality of city services and also gives those who deliver the service a modest raise. He said they are proposing for the staff, which is non-collective bargaining public safety and park, a 1.5% raise plus 500 dollars. Mayor Wood stated there are troubles that lurk ahead even with this year not seeing a big impact of the pandemic on the budget. Mayor Wood stated they will see the local option income taxes reduce, predominately in 2022 with less in 2021 as well. Mayor Wood stated while other municipalities across the state have taken their local option income taxes and put salaries in them, Mishawaka has not which has allowed them to not have to make cuts. Mayor Wood stated they keep their salaries in general fund, because it is the most stable and is the property tax based fund. Mayor Wood continued stating they are trying to shift expenses out of the general fund into local income taxes just so they can meet the troubles ahead. Mayor Wood thanked Becky Miller, City Controller, for the outstanding professional job she has done all throughout the year with the budget and making sure city stays in good financial shape. Mayor Wood also thanked the department managers for keeping their budgets manageable and the council for their commitment of time and talent putting the budget together.

Mr. Mammolenti thanked Mayor Wood, their staff, and Ms. Miller along with her staff for the tremendous job and is super proud of the department heads.

Mr. Hazen thanked Mayor Wood, his staff, the department heads, and all of the council members for their work. Mr. Hazen stated they have done a fantastic job and after being on the council, he can say he is very thankful that they have been able to get through the pandemic financially.

Mrs. Voelker stated she appreciates the opportunity to not only understand the budgets, but to also get an update with all of the departments and what their concerns may be. Mrs. Voelker also stated it is a really enjoyable process and appreciated Ms. Miller's work with outlining the differences between this year's budget and last year's budget.

Mr. Bellovich thanked Mayor Wood for running a tight ship for the last 10 years when he has been on the committee and appreciated the fact that the city has been able to maintain its workforce along with Mayor Wood's job managing the city.

Mr. Mammolenti closed the public hearing at 7:37p.m.

PROPOSED ORDINANCE NO. 2020-34

AN ORDINANCE AMENDING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT MISHAWAKA PARKS DEPARTMENT, ELECTED OFFICIALS, AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2021
City Employees Salary Ordinance for 2021

Mrs. Voelker reported the Committee of Budget and Finance recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Compton motion carried.

Mr. Mammolenti requested roll call vote to accept the committee report.



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. The Committee Report passes.

Mayor Wood spoke in favor of **PROPOSED ORDINANCE NO. 2020-34**. Mayor Wood stated they are proposing a 1.5% raise along with 500 dollars. Mayor Wood stated they think given the current conditions both in the economy along with the pandemic and the fiscal cliff it is something that can be sustained.

Mr. Emmons asked if the 500 dollars goes on the base salary or if it is a one-time thing. Mayor Wood stated the percentage benefits some of the staff members at the higher end of the pay scale and the cash amount benefits some of the staff members at the lower end of the pay scale. Mayor Wood stated this would be a way to recognize staff members doing a great job which is why they are doing the percentage plus the cap.

Mr. Hixenbaugh appreciated the work Mayor Wood, the controller and the department heads have done to provide an increase to the staff this year. Mr. Hixenbaugh stated his recollection is there is a short list of positions that are being treated as an exception to the general salary increase and asked Mayor Wood or the Controller to highlight the positions receiving a different increase for 2021. Mayor Wood stated they are creating a new IT position specifically for police and fire, they are doing an increase for the administrative assistant at the fire department and his own assistant will be receiving a raise as well. Mayor Wood stated his assistant does an outstanding job of running the office and keeping up with him and making sure his world goes more smoothly. Mayor Wood stated it is not an 8-5 job, it is a 24/7, 365 job and it is different from every single job in the city. Mayor Wood asked they create a new position called Mayor's Executive Assistant to make her position unique to the city. Mayor Wood stated they have eliminated some positions and part time work as well. Mayor Wood stated they are also creating an assistant HR manager. Mr. Hixenbaugh appreciated the information and supported all of the exceptions Mayor Wood highlighted. Mr. Hixenbaugh hoped they could look at the salary ordinance in the future in a comprehensive fashion to recognize some of the other positions in the city that are worthy of the above the scale raises that have been approved in the past.

Mr. Hixenbaugh asked the record to reflect the fact that the passage of the ordinance is subject to the ongoing negotiations with the public safety employees along with other collective bargaining groups and as those negotiations are concluded, then an amendment would be appropriate to reflect the outcome of those negotiations.

Question was called for at 7:48PM for **PROPOSED ORDINANCE NO. 2020-34**  **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. 5712.**

PRIVILEGE OF THE FLOOR

Hodge Patel, 103 S. Ester St, complemented the Police Department for doing an outstanding job on his behalf. Mr. Patel's car was parked on the 300 block of west Mishawaka Avenue and there was a 22 year old individual driving a vehicle that was not his and slammed in the backend of his vehicle. Mr. Patel stated the impact collapsed the back tire of his vehicle and pushed the car up onto the curb. Fortunately, Mr. Patel and his family were not in the vehicle when this occurred and according to Sargent Long, one of the officers Mr. Patel spoke to, stated there were middle school age students who witnessed the incident and nobody had been injured. Mr. Patel stated the individual hit the backend of his car, ricocheted, went around the car and took out a sign while side-swiping a tree before going back on the roadway. Mr. Patel stated police responded within two minutes to the serious accident and recognized Officer Porter, Officer Minor and Sargent Long. Mr. Patel stated he was not physically at the scene of the crime and the officers put a business card with a report card on the vehicle and he was able to make it to the vehicle later that night. Mr. Patel then left a message to Sargent Long on the phone and appreciated how the officers handled the situation. Mr. Patel stated Sargent Long returned his call within minutes. Mr. Patel concluded giving compliments to the Mishawaka Police Department and wanted to recognize the work they did.

Mr. Mammolenti stated he was grateful nobody had been seriously injured and thanked Mr. Patel for coming to speak in high regards Officer Porter, Officer Minor and Sargent Long. Mr. Mammolenti stated in special times like these, police officers need as much positive influence and feedback as possible and thanked him for his comments.

ADJOURNMENT 7:53PM

Deborah S. Block /s/
Deborah S. Block, IAMC, MMC, City Clerk

Gregg A. Hixenbaugh /s/
Gregg A. Hixenbaugh, President



City of Mishawaka

DAVID A. WOOD, MAYOR

DEPARTMENT OF CITY PLANNING

RECEIVED
DEBORAH S. BLOCK, MMC

October 14, 2020

OCT 14 2020

CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 13, 2020, Public Hearing
Certification of Proposed Ordinance

Honorable Members:

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

PETITION #20-07 A petition submitted by the City of Mishawaka Municipal Water Utility requesting to amend the City North Well Field – Grandview Planned Unit Development to permit an elevated water storage tank not to exceed 150' in height.

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

Permitted Uses:

1. Permitted uses shall be limited to municipal well fields and an elevated water storage tank not to exceed 150' in height. Antennas and accessory attachments to the water tower may project above the maximum height.
2. Accessory uses and improvements, including but not limited to, access drives, communication structures and equipment, an overflow basin, and tower maintenance area shall be permitted.
3. Outside storage shall be prohibited excluding materials pertinent to the municipal well field and construction or normal usage of the elevated water storage tank.

Signage:

1. All graphics and lettering on the elevated water tank shall be subject to the review and approval of the Board of Public Works and Safety.

Lighting:

1. All site lighting, excluding lighting fixed to the tower or up-lighting shining on the tower, shall be limited to 25 feet in height. 90-degree cut-off fixtures or city ornamental lighting shall be required for site lighting and wall mounted fixtures. Lighting of the tower shall be mounted as to not shine on the adjacent property.

Landscaping & Screening:

1. Landscaping along the west, north, and east property lines shall be provided as conceptually shown on the preliminary site plan.
2. Ornamental security fencing shall be required around the site perimeter not to exceed 8' in height.

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

Respectfully,



Kari Myers, Administrative Planner
Secretary, City of Mishawaka Plan Commission

STAFF REPORT

Location: Northwest corner of W. Cleveland Rd. (S.R. 23) & Gumwood Rd.
Part of Lots 3 & 4 of Bauer & Geissler's Plat (Unrecorded)

Date: October 13, 2020

Petition: 20- 07

Prepared By: DJS

GENERAL INFORMATION

Applicant: Mishawaka Utilities, acting by and through the City of Mishawaka
Utility Board

Status: Property Owner

Request: Amend part of City North Wellfield Planned Unit Development (PUD) to allow
for an elevated water storage tank not to exceed 150' in height

Zoning Classification: S-2 Planned Unit Development

Lot Size: 1.435 acres (250'x250' area)

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: S-2 Planned Unit Development (Grandview PUD/Existing Multi-Family Residential and Commercial Uses & City North Wellfield PUD/Vacant Land approved for Mixed Use)

South: S-2 Planned Unit Development (Grandview PUD/Vacant land approved for Multi-Family Residential and Commercial Uses)

East: S-2 Planned Unit Development (Grandview PUD/Multi-Family Residential and Commercial Uses currently under development)

West: S-2 Planned Unit Development (City North Wellfield PUD/Vacant land approved for Mixed Use) & R Single Family Residential (Unincorporated St. Joseph County/Residential)

Thoroughfare: W. Cleveland Road (S.R. 23) & Gumwood Road

School District: South Bend Community School Corporation

Township: Clay

Public Utilities: All utilities will be extended to the site by the City

Comprehensive Plan: Not specifically identified in the Mishawaka 2000 Comprehensive Plan

ANALYSIS

The Applicant, the City of Mishawaka, is requesting to amend a part of the City North Wellfield Planned Unit Development (PUD) to allow for an elevated water storage tank not to exceed 150' in height. The amendment only affects a 1.435 acre area (250'x250') within the boundary of the PUD as shown on the attached location map and conceptual site plan. The property being amended is undeveloped and located

immediately west of the second phase of the Grandview PUD mixed use development currently under construction.

The City North Wellfield PUD, approved in December 2015 (Petition 15-26), limits permitted uses within the amendment area to municipal wellfields, C-1 General Commercial and C-2 Shopping Center Commercial uses, multi-family residential, assisted living, and nursing homes. The PUD only established a range of permitted uses as no specific development plans or uses were considered at the time of approval. This amendment will further limit permitted uses within the 1.435 acre area (250'x250') to include only municipal wellfields and an elevated water storage tank not to exceed 150' in height. Improvements accessory to the permitted uses, including but not limited to, access drives, communication structures and equipment, an overflow basin and tower maintenance area, fencing, lighting, and landscaping shall be allowed. Antenna and equipment attached to the top of the water tower may project above the maximum height.

Since the subject property lacks frontage on an adjacent public right-of-way, access will be provided from Gumwood Road through the Grandview PUD to the east. An ingress/egress and utility easement to include Grandview Drive within the adjacent property was recorded as part of the Grandview PUD Phase II Site Plan (SP 18-B).

The Applicant, Planning Staff, and Great Lakes Capital, the developer of the adjacent Grandview PUD, considered several locations for the water tower within the approximate 18 acre area owned by the City. The selected location was based upon maximizing the distance between the tower site and the single family residential areas approximately 400' to the west and 1080' to the north. Adequate area will remain between the site and the Grandview development to allow for additional mixed-use development. The selected location also provides relatively ease of access from Gumwood Road through Grandview.

The tower site, as shown on the conceptual site plan, was designed to be an amenity for the area by incorporating concrete walking paths, ornamental fencing, and landscaping.

The requested amendment will establish new conditions of approval applicable only to the 1.435 acres being amended with this petition. These conditions are attached as Exhibit A.

The previously approved conditions of approval per Ordinance 5509 shall remain applicable for the balance of the PUD.

Similar to when the original PUD was approved, the Applicant is only proposing to establish, or in this case, amend the permitted uses and basic development requirements for a portion of the planned unit development. If approved, a detailed final planned unit development site plan will be submitted at a later date subject to the administrative review process.

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

RECOMMENDATION

Staff recommends in **favor** of amending a part of the City North Wellfield Planned Unit Development located northwest of W. Cleveland Road (S.R. 23) and Gumwood Road to allow for an elevated water storage tank not to exceed 150' in height in addition to the existing and approved municipal wellfield.

This recommendation is subject to the conditions of approval in the attached Exhibit A and based on the following findings of fact:

1. Existing Conditions – The subject property, being vacant land within the existing City north municipal wellfield, is located along the heavily traveled Cleveland Road (S.R. 23) and Gumwood Road corridors. Vacant land immediately adjacent to the property has been approved for its current and continued use as a municipal wellfield and for future commercial, multi-family residential, assisted living, and nursing home use. The existing Grandview Planned Unit Development to the east and north includes multi-family residential and commercial uses.

2. Character of Buildings in Area – The character of a majority of the buildings along Cleveland Road (S.R. 23) and Gumwood Road are commercial. The buildings north and east of the subject property are predominantly multi-family residential with limited commercial use. Single-family residential uses are located approximately 400' to the west within unincorporated St. Joseph County.
3. The most desirable/highest and best use – Due to the existing and permitted multi-family residential and commercial uses that can be developed on vacant property within the adjacent PUDs, the highest and best use of the property is multi-family residential or commercial. The proposed amendment for an elevated water storage tank to support current and future development within the northern part of the City is consistent with the surrounding existing and permitted land uses.
4. Conservation of property values – The proposed zoning will not be injurious to property values in the surrounding area. A majority of the property within the adjacent PUDs to the north, west, and south of the area being amended remains undeveloped, but has been approved for various commercial and multi-family residential use. Existing commercial and multi-family residential uses are located to the north and east within the Grandview PUD. If approved, the adjacent properties will be protected by the conditions of approval placed on the PUD amendment.
5. Comprehensive Plan – Although this specific property was not guided in the Mishawaka 2000 plan, the petition is reasonably consistent with the goals, objectives and policies of the Comprehensive Plan. The Plan, created in 1990, guided general commercial uses along the Main Street (Gumwood Road extended) corridor. The continued change and expansion of the commercial areas of the City are proportionate to the substantial residential growth that occurred in an almost uncontrolled manner in the unincorporated County from the time of adoption of the Mishawaka 2000 Comprehensive Plan in the early 1990's.

ATTACHMENTS

Aerial Map, Photographs, Exhibit A – Conditions of Approval, Petition, PUD Amendment Exhibit with Context Map & Site Perspectives, Conceptual Site Plan,

**PETITION #20-07
EXHIBIT "A"**

**City of Mishawaka North Well Field
Amendment for Elevated Water Storage Tank
Northwest Gumwood & S.R. 23 Conditions of Approval**

Permitted Uses:

1. Permitted uses shall be limited to municipal well fields and an elevated water storage tank not to exceed 150' in height. Antennas and accessory attachments to the water tower may project above the maximum height.
2. Accessory uses and improvements, including but not limited to, access drives, communication structures and equipment, an overflow basin, and tower maintenance area shall be permitted.
3. Outside storage shall be prohibited excluding materials pertinent to the municipal well field and construction or normal usage of the elevated water storage tank.

Signage:

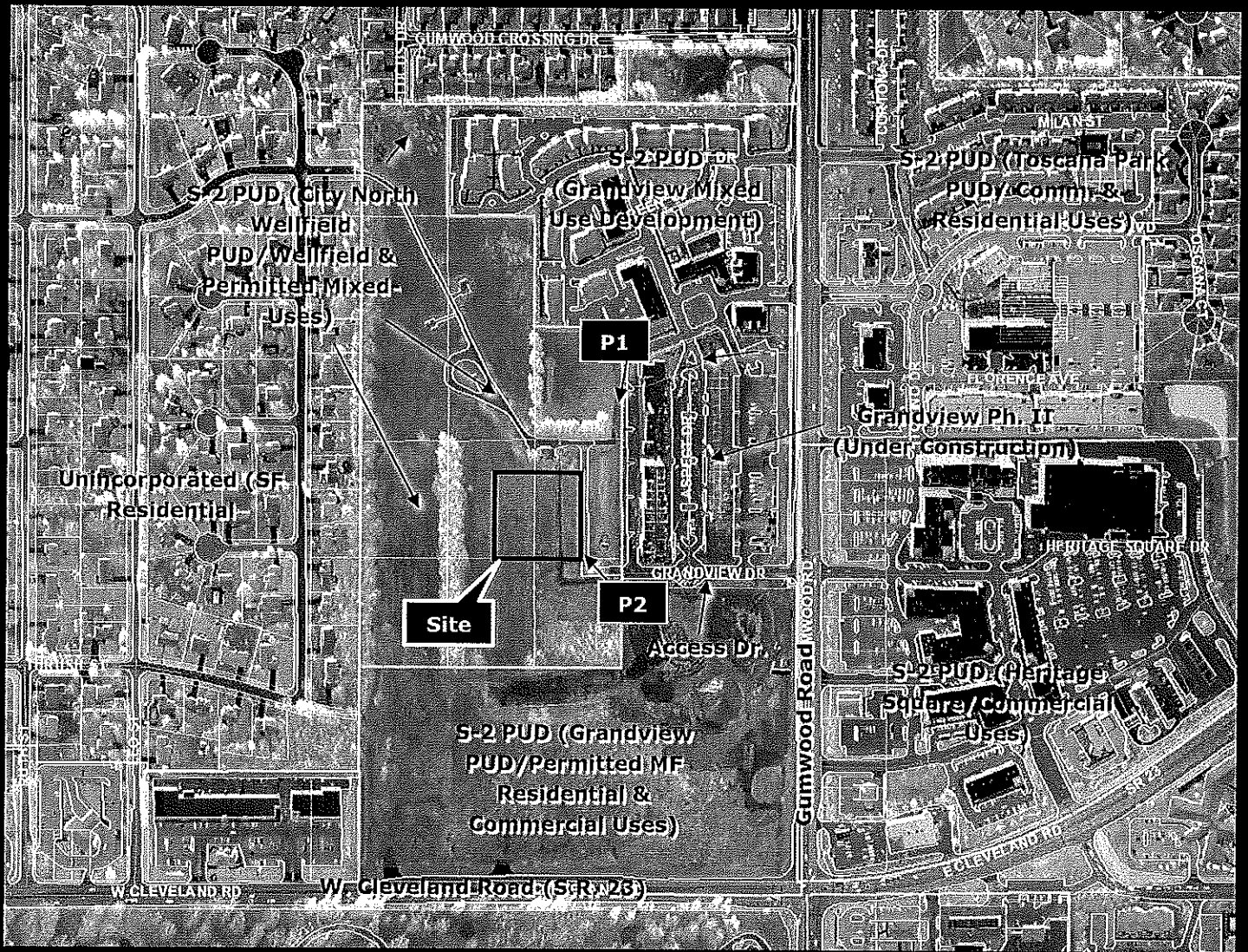
1. All graphics and lettering on the elevated water tank shall be subject to the review and approval of the Board of Public Works and Safety.

Lighting:

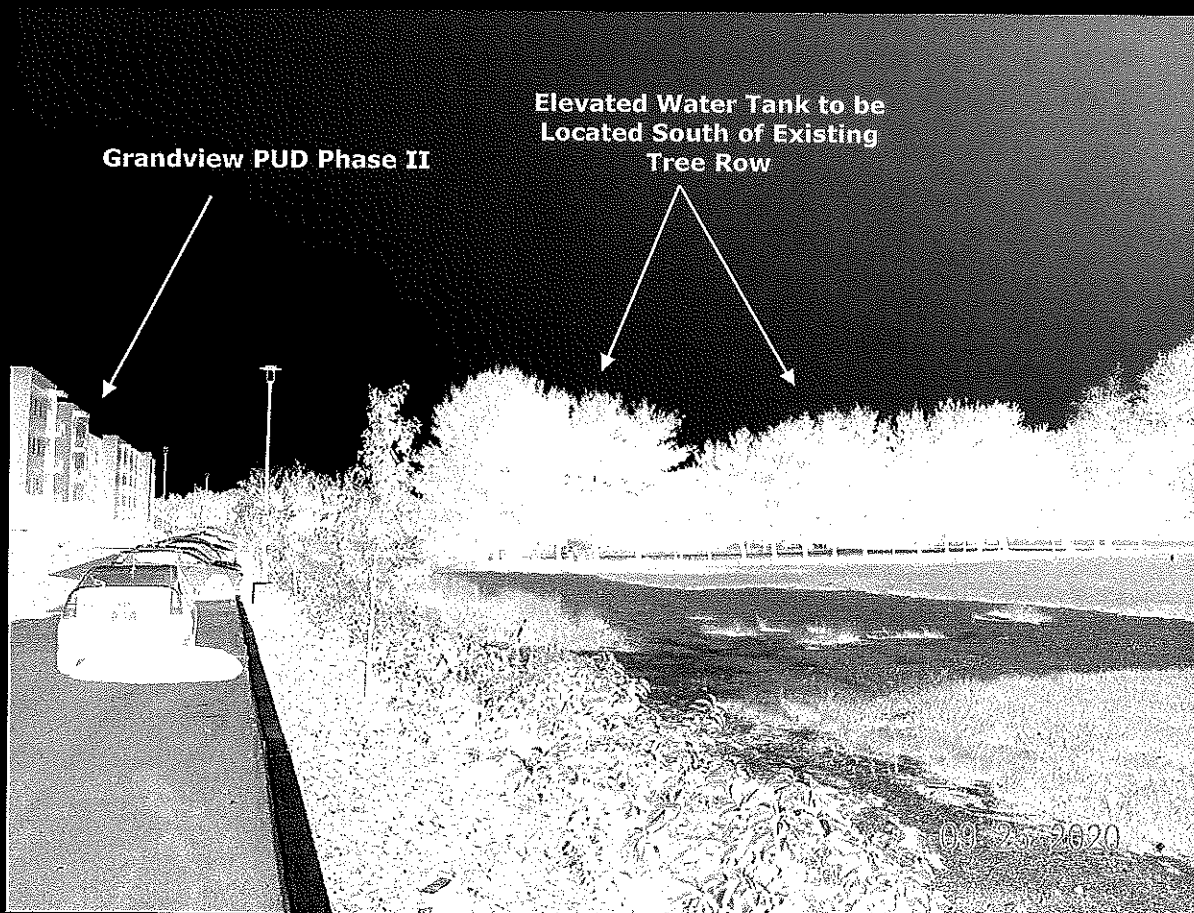
1. All site lighting, excluding lighting fixed to the tower or up-lighting shining on the tower, shall be limited to 25 feet in height. 90-degree cut-off fixtures or city ornamental lighting shall be required for site lighting and wall mounted fixtures. Lighting of the tower shall be mounted as to not shine on the adjacent property.

Landscaping & Screening:

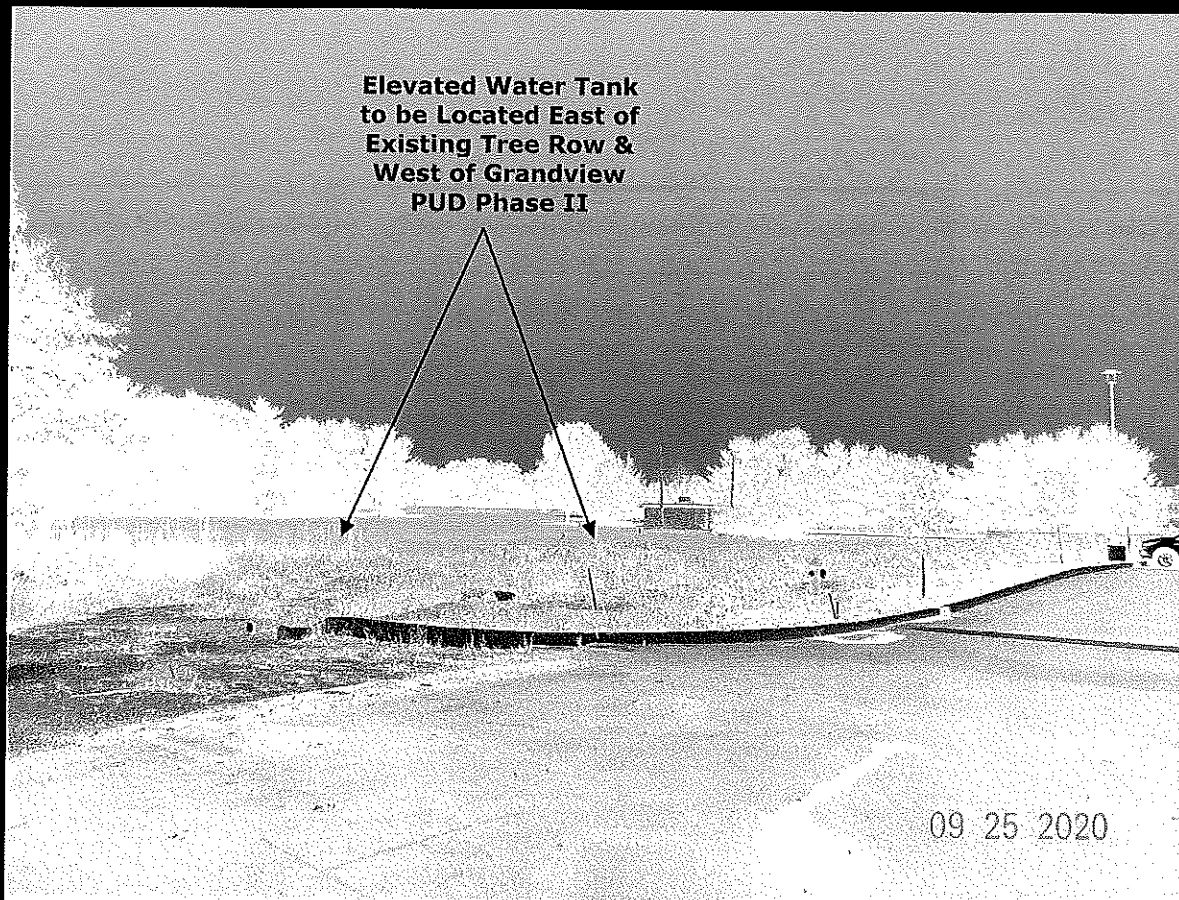
1. Landscaping along the west, north, and east property lines shall be provided as conceptually shown on the preliminary site plan.
2. Ornamental security fencing shall be required around the site perimeter not to exceed 8' in height.



Aerial Map – 1.435 acres within the City North Wellfield PUD
 Northwest corner of W. Cleveland Rd. (S.R. 23) & Gumwood Rd.



P1. Looking southerly toward the site from the northwest corner of the Grandview Phase II PUD.



P2. Looking northwest toward the site from southwest corner of the Grandview Phase II PUD.

PROPOSED ORDINANCE NO. 2020-37

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND
TRANSFERRING AND REAPPROPRIATING FUNDS
WITHIN THE BUDGET ADOPTED FOR THE
CALENDAR YEAR ENDING DECEMBER 31, 2020

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

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Motor Vehicle Highway Fund budget adopted for the fiscal year ending December 31, 2020.

Section 2. There is hereby transferred and reappropriated the sum of \$10,000.00 as follows:

Motor Vehicle Highway Fund

From: Street Department		
<u>Other Personal Services</u>		
201-50-411-60	Overtime	<u>\$ 10,000.00</u>
Total		\$ 10,000.00
To: Street Department		
<u>Other Supplies</u>		
201-50-437-05	Uniforms	<u>\$ 10,000.00</u>
Total		\$ 10,000.00

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

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



CITY OF MISHAWAKA

Tim Ryan
Street Commissioner

DAVID A. WOOD, MAYOR

October 8, 2020

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

RE: Proposed Ordinance 2020-

Honorable Council Members:

At this time, I am requesting the following transfer within the Street Department budget:

FROM:	Street Department		
	<u>Other Services Personal</u>		
	201-50-411-60	Overtime	\$10,000

TO:	Street Department		
	<u>Rentals</u>		
	201-50-437-05	Uniforms	\$10,000

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

Sincerely,


Tim Ryan
Street Commissioner

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 14 2020

CITY CLERK
MISHAWAKA, IN

1st Reading 10-19-20
2nd Reading
Passed
Failed
Continued To

PETITION 20-07

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-38

ORDINANCE NO. _____

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

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

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

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

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

Part of the East half of the Southeast Quarter of Section 21, Township 38 North, Range 2 East of the Second Principal Meridian, in St. Joseph County, Indiana, also being parts of Lots 3 and 4 of the unrecorded Bauer and Geissler's Plat, more particularly described as follows:

Commencing at the Southeast corner of said Section 21, thence South 89°27'41" West (this and all subsequent bearings based on the Indiana Coordinate System of 1983, East zone), 1324.19 feet along the south line of said Southeast Quarter to the West line of the East half of said Southeast Quarter; thence North 00°30'31" West, 982.88 feet along said West line; thence North 89°27'41" East, 397.56 feet to the Point of Beginning,

thence North 00°28'12" West, 250.00 feet; thence North 89°27'41" East, 250.00 feet; thence South 00°28'12" East, 250.00 feet; thence South 89°27'41" West, 250.00 feet to the Point of Beginning, containing 1.435 acres, more or less.

COMMON ADDRESS: Northwest Corner of Gumwood Road and West Cleveland Road

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow for an elevated water storage tank not to exceed 150' in height, affecting a 250' X 250' area within the boundary of the PUD, subject to the following conditions:

Permitted Uses:

1. Permitted uses shall be limited to municipal well fields and an elevated water storage tank not to exceed 150' in height. Antennas and accessory attachments to the water tower may project above the maximum height.
2. Accessory uses and improvements, including but not limited to, access drives, communication structures and equipment, an overflow basin, and tower maintenance area shall be permitted.

Proposed Ordinance No: 20-38

Ordinance No: _____

3. Outside storage shall be prohibited excluding materials pertinent to the municipal well field and construction or normal usage of the elevated water storage tank.

Signage:

1. All graphics and lettering on the elevated water tank shall be subject to the review and approval of the Board of Public Works and Safety.

Lighting:

1. All site lighting, excluding lighting fixed to the tower or up-lighting shining on the tower, shall be limited to 25 feet in height. 90-degree cut-off fixtures or city ornamental lighting shall be required for site lighting and wall mounted fixtures. Lighting of the tower shall be mounted as to not shine on the adjacent property.

Landscaping & Screening:

1. Landscaping along the west, north, and east property lines shall be provided as conceptually shown on the preliminary site plan.
2. Ornamental security fencing shall be required around the site perimeter not to exceed 8' in height.

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

1. Existing Conditions – The subject property, being vacant land within the existing City north municipal wellfield, is located along the heavily traveled Cleveland Road (S.R. 23) and Gumwood Road corridors. Vacant land immediately adjacent to the property has been approved for its current and continued use as a municipal wellfield and for future commercial, multi-family residential, assisted living, and nursing home use. The existing Grandview Planned Unit Development to the east and north includes multi-family residential and commercial uses.
2. Character of Buildings in Area – The character of a majority of the buildings along Cleveland Road (S.R. 23) and Gumwood Road are commercial. The buildings north and east of the subject property are predominantly multi-family residential with limited commercial use. Single-family residential uses are located approximately 400' to the west within unincorporated St. Joseph County.
3. The most desirable/highest and best use – Due to the existing and permitted multi-family residential and commercial uses that can be developed on vacant property within the adjacent PUDs, the highest and best use of the property is multi-family residential or commercial. The proposed amendment for an elevated water storage tank to support current and future development within the northern part of the City is consistent with the surrounding existing and permitted land uses.
4. Conservation of property values – The proposed zoning will not be injurious to property values in the surrounding area. A majority of the property within the adjacent PUDs to the north, west, and south of the area being amended remains undeveloped, but has been approved for various commercial and multi-family residential use. Existing commercial and multi-family residential uses are located to the north and east within the Grandview PUD. If approved, the adjacent properties will be protected by the conditions of approval placed on the PUD amendment.

Proposed Ordinance No: _____

Ordinance No: _____

5. Comprehensive Plan – Although this specific property was not guided in the Mishawaka 2000 plan, the petition is reasonably consistent with the goals, objectives and policies of the Comprehensive Plan. The Plan, created in 1990, guided general commercial uses along the Main Street (Gumwood Road extended) corridor. The continued change and expansion of the commercial areas of the City are proportionate to the substantial residential growth that occurred in an almost uncontrolled manner in the unincorporated County from the time of adoption of the Mishawaka 2000 Comprehensive Plan in the early 1990's.

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

STAFF REPORT

Location: Northwest corner of W. Cleveland Rd. (S.R. 23) & Gumwood Rd.
Part of Lots 3 & 4 of Bauer & Geissler's Plat (Unrecorded)

Date: October 13, 2020

Petition: 20- 07

Prepared By: DJS

GENERAL INFORMATION

Applicant: Mishawaka Utilities, acting by and through the City of Mishawaka
Utility Board

Status: Property Owner

Request: Amend part of City North Wellfield Planned Unit Development (PUD) to allow
for an elevated water storage tank not to exceed 150' in height

Zoning Classification: S-2 Planned Unit Development

Lot Size: 1.435 acres (250'x250' area)

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: S-2 Planned Unit Development (Grandview PUD/Existing Multi-Family Residential and Commercial Uses & City North Wellfield PUD/Vacant Land approved for Mixed Use)

South: S-2 Planned Unit Development (Grandview PUD/Vacant land approved for Multi-Family Residential and Commercial Uses)

East: S-2 Planned Unit Development (Grandview PUD/Multi-Family Residential and Commercial Uses currently under development)

West: S-2 Planned Unit Development (City North Wellfield PUD/Vacant land approved for Mixed Use) & R Single Family Residential (Unincorporated St. Joseph County/Residential)

Thoroughfare: W. Cleveland Road (S.R. 23) & Gumwood Road

School District: South Bend Community School Corporation

Township: Clay

Public Utilities: All utilities will be extended to the site by the City

Comprehensive Plan: Not specifically identified in the Mishawaka 2000 Comprehensive Plan

ANALYSIS

The Applicant, the City of Mishawaka, is requesting to amend a part of the City North Wellfield Planned Unit Development (PUD) to allow for an elevated water storage tank not to exceed 150' in height. The amendment only affects a 1.435 acre area (250'x250') within the boundary of the PUD as shown on the attached location map and conceptual site plan. The property being amended is undeveloped and located

immediately west of the second phase of the Grandview PUD mixed use development currently under construction.

The City North Wellfield PUD, approved in December 2015 (Petition 15-26), limits permitted uses within the amendment area to municipal wellfields, C-1 General Commercial and C-2 Shopping Center Commercial uses, multi-family residential, assisted living, and nursing homes. The PUD only established a range of permitted uses as no specific development plans or uses were considered at the time of approval. This amendment will further limit permitted uses within the 1.435 acre area (250'x250') to include only municipal wellfields and an elevated water storage tank not to exceed 150' in height. Improvements accessory to the permitted uses, including but not limited to, access drives, communication structures and equipment, an overflow basin and tower maintenance area, fencing, lighting, and landscaping shall be allowed. Antenna and equipment attached to the top of the water tower may project above the maximum height.

Since the subject property lacks frontage on an adjacent public right-of-way, access will be provided from Gumwood Road through the Grandview PUD to the east. An ingress/egress and utility easement to include Grandview Drive within the adjacent property was recorded as part of the Grandview PUD Phase II Site Plan (SP 18-B).

The Applicant, Planning Staff, and Great Lakes Capital, the developer of the adjacent Grandview PUD, considered several locations for the water tower within the approximate 18 acre area owned by the City. The selected location was based upon maximizing the distance between the tower site and the single family residential areas approximately 400' to the west and 1080' to the north. Adequate area will remain between the site and the Grandview development to allow for additional mixed-use development. The selected location also provides relatively ease of access from Gumwood Road through Grandview.

The tower site, as shown on the conceptual site plan, was designed to be an amenity for the area by incorporating concrete walking paths, ornamental fencing, and landscaping.

The requested amendment will establish new conditions of approval applicable only to the 1.435 acres being amended with this petition. These conditions are attached as Exhibit A.

The previously approved conditions of approval per Ordinance 5509 shall remain applicable for the balance of the PUD.

Similar to when the original PUD was approved, the Applicant is only proposing to establish, or in this case, amend the permitted uses and basic development requirements for a portion of the planned unit development. If approved, a detailed final planned unit development site plan will be submitted at a later date subject to the administrative review process.

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

RECOMMENDATION

Staff recommends in **favor** of amending a part of the City North Wellfield Planned Unit Development located northwest of W. Cleveland Road (S.R. 23) and Gumwood Road to allow for an elevated water storage tank not to exceed 150' in height in addition to the existing and approved municipal wellfield.

This recommendation is subject to the conditions of approval in the attached Exhibit A and based on the following findings of fact:

1. Existing Conditions – The subject property, being vacant land within the existing City north municipal wellfield, is located along the heavily traveled Cleveland Road (S.R. 23) and Gumwood Road corridors. Vacant land immediately adjacent to the property has been approved for its current and continued use as a municipal wellfield and for future commercial, multi-family residential, assisted living, and nursing home use. The existing Grandview Planned Unit Development to the east and north includes multi-family residential and commercial uses.

2. Character of Buildings in Area – The character of a majority of the buildings along Cleveland Road (S.R. 23) and Gumwood Road are commercial. The buildings north and east of the subject property are predominantly multi-family residential with limited commercial use. Single-family residential uses are located approximately 400' to the west within unincorporated St. Joseph County.
3. The most desirable/highest and best use – Due to the existing and permitted multi-family residential and commercial uses that can be developed on vacant property within the adjacent PUDs, the highest and best use of the property is multi-family residential or commercial. The proposed amendment for an elevated water storage tank to support current and future development within the northern part of the City is consistent with the surrounding existing and permitted land uses.
4. Conservation of property values – The proposed zoning will not be injurious to property values in the surrounding area. A majority of the property within the adjacent PUDs to the north, west, and south of the area being amended remains undeveloped, but has been approved for various commercial and multi-family residential use. Existing commercial and multi-family residential uses are located to the north and east within the Grandview PUD. If approved, the adjacent properties will be protected by the conditions of approval placed on the PUD amendment.
5. Comprehensive Plan – Although this specific property was not guided in the Mishawaka 2000 plan, the petition is reasonably consistent with the goals, objectives and policies of the Comprehensive Plan. The Plan, created in 1990, guided general commercial uses along the Main Street (Gumwood Road extended) corridor. The continued change and expansion of the commercial areas of the City are proportionate to the substantial residential growth that occurred in an almost uncontrolled manner in the unincorporated County from the time of adoption of the Mishawaka 2000 Comprehensive Plan in the early 1990's.

ATTACHMENTS

Aerial Map, Photographs, Exhibit A – Conditions of Approval, Petition, PUD Amendment Exhibit with Context Map & Site Perspectives, Conceptual Site Plan,

**PETITION #20-07
EXHIBIT "A"**

**City of Mishawaka North Well Field
Amendment for Elevated Water Storage Tank
Northwest Gumwood & S.R. 23 Conditions of Approval**

Permitted Uses:

1. Permitted uses shall be limited to municipal well fields and an elevated water storage tank not to exceed 150' in height. Antennas and accessory attachments to the water tower may project above the maximum height.
2. Accessory uses and improvements, including but not limited to, access drives, communication structures and equipment, an overflow basin, and tower maintenance area shall be permitted.
3. Outside storage shall be prohibited excluding materials pertinent to the municipal well field and construction or normal usage of the elevated water storage tank.

Signage:

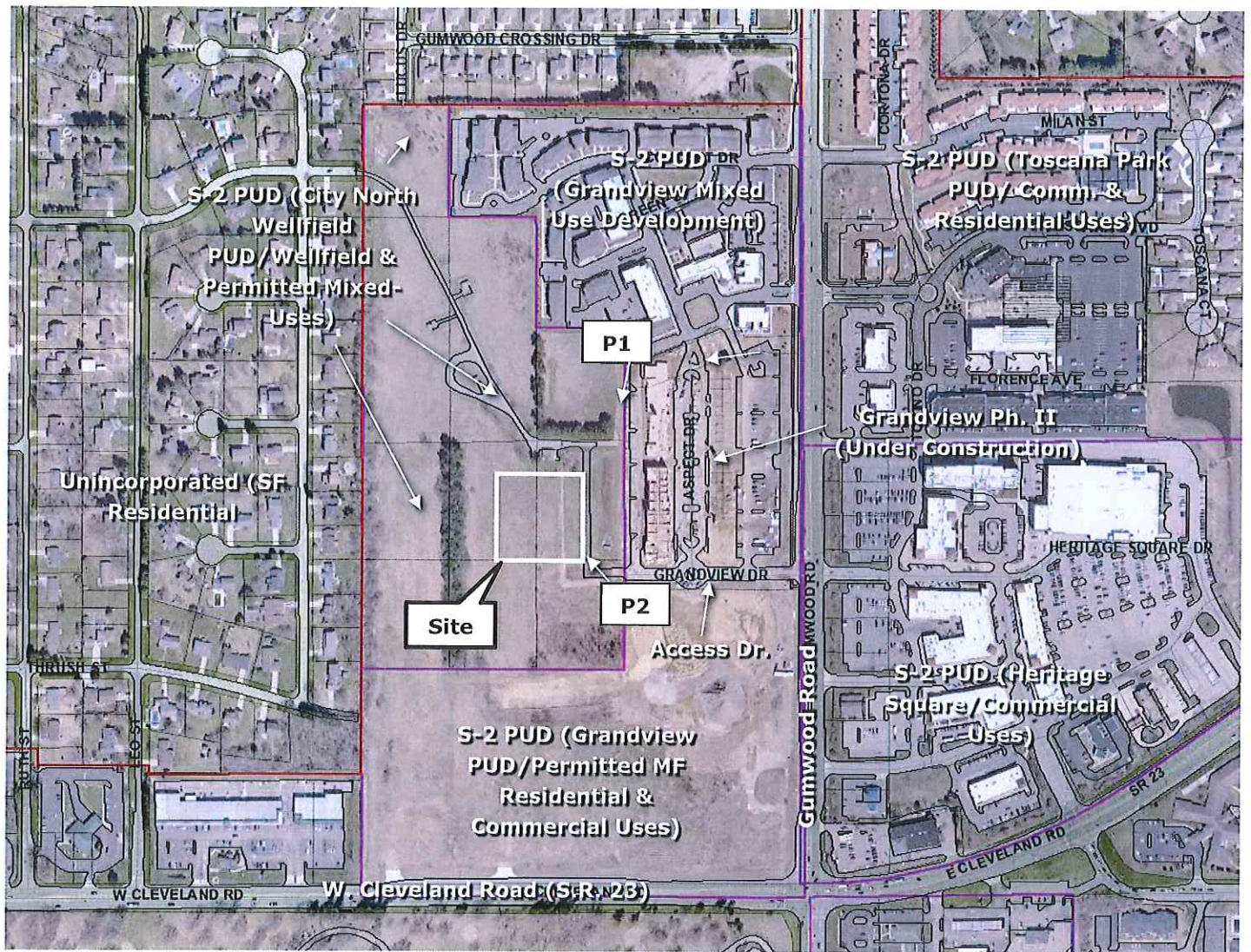
1. All graphics and lettering on the elevated water tank shall be subject to the review and approval of the Board of Public Works and Safety.

Lighting:

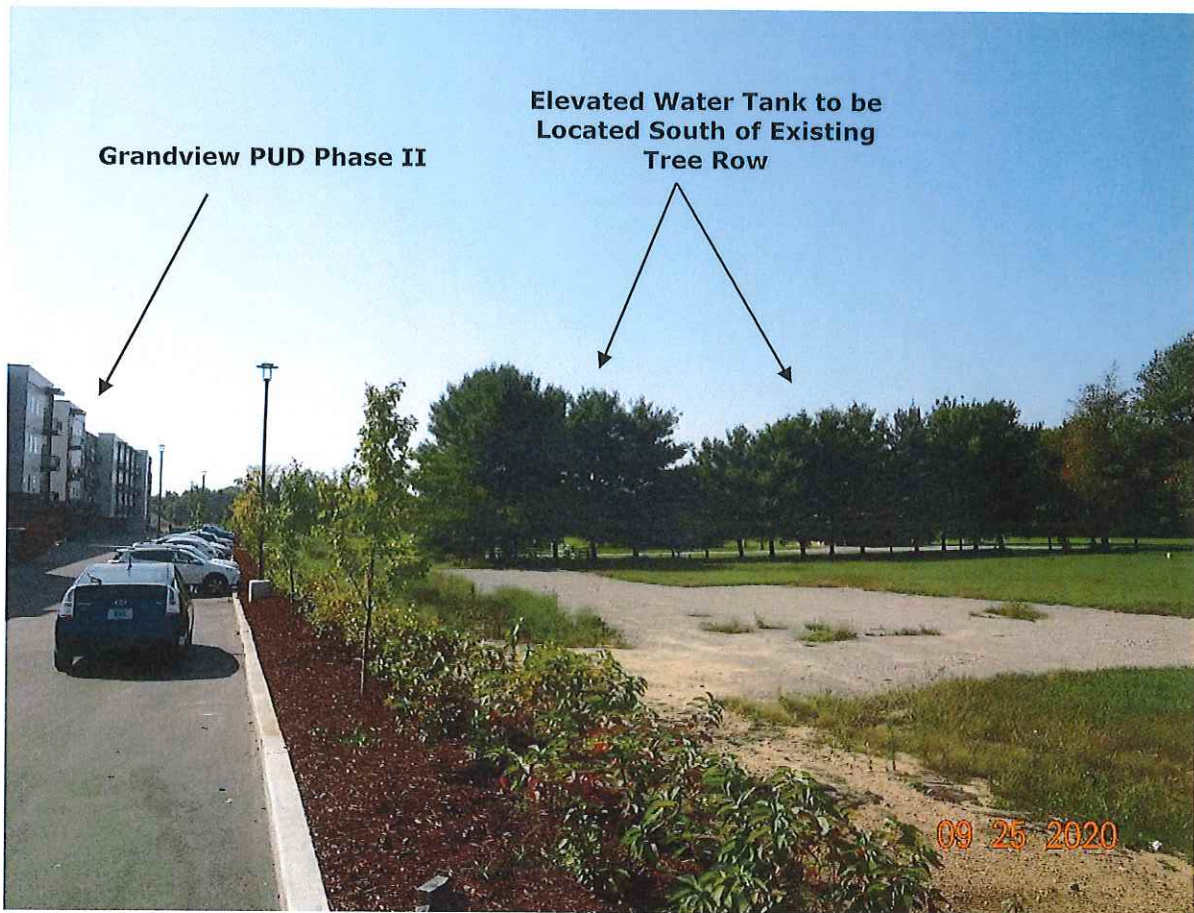
1. All site lighting, excluding lighting fixed to the tower or up-lighting shining on the tower, shall be limited to 25 feet in height. 90-degree cut-off fixtures or city ornamental lighting shall be required for site lighting and wall mounted fixtures. Lighting of the tower shall be mounted as to not shine on the adjacent property.

Landscaping & Screening:

1. Landscaping along the west, north, and east property lines shall be provided as conceptually shown on the preliminary site plan.
2. Ornamental security fencing shall be required around the site perimeter not to exceed 8' in height.



Aerial Map – 1.435 acres within the City North Wellfield PUD
Northwest corner of W. Cleveland Rd. (S.R. 23) & Gumwood Rd.



P1. Looking southerly toward the site from the northwest corner of the Grandview Phase II PUD.



P2. Looking northwest toward the site from southwest corner of the Grandview Phase II PUD.

RESOLUTION NO. 2020-21

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:

Property located at 15165, 15195 and 15201 Cleveland Road, Granger, IN 46530, all being vacant parcels.

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:

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER
CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF
CLEVELAND 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



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING

October 14, 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: 15165, 15195 and 15201 Cleveland Road, Granger, IN 46530

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 October 19, 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

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

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

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

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

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



City of Mishawaka

*Lionshead Development Townhomes
15165, 15195 & 15201
Cleveland Road
Annexation*

*Property located North of
Cleveland Road Approximately
725' West of Fir Road*

October 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

**LIONSHEAD DEVELOPMENT LLC
15165, 15195 & 15201 CLEVELAND ROAD
ANNEXATION FISCAL PLAN**

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Annexation Fiscal Plan

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF CLEVELAND ROAD

COMMON ADDRESSES: 15165, 15195, AND 15201 CLEVELAND ROAD, GRANGER, IN 46530

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

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

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

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

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

IMPACT OF ST. JOSEPH COUNTY GROWTH

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

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

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

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

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

STATUTORY LIMITATIONS

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

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

IMPLEMENTATION OF POLICY

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

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

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

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

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

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

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

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

SUMMARY

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

Annexation Fiscal Plan

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF CLEVELAND ROAD

COMMON ADDRESSES: 15165, 15195, AND 15201 CLEVELAND ROAD, GRANGER, IN 46530

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 aerals. This area is legally described as follows:

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF CLEVELAND ROAD

COMMON ADDRESSES: 15165, 15195, AND 15201 CLEVELAND ROAD, GRANGER, IN 46530

Annexation Area

The area to be annexed is located north of Cleveland Road approximately 725' west of Fir Road, and includes three (3) parcels of property with prior common addresses of 15165, 15195, and 15201 Cleveland Road. The parcels have current tax identification numbers of 006-1007-0076.05, 006-1007-0077, and 006-1007-0077.01. The property is bound to the east and south with approximately 806.97 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 Petitioner desires to zone the property R-3 Multi-Family Residential to allow for the construction of a proposed 64 unit multi-family residential townhome development. When the rezoning and annexation petition was filed, the project initially was proposed to include 73 units.

Contiguity with the Existing City Limits

The property to be annexed into the City is approximately 3.4 acres. The external boundary of the annexation area measures 1613.94 linear feet with 806.97 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 50% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The area is characterized as being hilly with moderate relief across the site. Per the generalized two (2) foot contour topographic maps, elevations range from over 788 feet in the eastern part of the site to under 768 feet within the northwest corner. The average slope is 5-6 percent with the steepest slopes within the western third of the site averaging 15 percent. The property is currently vacant and densely wooded with natural vegetative cover. Prior to 2017, the parcels were occupied by three (3) single family residential homes.

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 R-3 Multi-Family Residential District.

D. ASSESSMENT

The territory to be annexed consists of three (3) parcels of land. The Land Valuation shown below is based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres*	Land & Imp. Valuation
006-1007-0077	LIONSHEAD DEVELOPMENT LLC	1.07 ACRES	\$6,600
006-1007-0077.01	LIONSHEAD DEVELOPMENT LLC	1.49 ACRES	\$8,500
006-1007-0076.05	LIONSHEAD DEVELOPMENT LLC	0.8 ACRES	\$5,300

* Excludes adjacent Cleveland Road public right-of-way.

E. CURRENT TAX RATE

The City's tax rate 2019 payable 2020 was \$2.0226 per \$100 of assessed valuation. For property owners in Harris Township, in which this proposed annexation is located, the total taxes will be \$3.9209 per \$100 of assessed valuation. Property owners in this area currently pay \$2.1065 per \$100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates may vary.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Harris Township	2.1065	3.920

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

2019	\$2.0226
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 properties will be zoned R-3 Multi-Family Residential to allow for the construction of a 64 unit multi-family residential townhome development within 17 buildings. The project will be located on the three parcels included in the annexation area and the adjoining three parcels to the east that were annexed in 2017 (Petition 16-32). The site shall be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance and the Staff Report/analysis

for rezoning (Petition 20-20). Addresses will be assigned by the City of Mishawaka Engineering Department as the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

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

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

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 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 size of the area, and the presence of existing infrastructure, no capital expenditures are required to serve the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

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

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

Analysis:

The property proposed to be annexed is currently vacant with no taxable improvements or structures.

Per preliminary estimates provided by the Petitioner's surveyor and engineering consultant, the developer anticipates the project will be constructed in three phases with the first phase complete by late 2021. The initial phase is expected to include seven

(7) of the buildings with 22 units, adjacent parking areas, access drive(s), landscaping, and required infrastructure. Subsequent phases will be developed based upon market demand with the second and third phases planned for construction in 2022 and 2023. The second phase is anticipated to include another seven (7) buildings with 31 units with the third phase to include three (3) buildings with 11 units. A conceptual site plan and phasing plan is included in the "Petition for Annexation and Zoning" section of this document. Please note that the layout was modified between the initial filing of the petition and the preparation of the fiscal plan.

If the proposed development of the first phase occurs in 2021, as anticipated, the annexation is expected to significantly increase the assessed valuations and provide positive impacts to a majority of other taxing units. The developer indicated that construction costs for the entire project will be approximately \$25.4 million with the first phase costs being approximately \$8.7 million. Based upon similar projects in the City of Mishawaka, the first phase is expected to yield an initial assessed valuation of \$8.27 million (95% of the construction cost). Future phases are not expected to be completed for another 2-3 years at the earliest. Therefore, the following analysis does not take future phases of the project, which are estimated to have a construction costs of another \$16.7 million, into consideration.

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 2019 payable 2020". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed valuation:

\$20,400

Future anticipated property assessed valuation – First Phase Only:

\$8,270,000

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property and future anticipated property taxes to be generated based on the estimated assessed valuation for the first phase were determined using the State of Indiana Department of Local Government Finance Gateway website calculator located at <https://gateway.ifonline.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 other property due to it being vacant property, then following annexation identifying the property as now being subject to the City tax rate for homestead (owner-occupied residential).

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

Prior to annexation: \$430

Following annexation: \$82,700

Political Subdivisions before Annexation:

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

- St. Joseph County (32.2%) - \$138.46

- Harris Township (15.6%) - \$67.08
- PHM School Corporation (43%) - \$184.90
- Mishawaka Penn Harris Library (7.1%) - \$30.53
- Airport Authority (2.1%) - \$9.03

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

The current tax rate of all of these entities combined is 2.1065%.

The tax rate will increase to 3.9209% upon annexation to the City, however, the homestead (owner-occupied residential) cap is at 1%. Even though the cap is set at 1%, the revenue will increase due to the estimated increase in assessed value realized from the proposed condominium (owner-occupied residence) project. Thus, the distribution of property tax revenue will increase for existing taxing entities based on getting a larger percentage of revenue when the City tax rate, and to a very minor extent, the South Bend Transpo rate is added to the overall rate.

Political Subdivisions following Annexation:

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

- St. Joseph County (17.3%) - \$14,307.10 (+\$14,168.64 per year)
- Harris Township (0.24%) - \$198.48 (+\$131.40 per year)
- PHM School Corporation (23.1%) - \$19,103.70 (+\$18,918.80 per year)
- Mishawaka Penn Harris Library (3.82%) - \$3,159.14 (+\$3,128.61 per year)
- Airport Authority (1.1%) - \$909.70 (+\$900.67 per year)
- South Bend Transpo (2.83%) - \$2,340.41
- City of Mishawaka (51.6%) - \$42,673.20

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

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

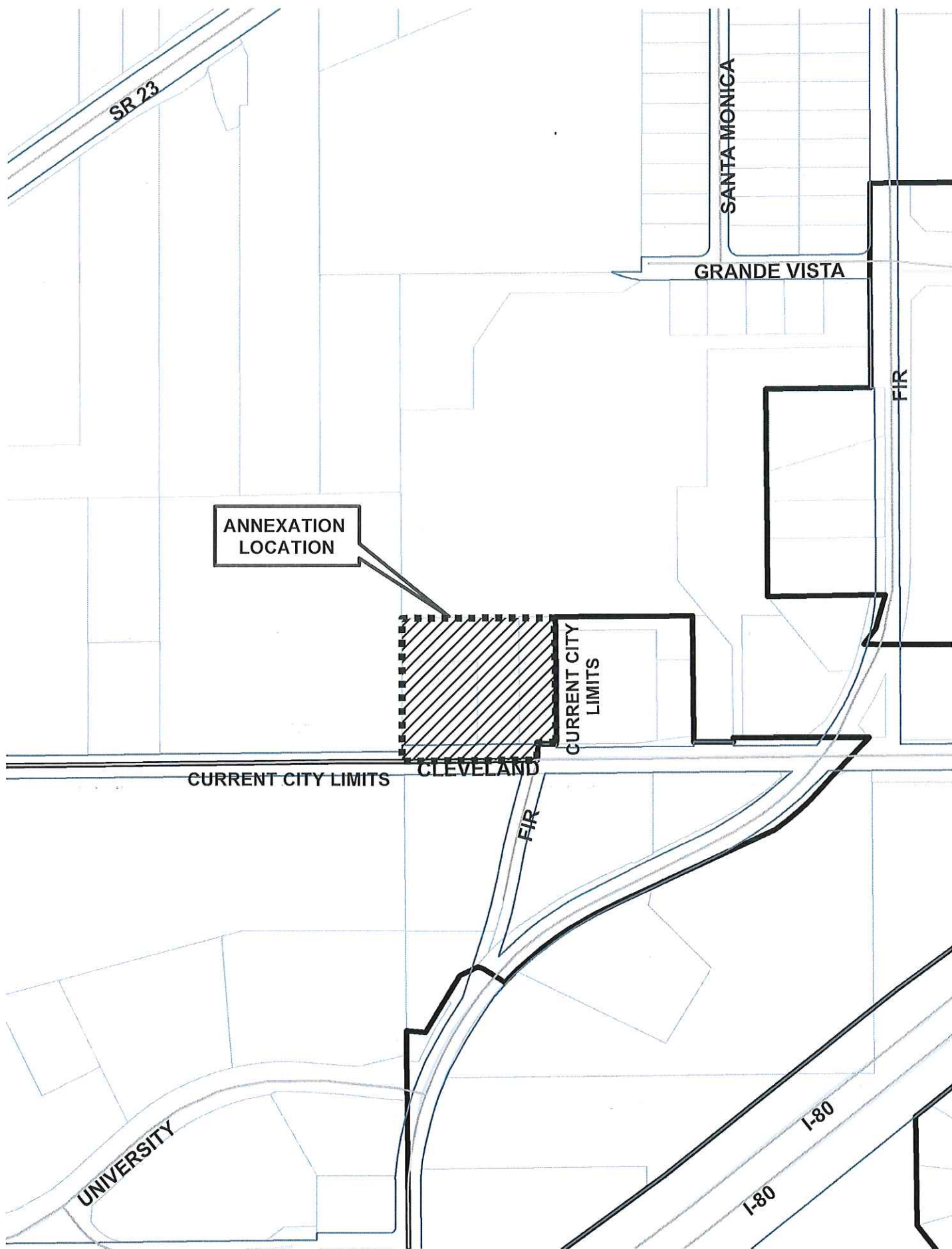
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	\$57,228.40
• Harris Township	\$793.92
• PHM School Corporation	\$76,414.80
• Mishawaka Penn Harris Library	\$12,636.56
• Airport Authority	\$3,638.80
• South Bend Transpo	\$9,361.64
• City of Mishawaka	\$170,692.80

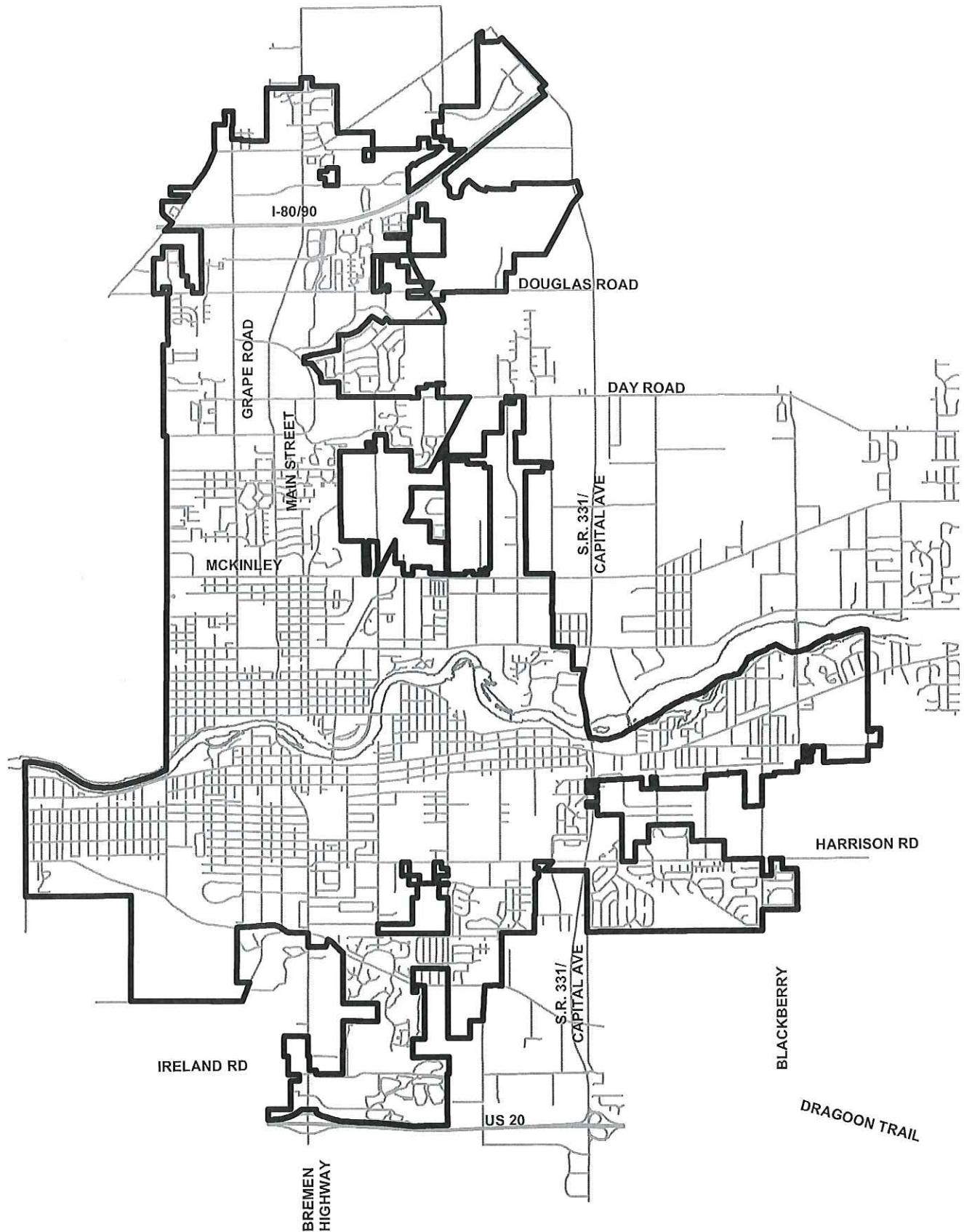
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

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

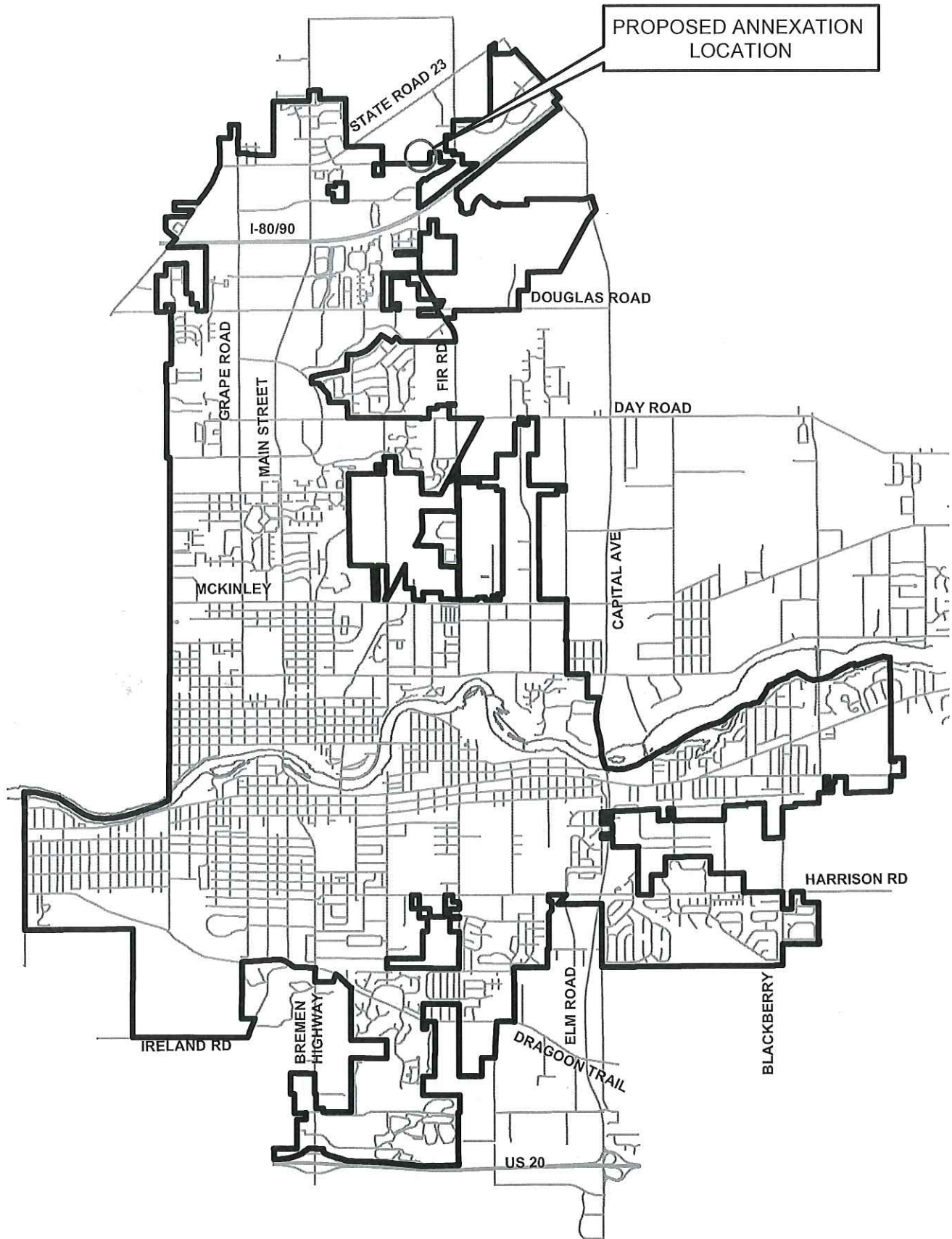
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.



MAP OF EXISTING CITY LIMITS



MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking northeasterly into the annexation area from Cleveland Road.



Looking westerly along Cleveland Road toward the annexation area.

DATE: August 19, 2020

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

FROM: Mike Huber
Abonmarhce Consultants
315 W. Jefferson Blvd.
South Bend, Indiana 46601
(574) 347-4610
mhuber@abonmarhce.com

RE: Petition for Annexation and Zoning Classification

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

Lots A, B, & C of Wally Boochers Replat of Lots 1, 2, & 3 of Richard C Boocher Cleveland Road Subdivision, including the adjacent 40' south to the centerline of Cleveland Road.

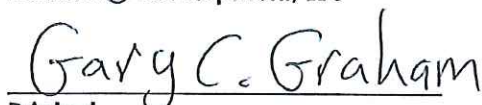
Petitioners own one-hundred (100%) percent of the above-described parcel of land which is located in the State of Indiana and that petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a R-3 Multi-family Residential District. Petitioners further state they intend to utilize said land for a townhome style multifamily development.

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

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

Wherefore, Petitioners respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a R-3 Multi-family Residential District zoning classification.


Lionshead Development, LLC


Printed



**WALLY BOOCHER'S REPLAT OF LOTS 1, 2 and 3 OF
RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION
LEGAL DESCRIPTION**

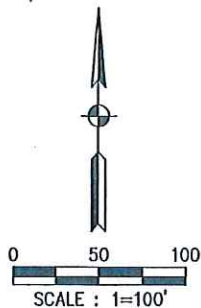
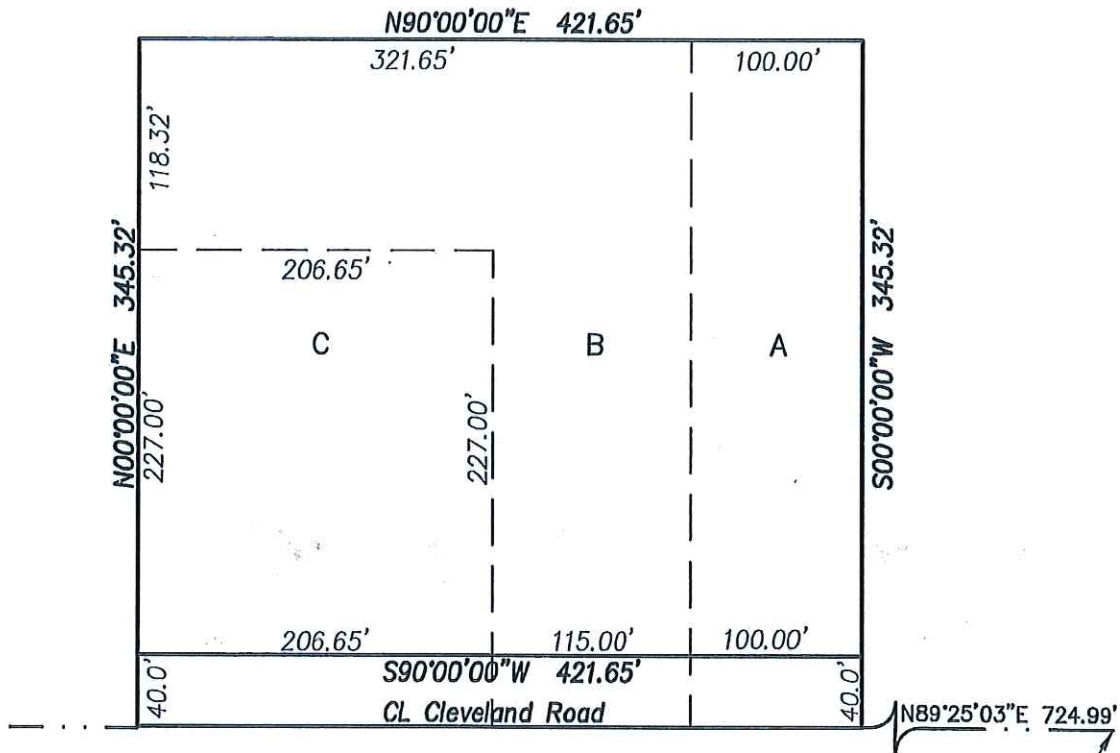
A part of the East Half of the Southeast Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, St Joseph County, Indiana, described as follows:

Beginning at the Southwest corner of Lot 3 of Richard C Boocher Cleveland Road Subdivision as recorded on May 8, 1968 in Plat Book 23, page B, in the office of the Recorder of St. Joseph County, Indiana; thence North 00°00'00" East 345.32 feet; thence North 90°00'00" East 421.65 feet; thence South 00°00'00" West 345.32 feet, thence South 90°00'00" West 421.65 feet, along the North right-of-way line of Cleveland Road to the Point of beginning and containing 3.34 acres, more or less. The tract described above contains 3 lots lettered A, B and C, along with the adjacent 40' South to the Centerline of Cleveland Road.



EXHIBIT DRAWING

BEING A PART OF THE SOUTHEAST QUARTER SECTION 22,
TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP,
ST. JOSEPH COUNTY, INDIANA



ABONMARCHE

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Benton Harbor
Ft. Wayne
Goshen
Hobart
Lafayette
Portage
South Bend
South Haven
Valparaiso
Engineering • Architecture • Land Surveying

PREPARED FOR:
LEGACY HOMES
50525 ARBORWOOD COURT
GRANGER, INDIANA 46530

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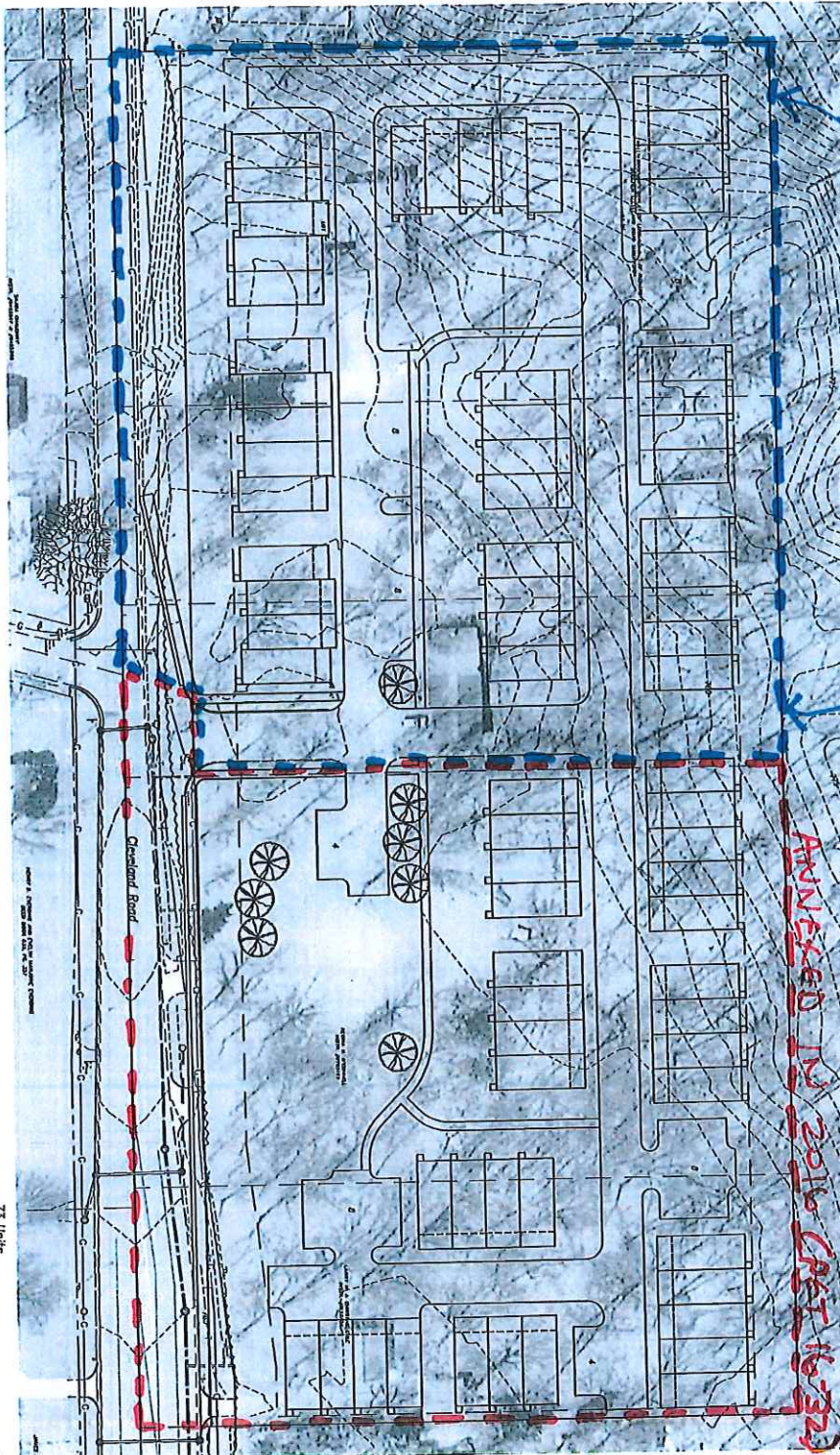
SCALE: 1" = 100'

JOB #: PMT JOB

SHEET 1 OF 5HT

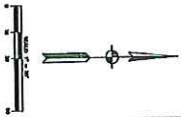
AREA ANNEXED WITH THIS PETITION

ANNEXED IN 2016 (PET 16-32)



73 Units
48 Visitor Spaces

RECEIVED
AUG 19 2020
COMMUNITY DEVELOPMENT
PLANNING



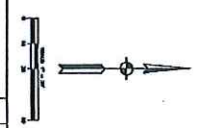
CONCEPTUAL LAYOUT

CLEVELAND TOWNHOMES
CLEVELAND ROAD
GRANGER, INDIANA

ABONMARCHÉ

2141 Jefferson Ave
Suite 100
Granger, IN 46032
Phone: 317.234.1100
Email: info@abonmarche.com

Architect
Landscape Architect
Civil Engineer
Interior Designer
Urban Planner
Historic Preservation



Annexation Fiscal Plan

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF CLEVELAND ROAD

COMMON ADDRESSES: 15165, 15195, AND 15201 CLEVELAND ROAD, GRANGER, IN 46530

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 along Veteran's Parkway near Juday Creek and a new 1.5 million gallon elevated tank in the north part of the City. Construction is anticipated to begin in 2021 and take between 18 months to two years.

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 \$14.86. For senior citizens, the rate is \$12.09. 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 sanitary sewer manhole that is located on the north side of Cleveland Road at the east end of this annexation. This connects to the existing 8" gravity sanitary sewer main that continues east along the north side of Cleveland Road. The sanitary sewer main shall be extended on to the site for connection to the proposed development per City of Mishawaka Engineering Standards. The cost of this connection shall be the responsibility of the owner/developer. This sanitary sewer connection will discharge into the sanitary sewer system that is publicly maintained and ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant. The City's sanitary sewer system has ample capacity to serve this annexation property.

Existing Road/Transportation Infrastructure

Currently, this annexation has frontage along Cleveland Road. Cleveland Road is a two-lane section with one westbound travel lane and one eastbound travel lane. Directly east of this annexation, Cleveland Road becomes a five-lane section with two westbound travel lanes, two east bound travel lanes, and a left turn lane at the intersection of Fir Road. The additional westbound travel lane shall be extended west to the proposed drive approach location and transition back to one travel lane west of the drive at an appropriately designed taper length for the travel speed of the road (40 MPH for 85% Speed). The additional travel lane (subgrade, curb, asphalt, signs, pavements markings, etc.) shall be constructed per City of Mishawaka Engineering Standards and the cost to do so shall be the responsibility of the owner/developer. Any additional right-of-way needed for this construction shall be appropriately dedicated. This development shall have a single shared access drive with additional drives for emergency access only, if needed.

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 is typically 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 connected to the public sewer system within the City of Mishawaka. For a \$2.20 monthly fee, which is included in the Mishawaka Utilities sewer bill, the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes an R-3 Multi-Family Residential, 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	<u>54,288.00</u>	2,088.00

385,306.00

Other Personal Services

411-65	PE Certification	<u>10,000.00</u>	192.31
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395,306.00

2 SUPPLIES

Office Supplies

421-90	General Supplies	<u>8,000.00</u>	8,000.00
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3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	5,000.00
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Communication and Transportation

432-03	Travel and Training	6,000.00
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Repairs and Maintenance

436-01	Equipment Repair	2,500.00
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Other Services and Charges

439-03	Subscriptions, Dues, etc.	<u>1,000.00</u>
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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 Mishawaka 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 (Journeyman, Apprentices and Linemen).
- Metering: Consists of Metering Department Manager and support metering personnel.
- Operations: Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

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

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

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

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

Costs Associated with Services

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

FIRE PROTECTION/EMS

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

Staffing and Response Times

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

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

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

Fire Stations

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

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

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

Station No. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Seagrave pumper truck, one 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	<u>632,819.00</u>	2,212.64
			7,062,757.00

Civilian

Executive Secretary	<u>35,589.00</u>	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	<u>10,900.00</u>	
			<u>1,069,450.00</u>
			8,167,796.00

Employee Benefits

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%	<u>1,400,000.00</u>	
			<u>4,614,300.00</u>
			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 Ball-Band Biergarten, opening in July 2020, is a unique event and gathering space along the popular Riverwalk and increasingly vibrant downtown. The center of the building will provide a service area for beverages and limited concessions to be enjoyed by all ages.

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 2020 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	<u>69,128.00</u>
		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	
		<u>710,900.00</u>

2 SUPPLIES 2,512,582.00

Office Supplies

421-90 Office Supplies	8,000.00
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Operating Supplies

422-02 Gas, Oil, Parts, etc.	73,000.00
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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	<u>3,000.00</u>	
		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	
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Communication and Transportation

432-04	Wilson Hill Phone and Internet	<u>2,500.00</u>	
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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	<u>28,200.00</u>	
			<u>130,700.00</u>
			<u>250,000.00</u>

POLICE AND CRIME PREVENTION

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

Staffing

There are currently a total of 7 full time civilians within the Mishawaka Police Department, and are budgeted for 106 sworn officers. The Department has 23 officers on the day shift, 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 over 40,000 calls for service in 2019. That number also reflects reporting on 2,246 vehicle crashes.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as homicides, robberies, burglaries, auto thefts and thefts have dropped from 2018 to 2019. There was an increase in rape and assaults from 2018 to 2019. Overall there was an 8% decrease in crime in 2019. Mishawaka had 5 homicides in 2018.

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	<u>1,043,964.00</u>	<u>2,230.69</u>

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	<u>37,415.00</u>	<u>1,439.02</u>

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	<u>500.00</u>	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%	<u>1,224,000.00</u>	<u>4,134,250.00</u>

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 2020 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES

Salaries and Wages

411-02 Assistant 4 @ 54,309	217,236.00	biweekly 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%	<u>3,222.00</u>	
		677,369.00

Other Services Personal

411-60 Overtime	15,000.00	
411-63 Longevity	<u>6,370.00</u>	
		<u>21,370.00</u>
		698,739.00

2 SUPPLIES

Office Supplies

421-90 Office Supplies	2,000.00	
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Operating Supplies

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

Other Supplies

429-08 Uniform/ Supplies	<u>5,750.00</u>	
		917,750.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Health Screenings/ Vaccines	1,000.00	
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Communication and Transportation

432-03 Travel and Training	1,000.00	
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Repairs and Maintenance

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

437-05 Uniforms	5,000.00	
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Other Services and Charges

439-09 Miscellaneous Charges	<u>1,500.00</u>	
		78,500.00
		<u>1,694,989.00</u>

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	<u>8,000.00</u>

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	<u>8,100.00</u>

1,040,644.00

2,747,713.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,500.00
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Other Supplies

429-08	Uniform Supplies	7,000.00
429-13	Traffic Supplies	<u>35,000.00</u>

43,500.00

3 OTHER SERVICE AND CHARGES

Professional Services

431-09	Health Screenings/ Vaccines	5,000.00
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Communication and Transportation

432-03	Travel and Training	3,000.00
432-04	Telephone/ Paging	7,500.00

CITY OF MISHAWAKA
2020 BUDGET

MOTOR VEHICLE HIGHWAY

201-50

Printing and Advertising

433-02 Publications 500.00

Rentals

437-05 Uniforms 8,000.00

Other Services and Charges

439-09 Miscellaneous Charges 3,000.00

27,000.00

4 CAPITAL OUTLAYS **MVHR**

Improvements Other than Buildings

442-01 Street Repair 1,000,000.00

1,000,000.00

3,818,213.00

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 \$14.86. 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 \$12.09 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 12" water main running east and west along Cleveland road on the south side of the street. A water main extension and tap would need to be done to extend water to the property.

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

Staff and Services

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

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

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

Services to Residents

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

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

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

Costs Associated with Services

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

Annexation Fiscal Plan

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF CLEVELAND ROAD

COMMON ADDRESSES: 15165, 15195, AND 15201 CLEVELAND ROAD, GRANGER, IN 46530

TAB D - APPENDICES

RESOLUTION NO. 2020-21

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:

Property located at 15165, 15195 and 15201 Cleveland Road, Granger, IN 46530, all being vacant parcels.

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:

LOTS A, B, & C OF WALLY BOOCHERS REPLAT OF LOTS 1, 2, & 3 OF RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION, INCLUDING THE ADJACENT 40' SOUTH TO THE CENTERLINE OF CLEVELAND 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

PETITION #20-20

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:

Lots A, B, & C of Wally Boochers Replat of Lots 1, 2, & 3 of Richard C. Boocher Cleveland Road Subdivision, including the adjacent 40' south to the centerline of Cleveland Road

COMMON ADDRESSES: 15165, 15195, and 15201 Cleveland Road, Granger

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 R-3 Multi-Family Residential District.

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

1. Existing Conditions - The subject parcels are located along a moderately travelled section of Cleveland Road on which traffic volumes are expected to remain relatively constant. Cleveland Road between State Road 23 and Fir Road does not serve as a major east-west corridor into the city. Adjacent land uses include single-family residential properties to the north, west, and east, and commercial and single-family residential properties to the south approved for future commercial use.
2. Character of Buildings in Area - The character of buildings and land uses located along the Cleveland Road corridor from State Road 23 to the west to Fir Road to the east vary greatly. Buildings and uses include low-density single-family residential homes, an assisted living/memory care facility, an independent living senior facility, a residential apartment complex, a church, and a medical office building.

3. The most desirable/highest and best use – With the completion of Beacon Parkway to the north, commercial and multi-family residential development along Fir Road, and to a lesser extent along Cleveland Road, is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed multi-family residential use is compatible with the adjacent single-family residential and medical office uses.
5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-family use is reasonably consistent with adjacent and changing land uses along the Cleveland and Fir Road corridors.

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

1. Appendix "C"

Tab Rate Chart for the year 2019 payable 2020

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2019 payable 2020, 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 11, 2020.

Second installment will be delinquent after November 10, 2020. Michael J. Hamann, Auditor of St. Joseph County.

Fund	Fund Name	71 001 Centre Township	71 002 South Bend - Centre	71 003 Clay Township	71 004 South Bend - Clay	71 005 Mishawaka - Clay	71 006 Indian Village	71 007 Roseland	71 008 German Township	71 009 South Bend - German	71 010 Greene Township	71 011 Harris Township	71 014 Lincoln Township	71 015 Walkerton	71 016 Madison Township
101	County General	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368
124	Cumulative Reassessment	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138	0.0138
180	Debt Service	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085
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	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
801	Health	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191
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	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
71 1	Total COUNTY	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783
61	Township Rainy Day			0.0253	0.0253	0.0253	0.0253	0.0253			0.0182	0.0095	0.0652	0.0652	0.0094
101	Township General Fund														
180	TOWNSHIP DEBT SERVICE										0.0123				
601	Twp Community Bldg														0.0038
840	Twp Poor Relief/Twp Assistance			0.0054	0.0054	0.0054	0.0054	0.0054	0.0087	0.0087					
1101	Twp EMS Fund														
1111	Twp Fire										0.2127				0.0824
1181	Twp Fire Bldg Debt Fund														
1187	Twp Emerg Fire Loan														
1190	Twp Cum Fire														0.0300
1312	Twp Recreation								0.0050	0.0050					
8604	Twp Fire Territory General	0.4487		0.2911			0.2911	0.2911	0.2911			0.2911			
8692	Twp Fire Territory Equip Repla	0.0266		0.0282			0.0282	0.0282	0.0282			0.0282			
71 2	Total TOWNSHIP	0.4753	0	0.35	0.0307	0.0307	0.35	0.35	0.333	0.0137	0.2432	0.3288	0.0652	0.0652	0.1256
61	City/Town Rainy Day														
101	City General		2.6687		2.6687	1.6990		0.5684		2.6687				1.1088	
180	City Debt Service														
181	City/Town Debt Payment														
341	City Fire Pension														
342	City Police Pension														
706	City/Town LR & S														
708	City MVI					0.0468								0.0277	
720	City/Town Major Moves Spc														
1301	City Park & Rec		0.6279		0.6279	0.2307				0.6279				0.1856	
1303	City/Town Park														
1380	Park Bond		0.0405		0.0405					0.0405					
2120	City Cemetery														
2379	City/Town CCI														
2391	City Cum Cap Development		0.0285		0.0285	0.0461		0.0370		0.0285				0.0434	
6290	City Cum Sewer												0.3509	0.3509	
8604	City Town Fire Territory Gen												0.0304	0.0304	
8692	City Town Fire Terr Equip Replac														
71 3	Total CITY/TOWN	0	3.3656	0	3.3656	2.0226	0	0.6054	0	3.3656	0	0	0.3813	1.7468	0
22	Referendum-Exempt Operating														
61	School Rainy Day														
180	School Debt Service	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.2943	0.3555	0.4295	0.4295	0.3555
186	School Retirement/Pension Debt	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351	0.0351		0.0209	0.0209	
287	Referendum Debt-Exempt Capital														
3101	Education														
3300	Operations	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.7120	0.5504	0.5841	0.5841	0.5504
71 4	Total SCHOOL	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	1.0414	0.9059	1.0345	1.0345	0.9059
61	Rainy Day														
101	Library General	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.2883	0.1315	0.0832	0.0832	
180	Library Debt Service	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0313	0.0183	0.0692	0.0692	
283	LIBRARY L/R PAYMENT														
2011	Library LIRF														
71 5	Total LIBRARY	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.3196	0.1498	0.1524	0.1524	0
8001	So Bend Transpo		0.1111		0.1111	0.1111					0.1111				
8090	So Bend Transpo Spec Tran Cum														
8101	Airport Authority General	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304
8180	Airport Sp Airport Debt														
8190	Airport Authority Cum Bldg	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133
8210	Sp Solid Waste Ma														
71 6	Total SPECIAL UNIT	0.0437	0.1548	0.0437	0.1548	0.1548	0.0437	0.0437	0.0437	0.1548	0.0437	0.0437	0.0437	0.0437	0.0437
	Total Tax Rates (Less Conservancy)	2.5583	5.5597	2.433	5.5904	4.2474	2.433	3.0384	2.416	5.5734	2.3262	2.1065	2.3554	3.7209	1.7535

Property Tax System

02/03/2020 10:26 AM by Kgregoni



1. Harris Township Tax Rates - Prior to Annexation

Tab Rate Chart for the year 2019 payable 2020 Tab Rate Chart for the year 2019 payable 2020

Notice is hereby given that the Tax Duplicates folio is hereby given that the Tax Duplicates for the Towing Units of St. Joseph County, for the year 2019 payable 2020, 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 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 11, 2020. Second installment will be delinquent after Nov 2nd installment will be delinquent after November 10, 2020. Michael J. Hanson, Auditor of St. Joseph County.

Fund	Fund Name	71 017 Olive Township	71 018 New Carlisle	71 022 Mishawaka - Phn 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	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368	0.5368
124	Cumulative Reassessment	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133
180	Debt Service	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085	0.0085
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	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
801	Health	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191	0.0191
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	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
71 1	Total COUNTY	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783	0.6783
61	Township Rainy Day																	
101	Township General Fund	0.0551	0.0551	0.0136	0.0136	0.0163	0.0163	0.0376	0.0376	0.0401	0.0136	0.0136	0.0136	0.0136	0.0770	0.0770	0.0095	0.0401
160	TOWNSHIP DEBT SERVICE										0.0747	0.0747	0.0747					
601	Twp Community Bldg																	
840	Twp Poor Relief/Twp Assistance	0.0066	0.0066	0.0208	0.0208	0.0339	0.0339				0.0708	0.0208	0.0208	0.0208				
1101	Twp EMS Fund																	
1111	Twp Fire														0.0733	0.0733		
1181	Twp Fire Bldg Debt Fund							0.0979	0.0979						0.0453	0.0453		
1187	Twp Emerg Fire Loan										0.0333							
1190	Twp Cum Fire														0.0229	0.0229		
1117	Twp Recreation	0.0011	0.0011															
8004	Twp Fire Territory General	0.5590	0.5590			0.4487		0.1024	0.1024		0.7400	0.7400	0.7400					
8092	Twp Fire Territory Equip Repla	0.0333	0.0333			0.0266		0.0279	0.0279		0.0333	0.0333	0.0333					
71 2	Total TOWNSHIP	0.656	0.656	0.0944	0.0944	0.5255	0.5255	0.3158	0.3158	0.3744	0.3824	0.3824	0.3824	0.0344	0.2185	0.2185	0.0095	0.0401
61	City/Town Rainy Day																	
101	City General		0.7703	1.6990	1.6990		2.6687		0.6738		0.2602			2.6687		1.1077	1.6990	2.6687
180	City Debt Service		0.1007															
181	City/Town Debt Payment																	
341	City Fire Pension																	
342	City Police Pension																	
706	City/Town LR & S																	
708	City MWH		0.2372	0.0468	0.0468				0.2733		0.0096							
720	City/Town Major Moves Spc																	
1301	City Park & Rec			0.2307	0.2307		0.6279							0.6279			0.6279	0.6279
1303	City/Town Park															0.1650		
1380	Park Bond						0.0405							0.0405				0.0405
2120	City Cemetery		0.0438															
2379	City/Town CCI																	
2391	City Cum Cap Development		0.0463	0.0461	0.0461		0.0285		0.0471		0.0434			0.0285		0.0500	0.0461	0.0285
6290	City Cum Sewer																	
8604	City Town Fire Terr Equip Repla																	
8692	City Town Fire Terr Eqp Replac																	
71 3	Total CITY/TOWN	0	1.1983	2.0226	2.0226	0.0000	3.3656	0.0000	0.9892	0.0000	0.3132	0.0000	0.0000	3.3656	0.0000	1.4005	2.0226	3.3656
22	Referendum Exempt Operating						0.2434											
61	School Rainy Day																	
180	School Debt Service	0.5462	0.5462	0.3555	0.6287	0.2943	0.2943	0.4898	0.4898	0.2943	0.3555	0.3555	0.6287	0.3555	0.4295	0.4295	0.3555	0.2943
186	School Retirement/Pension Debt					0.0351	0.0351			0.0351					0.0209	0.0209		0.0351
287	Referendum Debt-Exempt Capital	0.1512	0.1512		0.1326								0.1326					
3101	Education																	
3300	Operations	0.6469	0.6469	0.5504	0.4374	0.7120	0.5554	0.5554	0.5554	0.7120	0.5504	0.5504	0.4374	0.5504	0.5841	0.5841	0.5504	0.7120
71 4	Total SCHOOL	1.3443	1.3443	0.9059	1.4421	1.0414	1.0414	1.0452	1.0452	1.0414	0.9059	0.9059	1.4421	0.9059	1.0345	1.0345	0.9059	1.0414
61	Rainy Day																	
101	Library General	0.7291	0.7291	0.1315	0.1315	0.2883	0.2883	0.2883	0.2883	0.2883	0.1315	0.1315	0.1315	0.1315	0.2883	0.2883	0.1315	0.2883
180	Library Debt Service	0.0593	0.0593	0.0183	0.0183	0.0313	0.0313	0.0313	0.0313	0.0313	0.0183	0.0183	0.0183	0.0183	0.0313	0.0313	0.0183	0.0313
283	LIBRARY L/R PAYMENT	0.0687	0.0687															
2011	Library LRF																	
71 5	Total LIBRARY	0.4071	0.4071	0.1498	0.1498	0.3196	0.3196	0.3196	0.3196	0.3196	0.1498	0.1498	0.1498	0.1498	0.3196	0.3196	0.1498	0.3196
8001	So Bend Transpo			0.1111	0.1111		0.1111							0.1111			0.1111	0.1111
8090	So Bend Transpo Spec Tran Cum																	
8101	Airport Authority General	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304
8180	Airport Sp Airport Debt																	
8190	Airport Authority Cum Bldg	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133
8210	Sp Solid Waste Ma																	
71 6	Total SPECIAL UNIT	0.0437	0.0437	0.1548	0.1548	0.0437	0.1548	0.0437	0.0437	0.0437	0.0437	0.0437	0.0437	0.1548	0.0437	0.0437	0.1548	0.1548
31294	Total Tax Rates (Less Conservancy)	3.1294	4.3277	3.9458	4.4820	2.6085	5.6093	2.4026	3.3918	2.4574	2.4733	2.1601	2.6563	5.2888	2.2946	3.6951	3.9209	5.5998

Property Tax System

Property Tax System

03/03/2020 10:26 AM by Kgregori



2. Mishawaka - Harris Tax Rates - Post Annexation

St. Joseph County

Submitted to the State on

Report printed on Monday, September 28, 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: 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 Monday, September 28, 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: 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
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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
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Uses

Uses of Funds	Amount
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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 Monday, September 28, 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 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
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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
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Uses

Uses of Funds	Amount
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Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

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

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

Notes

St. Joseph County

Submitted to the State on Thursday, April 12, 2018

Report printed on Monday, September 28, 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
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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: Capital improvements to County facilities for energy savings

Total Project Cost: \$10,574,935.00

Sources

Sources of Funds	Amount
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Uses

Uses of Funds	Amount
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Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

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

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

Notes

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

St. Joseph County

Submitted to the State on Thursday, October 19, 2017

Report printed on Monday, September 28, 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
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Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

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

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center

Total Project Cost: \$12,000,000.00

Sources

Sources of Funds	Amount
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Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	\$601,375	2.22	\$67,188					\$668,563		\$11,398,625
12/31/2015	\$542,324	2.22	\$126,240			\$1,337,127		\$668,563		\$10,856,301
6/30/2016	\$548,329	2.22	\$120,234					\$668,563		\$10,307,972
12/31/2016	\$554,403	2.22	\$114,161			\$1,337,127		\$668,563		\$9,753,569
6/30/2017	\$560,543	2.22	\$108,021					\$668,563		\$9,193,026
12/31/2017	\$566,751	2.22	\$101,813			\$1,337,127		\$668,563		\$8,626,275
6/30/2018	\$573,027	2.22	\$95,536					\$668,563		\$8,053,248
12/31/2018	\$579,374	2.22	\$89,190			\$1,337,127		\$668,563		\$7,473,874
6/30/2019	\$585,790	2.22	\$82,773					\$668,563		\$6,888,084
12/31/2019	\$592,278	2.22	\$76,286			\$1,337,127		\$668,563		\$6,295,806
6/30/2020	\$598,838	2.22	\$69,724					\$668,571		\$5,696,968
12/31/2020	\$605,469	2.22	\$63,094			\$1,337,125		\$668,563		\$5,091,499

6/30/2021	\$612,175	2.22	\$56,388					\$668,563		\$4,479,324
12/31/2021	\$618,955	2.22	\$49,609			\$1,337,127		\$668,563		\$3,860,369
6/30/2022	\$625,810	2.22	\$42,754					\$668,563		\$3,234,559
12/31/2022	\$632,741	2.22	\$35,823			\$1,337,127		\$668,563		\$2,601,818
6/30/2023	\$639,748	2.22	\$28,815					\$668,563		\$1,962,070
12/31/2023	\$646,833	2.22	\$21,730			\$1,337,127		\$668,563		\$1,315,237
6/30/2014	\$653,997	2.22	\$14,566					\$668,563		\$661,240
12/30/2014	\$661,240	2.22	\$7,323			\$1,337,127		\$668,563		\$0
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 Monday, September 28, 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
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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
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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
5/16/2018	\$111,034	2.46	\$30,713					\$141,747		\$2,388,966
11/16/2018	\$112,398	2.46	\$29,348			\$283,494		\$141,747		\$2,276,568
5/16/2019	\$113,779	2.46	\$27,968					\$141,747		\$2,162,789
11/16/2019	\$115,177	2.46	\$26,570			\$283,494		\$141,747		\$2,047,612
5/16/2020	\$116,592	2.46	\$25,155					\$141,747		\$1,931,020
11/16/2020	\$118,024	2.46	\$23,723			\$283,494		\$141,747		\$1,812,996
5/16/2021	\$119,474	2.46	\$22,273					\$141,747		\$1,693,522
11/16/2021	\$120,942	2.46	\$20,805			\$283,494		\$141,747		\$1,572,580
5/16/2022	\$122,428	2.46	\$19,319					\$141,747		\$1,450,152
11/16/2022	\$123,932	2.46	\$17,815			\$283,494		\$141,747		\$1,326,220
5/16/2023	\$125,454	2.46	\$16,293					\$141,747		\$1,200,766
11/16/2023	\$126,996	2.46	\$14,751			\$283,494		\$141,747		\$1,073,770

5/16/2024	\$128,556	2.46	\$13,191					\$141,747		\$945,214
11/16/2024	\$130,135	2.46	\$11,612			\$283,494		\$141,747		\$815,079
5/16/2025	\$131,734	2.46	\$10,013					\$141,747		\$683,345
11/16/2025	\$133,352	2.46	\$8,395			\$283,494		\$141,747		\$549,993
5/16/2026	\$134,990	2.46	\$6,757					\$141,747		\$415,003
11/16/2026	\$136,659	2.46	\$5,098			\$283,494		\$141,747		\$278,344
5/16/2027	\$138,327	2.46	\$3,420					\$141,747		\$140,017
11/16/2027	\$140,017	2.46	\$1,730			\$283,494		\$141,747		\$0
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 Monday, September 28, 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
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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 (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
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Uses

Uses of Funds	Amount
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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 Monday, September 28, 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
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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
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Uses

Uses of Funds	Amount
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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
2/1/2020	\$377,837	3.91	\$116,367			\$494,204		\$494,204		\$2,598,294
2/1/2021	\$392,611	3.91	\$101,593			\$494,204		\$494,204		\$2,205,683
2/1/2022	\$407,962	3.91	\$86,242			\$494,204		\$494,204		\$1,797,721
2/1/2023	\$423,913	3.91	\$70,291			\$494,204		\$494,204		\$1,373,802
2/1/2024	\$440,488	3.91	\$53,716			\$494,204		\$494,204		\$933,319
2/1/2025	\$457,711	3.91	\$36,493			\$494,204		\$494,204		\$475,608
2/1/2026	\$475,608	3.91	\$18,596			\$494,204		\$494,204		\$0
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 Monday, September 28, 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
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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: 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
8/1/2020			\$213,740			\$213,740				\$9,375,000
2/1/2021			\$135,469							\$9,375,000
8/1/2021			\$135,469			\$270,938				\$9,375,000
2/1/2022			\$135,469							\$9,375,000
8/1/2022			\$135,469			\$270,938				\$9,375,000
2/1/2023			\$135,469							\$9,375,000
8/1/2023			\$135,469			\$270,938				\$9,375,000
2/1/2024			\$135,469							\$9,375,000
8/1/2024			\$135,469			\$270,938				\$9,375,000
2/1/2025			\$135,469							\$9,375,000
8/1/2025			\$135,469			\$270,938				\$9,375,000

2/1/2026			\$135,469						\$9,375,000
8/1/2026			\$135,469			\$270,938			\$9,375,000
2/1/2027			\$135,469						\$9,375,000
8/1/2027			\$135,469			\$270,938			\$9,375,000
2/1/2028			\$135,469						\$9,375,000
8/1/2028			\$135,469			\$270,938			\$9,375,000
2/1/2029			\$135,469						\$9,375,000
8/1/2029			\$135,469			\$270,938			\$9,375,000
2/1/2030			\$135,469						\$9,375,000
8/1/2030			\$135,469			\$270,938			\$9,375,000
2/1/2031			\$135,469						\$9,375,000
8/1/2031			\$135,469			\$270,938			\$9,375,000
2/1/2032			\$135,469						\$9,375,000
8/1/2032			\$135,469			\$270,938			\$9,375,000
2/1/2033			\$135,469						\$9,375,000
8/1/2033			\$135,469			\$270,938			\$9,375,000
2/1/2034	\$750,000		\$135,469						\$8,625,000
8/1/2034			\$124,219			\$1,009,688			\$8,625,000
2/1/2035	\$800,000		\$124,219						\$7,825,000
8/1/2035			\$112,219			\$1,036,438			\$7,825,000
2/1/2036	\$2,475,000		\$112,219						\$5,350,000
8/1/2036			\$75,094			\$2,662,313			\$5,350,000
2/1/2037	\$2,600,000		\$75,094						\$2,750,000
8/1/2037			\$36,094			\$2,711,188			\$2,750,000
2/1/2038	\$2,750,000		\$36,094			\$2,786,094			\$0
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 Grodtnik.

St. Joseph County

Submitted to the State on Thursday, October 24, 2019

Report printed on Monday, September 28, 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
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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
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Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/15/2020	\$115,840	2.49	\$21,947	\$137,787				\$137,787		\$1,644,163
8/15/2020	\$117,285	2.49	\$20,502	\$137,787		\$275,574		\$137,787		\$1,526,878
2/15/2021	\$118,747	2.49	\$19,040	\$137,787				\$137,787		\$1,408,131
8/15/2021	\$120,228	2.49	\$17,559	\$137,787		\$275,574		\$137,787		\$1,287,903
2/15/2022	\$121,727	2.49	\$16,060	\$137,787				\$137,787		\$1,166,176
8/15/2022	\$123,245	2.49	\$14,542	\$137,787		\$275,574		\$137,787		\$1,042,931
2/15/2023	\$124,782	2.49	\$13,005	\$137,787				\$137,787		\$918,149
8/15/2023	\$126,338	2.49	\$11,449	\$137,787		\$275,574		\$137,787		\$791,811
2/15/2024	\$127,914	2.49	\$9,874	\$137,787				\$137,787		\$663,897
8/15/2024	\$129,509	2.49	\$8,279	\$137,787		\$275,574		\$137,787		\$534,388
2/15/2025	\$131,124	2.49	\$6,664	\$137,787				\$137,787		\$403,264
8/15/2025	\$132,759	2.49	\$5,029	\$137,787		\$275,574		\$137,787		\$270,505

2/15/2026	\$134,414	2.49	\$3,373	\$137,787				\$137,787		\$136,091
8/15/2026	\$136,091	2.49	\$1,699	\$137,794		\$275,581		\$137,794		\$0
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 Monday, September 28, 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.



[Report Search](#) / Bond/Lease Report

Report Builder: Bond/Lease Report

County	St. Joseph	▼	Unit Type	Township	▼	View Report
Unit	HARRIS TOWNSHIP	▼	Debt Status	No Debt	▼	
Debt Type	No Debt	▼	Source of Repayment	No Debt	▼	
Debt Name	No Debt	▼				

Proposed Resolution 2020-22

Ken Prince <kprince@mishawaka.in.gov>

Wed 10/14/2020 11:39 AM

To: DL-Council <DL-Council@mishawaka.in.gov>; Deb Block <dblock@mishawaka.in.gov>; Raven S. Boston <rboston@mishawaka.in.gov>; David A. Wood <dwood@mishawaka.in.gov>

RECEIVED
DEBORAH S. BLOCK, MMC

 2 attachments (4 MB)

CCE09012020_0001.pdf; Resolution 2020-22 Common Council Acquisition list addition.doc;

OCT 14 2020

CITY CLERK
MISHAWAKA, IN

Good morning all,

Attached is proposed resolution 2020-22. The Administration is requesting approval to allow the City to move forward with acquiring 324 West Mishawaka Avenue. Following the public announcement of the City's planned purchase of Burns Rentals, we were contacted by the owner of this property to see if there was an interest by the City to acquire it.

Upon investigation, we felt that the property added value to the Burns acquisition and was worth pursuing. If this was a traditional single family owned property, the City would not have had an interest. This is one of those properties where two homes were constructed on a single small property and was turned into rentals. In this case, the City's acquisition and demolition will create a slightly larger redevelopment area at this high profile intersection and will remove a non-conforming situation that we think will benefit the neighborhood in the long run.

Although we did not anticipate this acquisition, we think that it adds value. We also appreciated that the owner wanted to reach out to the City first. The owner did have other options available for the sale of the property.

Although the Council's role is only to review if the property should be added to the acquisition list, I have also attached the buy-sell agreement so that you can review the details of the purchase. If this is approved by the Council, the Buy-Sell agreement will be taken to the Redevelopment Commission at the end of October.

As always, please do not hesitate to contact me if there is a question or if you would like to see additional information.

Ken

Kenneth B. Prince, ASLA, AICP
Executive Director- City Planner

City of Mishawaka**Economic-Community Development-Planning**

600 East Third Street

Mishawaka, IN 46544

Phone- (574) 258-1625

Email- kprince@mishawaka.in.gov

Website- www.mishawaka.in.gov

OCT 14 2020

CITY CLERK
MISHAWAKA, IN

RESOLUTION NO. 2020-22
Miscellaneous Property Acquisitions

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

WHEREAS, on February 24, 2014, the City of Mishawaka Redevelopment Commission (the "Commission") approved and adopted its Resolution No. 2014-03 entitled "Resolution of the City of Mishawaka Redevelopment Commission Designating and Declaring Certain Areas as Economic Development Areas, Amending the Boundaries of the Northwest Area Improvement Project, Consolidating the Southside Economic Development Area and the Northwest Area Improvement Project Into One Area, And Amending the Economic Development Plan for the Consolidated Area Improvement Project" (the "Declaratory Resolution"); and

WHEREAS, the Declaratory Resolution (i) designated and declared certain areas within the City of Mishawaka, Indiana (the "City") to be economic development areas (the "Expansion Areas") for purposes of tax increment financing pursuant to Section 39 of Indiana Code 36-7-14 (the "Act") to expand the existing Northwest Area Improvement Project (the "Northwest Area"); (ii) removed certain parcels from the Northwest Area; (iii) consolidated the Southside Economic Development Area (the "Southside Area") and the Northwest Area into one area (to be known as the Consolidated Area Improvement Project) (the "Consolidated Area"); and (iv) approved an amendment (the "Plan Amendment") to the Economic Development Plan for the Northwest Area (the "Economic Development Plan") to provide for such Economic Development as amended to serve as the economic development plan for the Consolidated Area Improvement Project (as amended by the Plan Amendment shall hereinafter be referred to as the "Economic Development Plan"); and

WHEREAS, on March 11, 2014, the City of Mishawaka Plan Commission (the "Plan Commission") adopted and approved its resolution 2014-01, determining that the Declaratory Resolution and the Economic Development Plan, as amended by the Plan Amendment, conform to the plan of development for the City and approving, ratifying and

confirming the Declaratory Resolution and the Economic Development Plan, as amended by the Plan Amendment, and designated such resolution as the written order of the Plan Commission approving the Declaratory Resolution and the Economic Development Plan, as amended by the Plan Amendment, as required by Section 16 of the Act (the "Plan Commission Order"); and

WHEREAS, Section 16 of the Act prohibits the Commission from proceeding until the Plan Commission Order is approved by the legislative body of the City; and

WHEREAS, the Common Council of the City (the "Common Council") previously approved the Plan Commission Order by Common Council Resolution 2014-07; and

WHEREAS, as part of the previous approval various public improvement projects were listed as part of the Economic Development Plan; and

WHEREAS, a number of those projects including the continued redevelopment of the former Uniroyal properties and the acquisition of a blighted commercial properties in the downtown/in the area improvement project were included in the economic development plan; and

WHEREAS, the Administration is asking the legislative body for its review and approval of adding certain properties to the City's acquisition list to implement a portion of these projects; and

WHEREAS, the description of the property proposed to be added is as follows:

324 West Mishawaka Avenue

Lot 21 & W 1/2 Of Lot 20 Lawrence & Battells Bl 25

Tax key number: 016-2006-0200

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Mishawaka, Indiana, as follows:

1. The referenced parcel is hereby added to the City's acquisition list as part of the consolidated area improvement projects
2. This Resolution shall be in full force and effect from and after its passage by the Common Council.

Passed and adopted at a meeting of the Common Council of the City of Mishawaka, Indiana, held on October 19th, 2020.

COMMON COUNCIL OF THE
CITY OF MISHAWAKA, INDIANA

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

Presented by me to the Mayor of the City of Mishawaka, Indiana, on the _____
day of October, 2020, at the hour of _____ .m.

Deborah S. Block, IAMC, MMC, City Clerk

This Resolution approved and signed by me on the ____ day of October, 2020, at
the hour of _____ .m.

David A. Wood
Mayor of the City of Mishawaka, Indiana



BUY AND SELL AGREEMENT

THIS AGREEMENT, made and entered into as of the 1st day of September, 2020 by and between Centennial Properties Inc., hereinafter referred to as "Seller", and **CITY OF MISHAWAKA**, acting by and through its Redevelopment Commission, hereinafter referred to as "Buyer", All of St. Joseph County, State of Indiana,

WITNESSETH THAT:

The Seller promises and agrees to sell and convey to the Buyer, and the Buyer promises and agrees to purchase of and from the Seller, for the sum of one hundred and twenty-five thousand dollars and zero cents (\$125,000.00) the property and homes located at 324 West Mishawaka Avenue, City of Mishawaka, St. Joseph County, Indiana, more particularly described as follows:

Lot 21 & W 1/2 Of Lot 20 Lawrence & Battells Bl 25

Tax key number: 016-2006-0200

This purchase is contingent on the following:

1. Upon the Seller's approval of this agreement, the Buyer will order two appraisals of the property. The average of the two appraisals performed by the seller must meet or exceed the offer price for each parcel, or this agreement shall be considered null and void, unless a reduction in price is jointly agreed upon by both the Buyer and Seller.
2. As a public entity, the Buyer is subject to specific purchasing laws identified by the Indiana Code. This includes adding this property to an official acquisition list that requires the approval of the Common Council of the City of Mishawaka.
3. The Seller shall remove and properly dispose of any chemicals or loose non-building materials that require special disposal and cannot be disposed of as part of standard City of Mishawaka residential trash service. All disposal shall be done in accordance with applicable laws and restrictions.

Subject to and upon the terms and conditions hereinafter set forth:

1. Buyer shall obtain, at Buyer's expense, a commitment for a \$125,000 Owner's Policy of Title Insurance in which the title insurance company shall agree to insure merchantable title in the name of the Buyer after delivery of a Deed to Buyer from Seller for the property located at 324 West Mishawaka Avenue. Any defects in title which tend to render the same un-merchantable shall be submitted by the Buyer to the Seller in writing and the Seller shall be given reasonable time to correct the same. If the Seller shall fail or refuse to cause such defects to be corrected, Buyer shall have the option of accepting title subject to defects, or of terminating this Agreement.
2. After the title to the described real estate has been approved by the Buyer, and upon payment of the balance of the purchase price by the Buyer to the Seller, the Seller shall execute and deliver a Warranty Deed conveying the real estate above described to the Buyer, free and clear of all liens and encumbrances, except as provided herein, and subject to all covenants, restrictions, easements, and zoning ordinances of record.
3. It is understood and agreed by the parties hereto that Buyer is purchasing the real estate and personal property covered by this agreement in an "as is" condition and that Seller has made no guarantees or warranties, expressed or implied, concerning said personal property, real estate, or any improvements thereon.
4. Pending the timely delivery of the aforementioned appraisals, this transaction shall be closed on or about the 2nd day of November, 2020. This time frame may be extended by the Seller as may be requested not to extend beyond March 1, 2021 without the consent of the Buyer. It is understood that the Buyer wants to extend to the Seller an extended period of time to address the potential relocation of tenants as may be needed.
5. Seller shall deliver possession of the real estate above described to the Buyer at the time of closing. The Seller has identified that no tenants will be residing on the property at the time of closing. Furthermore, the Seller agrees to deliver possession to the buyer with no tenants occupying the premises nor with any tenants holding any lease hold

interest in the property. The Buyer shall be permitted to inspect the premises on the day of closing to insure the building is not occupied.

6. Seller, at their option, shall have the right to limited salvage rights in the real estate. All such salvage rights are to be approved by the Buyer prior to Seller exercising their salvage rights. Salvage shall specifically not include anything that would structurally modify or impact the structure. As part of any salvage, the Seller shall be responsible for maintaining a secure structure not creating any openings that would freely allow birds, animals, or people to enter the building. The Seller shall have the time up to the closing of the transaction to complete any desired salvage work.
7. Risk of loss or damage to any improvements located upon the real estate above described shall remain with the Seller until the time of delivery of the Warranty Deed conveying title from Seller to Buyer and possession of the premises by Buyer.
8. Seller acknowledges that because Federal Funds may be used by the Buyer in the purchase of the subject property that the sale on behalf of the Seller is voluntary. Seller further acknowledges that the Buyer will not use the power of eminent domain to acquire the property. Seller acknowledges that the estimate of the fair market value of all the properties to be \$125,000. Seller further acknowledges that since the purchase is a voluntary, arm's length transaction, Seller would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), or any other law or regulation.
9. Seller shall pay any unpaid taxes and assessments for prior years. Taxes for the current year shall be prorated to the date of closing based upon the last official tax rate.
10. The covenants, agreements, and conditions herein contained shall be binding upon the parties hereto and shall also extend to and be binding upon their respective heirs, legal representatives, and assigns.

11. The Seller shall assist with and provide any historical documentation relative to known environmental conditions on the property including but not limited to underground tanks and other existing conditions on the property of an environmental nature. This shall include any existing environmental reports such as a Phase 1 or Phase 2 environmental studies as may exist.
12. Vendor's Affidavit. Seller shall provide Buyer with an executed Vendor's Affidavit at the Closing in form acceptable to the Title Company.
13. In addition to any other obligations assumed by Seller hereunder, Seller shall pay for deed preparation, and one-half (1/2) of Title Company closing fees. Buyer shall pay the other one-half (1/2) of closing fees, plus the costs associated with recording the deed.
14. Seller shall be responsible for maintaining all properties until closing and for paying for all necessary maintenance, utilities, and repairs to keep the properties code compliant. Seller shall also maintain a proper insurance on the property until closing, fully insuring it against loss.
15. In the event that the Seller or Buyer breaches any of the terms of this Agreement and the party not in default employs attorneys to protect or to enforce its rights hereunder and prevails, then the party in default agrees to pay all reasonable costs, attorney fees, and expenses incurred by the party not in default in enforcing the covenants and agreements contained herein.
16. No modification to this Agreement shall be valid unless in writing and signed by all parties.
17. If any provision of this Agreement is deemed void or unenforceable, the same shall in no way impair the validity or enforceability of any other provisions of this Agreement, which shall remain in full force and effect.

18. It is expressly agreed and understood that this Agreement contains all of the agreements of the parties and that no verbal agreements of any kind shall be binding upon the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

BUYER

SELLER

CITY OF MISHAWAKA, acting by and
Through its Redevelopment Commission
By:

Centennial Properties Inc.

Gary O'Dell, President

Signature) *Randy Beckham*

Printed Name *RANDY BECKHAM*

Title *PRESIDENT*

Kris Ermeti, Secretary

SEP 11 2020

CITY CLERK
MISHAWAKA, IN

PETITION #20-20

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-32

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:

Lots A, B, & C of Wally Boochers Replat of Lots 1, 2, & 3 of Richard C. Boocher Cleveland Road Subdivision, including the adjacent 40' south to the centerline of Cleveland Road

COMMON ADDRESSES: 15165, 15195, and 15201 Cleveland Road, Granger

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 R-3 Multi-Family Residential District.

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

1. Existing Conditions - The subject parcels are located along a moderately travelled section of Cleveland Road on which traffic volumes are expected to remain relatively constant. Cleveland Road between State Road 23 and Fir Road does not serve as a major east-west corridor into the city. Adjacent land uses include single-family residential properties to the north, west, and east, and commercial and single-family residential properties to the south approved for future commercial use.
2. Character of Buildings in Area - The character of buildings and land uses located along the Cleveland Road corridor from State Road 23 to the west to Fir Road to the east vary greatly. Buildings and uses include low-density single-family residential homes, an assisted living/memory care facility, an independent living senior facility, a residential apartment complex, a church, and a medical office building.

Proposed Ordinance No. 20-32

Ordinance No. _____

3. The most desirable/highest and best use – With the completion of Beacon Parkway to the north, commercial and multi-family residential development along Fir Road, and to a lesser extent along Cleveland Road, is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed multi-family residential use is compatible with the adjacent single-family residential and medical office uses.
5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-family use is reasonably consistent with adjacent and changing land uses along the Cleveland and Fir Road corridors.

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

STAFF REPORT

General Location: Vacant Land North of Cleveland Road approximately
350' West of Fir Road

Date: September 9, 2020

Petition: 20-20 Annexation, Establish Zoning, and Preliminary Site
Plan for a proposed multi-family residential townhome
development

Prepared By: DJS

GENERAL INFORMATION

Applicants: Lionshead Development LLC / Legacy Builders & Spalding Design Group

Status: Property Owner / Contingent Developer & Architect

Request: To annex, establish zoning, and approve a preliminary site plan to allow for
the construction of a 73 unit multi-family residential townhome development

Existing Zoning: R Single Family Residential (Three western parcels in unincorporated St.
Joseph County) & R-3 Multi-Family Residential District (Three eastern parcels
annexed in 2016 per Petition 16-32)

Proposed Zoning: R-3 Multiple Family Residential District

Lot Size: 6.4 acres including 3.4 acres to be annexed with this petition and 3.0 acres
currently within city limits

Applicable Regulations: Section 137-215 thru 137-217 / R-3 Multiple Family Residential
Section 137-41 / Amendments to the Zoning Map &
Indiana Code 36-4-3-2.1 and 36-4-3-3.1

SPECIAL INFORMATION

Area Development
Pattern:

North: R Single Family Residential – Unincorporated (Vacant Wooded
Area & Single-Family Home north of a Pond)

South: C-6 Linear Office Commercial (Medical Office / Indiana Pain &
Spine Clinic) & S-2 Planned Unit Development (Single Family
Home / Approved for C-1 General Commercial District use)

East: R Single Family Residential – Unincorporated (Single-Family
Residential) & O Office – Unincorporated (Medical Office /
Granger Oral Surgery & Dental Implants)

West: R Residential – Unincorporated (Single-Family Residential)

Thoroughfare: Cleveland Road

School District: Penn-Harris-Madison School Corporation

Public Utilities: All public utilities are either available or will be extended to/throughout the
site at the owner's/developer's expense.

Comprehensive Plan: This area was not included in the extents of the Mishawaka 2000
Comprehensive Plan.

ANALYSIS

Proposal:

The applicant is proposing to annex, establish zoning, and approve a preliminary site plan to allow for the construction of a 73 unit multi-family residential townhome development.

The 6.4 acre site is located on the north side of Cleveland Road west of Fir Road and consists of six separate parcels. The three eastern parcels, which include tax parcels #030-1007-0076.04, #030-1007-0076.07, and #030-1007-0076.35, are currently within the City limits being annexed in 2016 (Ord. 5557/Petition 16-32). These parcels were initially proposed for development with 29 townhomes. The three western parcels to be annexed with this petition include tax parcels #006-1007-0076.05, #006-1007-0077, and #006-1007-0077.01. All six parcels are vacant.

As indicated on the preliminary site plan, the project will include 73 individually owned units within 17 separate buildings. The project will likely be developed in multiple phases based upon market demand. Specifics on the phasing as to the number of buildings/units and which part of the site will be initially development were not identified. The overall density will be 11.4 units per acre. A total of 110 parking spaces are required for the proposed 73 residential units (1.5 spaces per unit). Although not specified on the preliminary site plan, it appears that 194 parking spaces will be provided with 146 spaces (two per unit) within the attached garages and 48 visitor spaces in surface parking lots. This equates to a ratio of 2.66 spaces per unit. It is assumed that 2 spaces will be provided within each unit based upon the previous townhome design submitted with the prior annexation and zoning petition in 2016. The same architect is involved in the project.

The applicant is requesting a zoning classification of R-3 Multiple Family Residential District for the proposed annexation area to match the existing zoning within the eastern part of the site. The western three parcels were not included in the prior annexation and zoning since they were not under the applicant's control at that time. With the current petition, the applicant is proposing to expand the previously approved multi-family residential use. The preliminary site plan shows the developer's intent to comply with the required height, area, and development regulations for the R-3 District (building and parking setbacks, off-street parking requirements, etc.). Developmental variances may be required based on a refined future final site plan.

One access off of Cleveland Road is proposed to serve the development. The Engineering Department commented that an additional access, or fire lane, will likely be required by the Fire Department. The taper for the proposed deceleration lane appears to be short and will require a 30:1 taper for the posted 40 MPH speed limit. These comments shall be addressed during the final site plan review process. The preliminary site plan shows an existing road on the south side of Cleveland Road near the proposed entrance. It should be noted that this road, previously Fir Trail, was vacated in 2015 (Ord. 5506/Petition 15-33) with new curb being installed to remove access to the south. All drives and parking lots interior to the site will be privately owned and maintained.

Due to the project being located within a future Juday Creek 5-year well head protection area, stormwater runoff cannot be handled on-site via a system of drywells. All runoff will have to be maintained on-site via a surface stormwater retention or detention basin.

All landscaping/screening, architecture materials and colors of the buildings, and screening of the dumpster areas shall comply with commercial district requirements.

If the proposed zoning and annexation request is approved, a detailed final site plan shall be submitted to address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm water drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements.

Annexation:

In late 2016, the three eastern parcels within the site were annexed into the City for a proposed 29 unit multi-family residential townhome development (Ord. 5557/Petition 16-32). A 3.4 acre area including the

three western parcels to be annexed with this petition proposes to expand the previously approved multi-family residential use. All six parcels are vacant.

Per Indiana State annexation laws, a parcel is required to share one-eighth, or 12.5%, of its boundary with the existing City boundary in order to be annexed. With the previous annexation as outlined above, approximately 435.32 feet, or 27%, of the total 1613.94 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

Location/Context:

The site is located on the north side of Cleveland Road approximately 350' west of Fir Road, and is bordered to the north by a heavily wooded single-family residential property and 3.8 acre pond located within unincorporated St. Joseph County; to the west by a single-family residential property located within unincorporated St. Joseph County; to the south by commercial property partially developed with a medical office and a single-family residential property approved for commercial use; and to the east by a single-family residential property and medical office located within unincorporated St. Joseph County.

Zoning Change:

Staff feels that the proposed zoning of the three western parcels for multi-family residential purposes is appropriate given that part of the property was previously approved for the same use and the adjacent commercial growth along Cleveland Road, Fir Road, and East University Drive to the south. With the completion of Beacon Parkway to the north, providing a major gateway into the City from the Toll Road, development pressures along the Fir Road and Cleveland Road corridors will only intensify in the future.

Transportation/Roads:

According to the latest available traffic counts from June 2019, there were 7,500 annual average daily trips (AADT) along Cleveland Road west of Fir Road. This represents a 36% increase over the last five years. Traffic counts at this location were consistently around 5,500 AADT between 2007 and 2015. Traffic likely increased due to the opening of Beacon Parkway in the spring of 2015. Counts are not expected to significantly increase in the future.

The 2045 Transportation Plan, prepared by the Michiana Area Council of Government with input from City staff, does not show any planned added travel lanes along Cleveland Road from State Road 23 to Bittersweet Road. However, the plan does include added travel lanes along Cleveland Road from Bittersweet Road to Ash Road (St. Joseph – Elkhart County line). The projected completion year for this added capacity project is 2045.

All pertinent City Departments have reviewed and approved the proposed annexation, rezoning and preliminary site plan.

In addition to the prior comments in this report, the Engineering, Electric, and Water Departments provided the following comments:

Engineering Department:

1. Sanitary and water lines shall be extended to the site to serve the proposed development.
2. Stormwater management shall be handled on site per City standards.

These comments shall be addressed with the final site plan.

Electric Department:

1. The 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.

Water Department:

1. The project is located within a future Juday Creek 5-year well head protection area pending the construction of a new well field to the northeast of the Douglas Road and Fir Road intersection.

RECOMMENDATION

Staff recommends in **favor** of Petition 20-20 to annex, establish zoning, and approve a preliminary site plan for property located on the north side of Cleveland Road west of Fir Road to allow for the construction of a proposed 73 unit multi-family residential townhome development.

This recommendation is based upon the following Findings of Fact:

1. Existing Conditions - The subject parcels are located along a moderately travelled section of Cleveland Road on which traffic volumes are expected to remain relatively constant. Cleveland Road between State Road 23 and Fir Road does not serve as a major east-west corridor into the city. Adjacent land uses include single-family residential properties to the north, west, and east, and commercial and single family residential properties to the south approved for future commercial use.
2. Character of Buildings in Area - The character of buildings and land uses located along the Cleveland Road corridor from State Road 23 to the west to Fir Road to the east vary greatly. Buildings and uses include low-density single family residential homes, an assisted living/memory care facility, an independent living senior facility, a residential apartment complex, a church, and a medical office building.
3. The most desirable/highest and best use - With the completion of Beacon Parkway to the north, commercial and multi-family residential development along Fir Road, and to a lesser extent along Cleveland Road, is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed multi-family residential use is compatible with the adjacent single-family residential and medical office uses.
5. Comprehensive Plan - This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-family use is reasonably consistent with adjacent and changing land uses along the Cleveland and Fir Road corridors.

ATTACHMENTS

Aerial Photograph, Photographs of Site Area, Zoning & Annexation Petition, Preliminary Site Plan, Location Map



Aerial Photograph - Vacant Land N. of Cleveland Road & W. of Fir Road
Proposed 73 Unit Multi-Family Residential Townhome Development



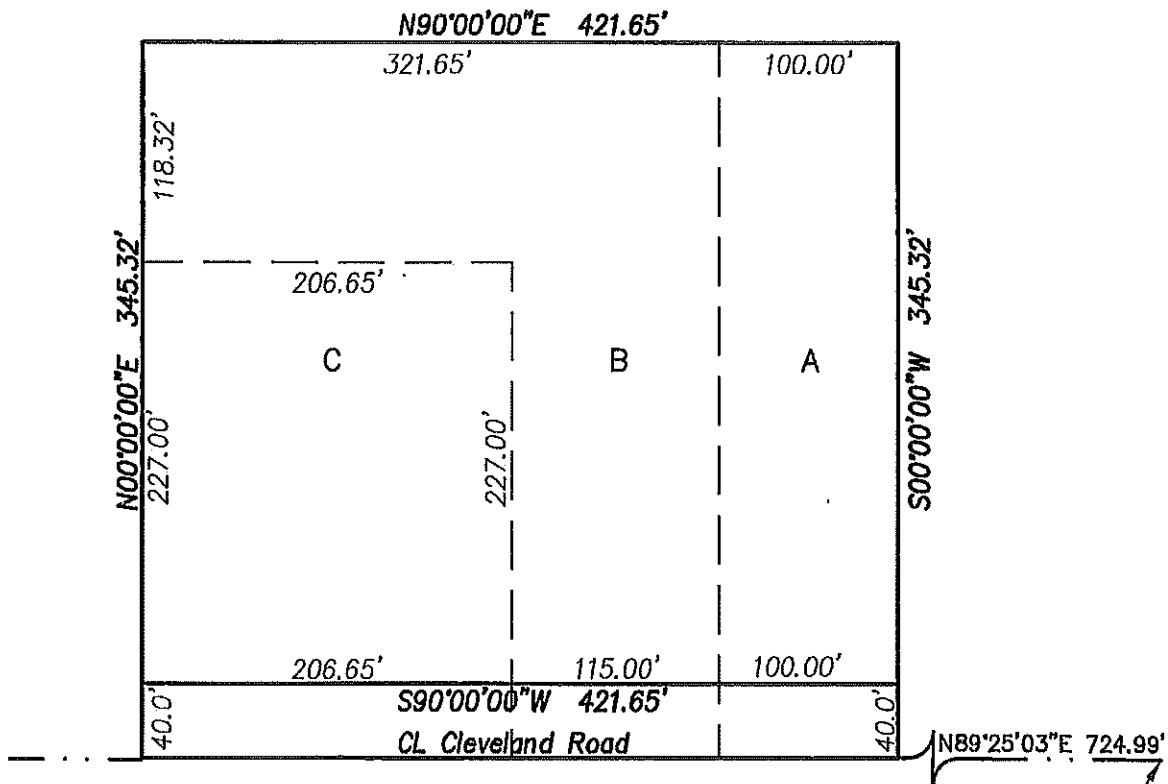
P1. Looking northeasterly from Cleveland Road toward the property to be annexed.



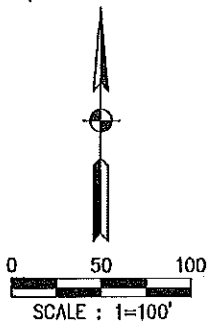
P2. Looking westerly from Cleveland Road toward the site.

EXHIBIT DRAWING

BEING A PART OF THE SOUTHEAST QUARTER SECTION 22,
TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP,
ST. JOSEPH COUNTY, INDIANA



SE COR SEC. 22
T38N R3E



ABONMARCHE

315 W. Jefferson Blvd.
South Bend, IN 46601
T 574.232.8700
F 574.251.4440
abonmarche.com

Benton Harbor
Ellettsville
Goshen
Hobart
Lafayette
Engineering • Architecture • Land Surveying

Portage
South Bend
South Haven
Valparaiso

PREPARED FOR:
LEGACY HOMES
50525 ARBORWOOD COURT
GRANGER, INDIANA 46530

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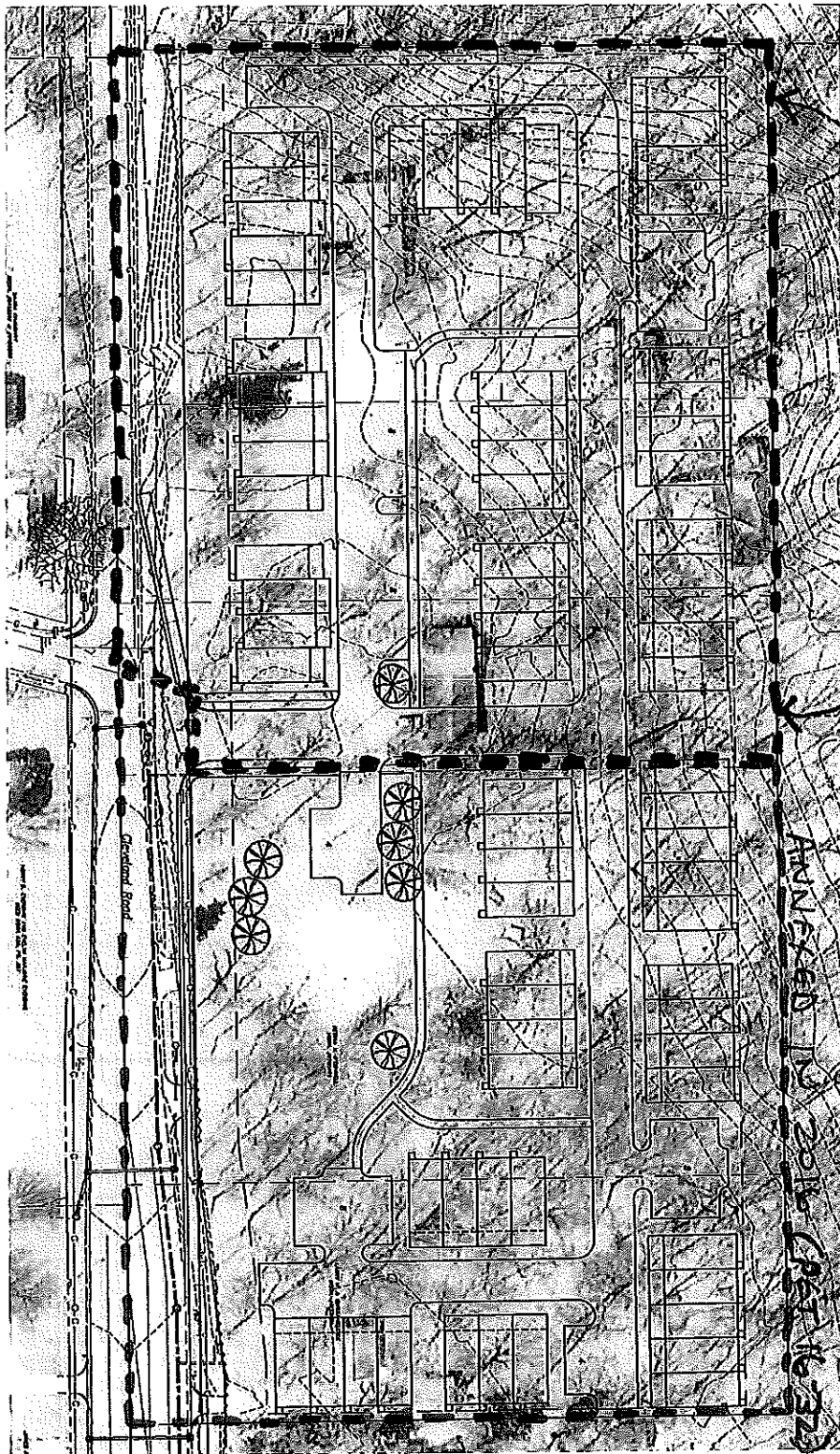
SCALE: 1" = 100'

JOB #: PMT JOB

SHEET 1 OF 5

AREA ANNEXED WITH THIS PETITION

ANNEXED IN 2016 (PET 16-32)



73 Units
48 Visitor Spaces

RECEIVED
AUG 19 2020

ECORP INC
COMMUNITY DEVELOPMENT
PLANNING

CONCEPTUAL LAYOUT

CLEVELAND TOWNHOMES
CLEVELAND ROAD
GRANGER, INDIANA

ABONMARCHE

300 N. 1st Street
Granger, IN 46032
773.222.2700
201.425.4100
abonmarche.com

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Engineering • Architecture • Land Surveying

DATE: August 19, 2020

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

FROM: Mike Huber
Abonmarhce Consultants
315 W. Jefferson Blvd.
South Bend, Indiana 46601
(574) 347-4610
mhuber@abonmarhce.com

RE: Petition for Annexation and Zoning Classification

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

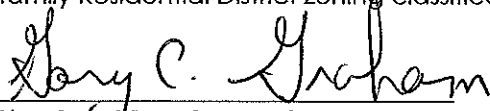
Lots A, B, & C of Wally Boochers Replat of Lots 1, 2, & 3 of Richard C Boocher Cleveland Road Subdivision, including the adjacent 40' south to the centerline of Cleveland Road.

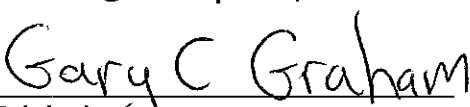
Petitioners own one-hundred (100%) percent of the above-described parcel of land which is located in the State of Indiana and that petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a R-3 Multi-family Residential District. Petitioners further state they intend to utilize said land for a townhome style multifamily development.

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

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

Wherefore, Petitioners respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a R-3 Multi-family Residential District zoning classification.

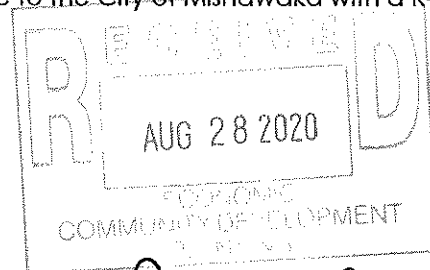

Lionshead Development, LLC


Printed

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DEBORAH S. BLOCK, MMC

AUG 27 2020

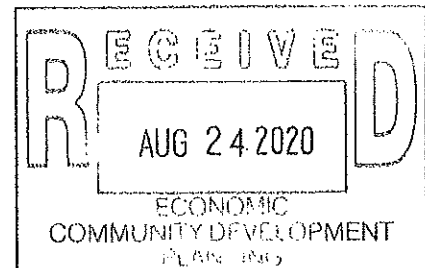
CITY CLERK
MISHAWAKA, IN



**WALLY BOOCHER'S REPLAT OF LOTS 1, 2 and 3 OF
RICHARD C. BOOCHER CLEVELAND ROAD SUBDIVISION
LEGAL DESCRIPTION**

A part of the East Half of the Southeast Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, St Joseph County, Indiana, described as follows:

Beginning at the Southwest corner of Lot 3 of Richard C Boocher Cleveland Road Subdivision as recorded on May 8, 1968 in Plat Book 23, page B, in the office of the Recorder of St. Joseph County, Indiana; thence North 00°00'00" East 345.32 feet; thence North 90°00'00" East 421.65 feet; thence South 00°00'00" West 345.32 feet, thence South 90°00'00" West 421.65 feet, along the North right-of-way line of Cleveland Road to the Point of beginning and containing 3.34 acres, more or less. The tract described above contains 3 lots lettered A, B and C, along with the adjacent 40' South to the Centerline of Cleveland Road.



GRANDE VISTA DR



PET 20-20

EXISTING CITY
LIMITS

R-3

R-3

R-3

CLEVELAND RD

CLEVELAND RD.

EXISTING CITY LIMITS

C-6

C-6

S-2

N FIR RD

Location Map

PET 20-20

LIONSHEAD DEVELOPMENT LLC
(OWNER)

15165, 15195 & 15201
CLEVELAND ROAD

ANNEXATION AND REZONING
FOR A PROPOSED MULTI-FAMILY
TOWNHOME DEVELOPMENT

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
Generated 9/18/2020 11:17:40 AM

Proposed Ordinance No. 2020-33 Ordinance / Resolution Number:

Be it ordained/resolved by the **Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2021** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **MISHAWAKA CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

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

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Mishawaka Common Council	Common Council and Mayor	10/19/2020

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$36,640,673	\$31,231,014	2.5539
0254	LOCAL INCOME TAX	\$2,600,562	\$0	0.0000
0341	FIRE PENSION	\$2,000,000	\$0	0.0000
0342	POLICE PENSION	\$1,400,000	\$0	0.0000
0706	LOCAL ROAD & STREET	\$552,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$3,558,408	\$2,438,405	0.1994
1151	CONTINUING EDUCATION	\$100,000	\$0	0.0000
1301	PARK & RECREATION	\$3,904,375	\$4,772,073	0.3902
1310	PARK NONREVERTING - CAPITAL	\$333,400	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$113,739	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$650,000	\$2,129,533	0.1741
2411	ECONOMIC DEV INCOME TAX CREDIT	\$4,154,332	\$0	0.0000
6290	CUMULATIVE SEWER	\$2,325,000	\$0	0.0000
		\$58,332,489	\$40,571,025	3.3176

1st Reading 9-21-20
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 18 2020
CITY CLERK
MISHAWAKA, IN

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
 Generated 9/18/2020 11:17:40 AM

Name		Signature
Ronald S Banicki	Aye ☐ Nay ☐ Abstain ☐	
Michael A Bellovich	Aye ☐ Nay ☐ Abstain ☐	
S Michael Compton	Aye ☐ Nay ☐ Abstain ☐	
Margaret DeMaegd	Aye ☐ Nay ☐ Abstain ☐	
Dale E "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	
Anthony A Hazen	Aye ☐ Nay ☐ Abstain ☐	
Gregg A Hixenbaugh	Aye ☐ Nay ☐ Abstain ☐	
Matthew T Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Mary C Willson (Kate Voelker	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah S. Block	City Clerk	

MAYOR ACTION (For City use only)

Name		Signature	Date
David A. Wood	Approve ☐ Veto ☐		

SEP 30 2020

PROPOSED ORDINANCE NO. 2020- 35

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021

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

Section 1. The biweekly salaries of the following elected officials of the City of Mishawaka, Indiana, for the fiscal year beginning January 1, 2021 shall be payable in 26 equal biweekly pay periods beginning January 8, 2021 in the following amounts:

	Biweekly salary
Mayor	\$ 3,169.40
Clerk	2,249.61
Council member	469.22

Section 2. Clerk Certifications

IN ACCREDITED MUNICIPAL CLERK (IAMC)	38.47
CERTIFIED MUNICIPAL CLERK (CMC)	48.08
MASTER MUNICIPAL CLERK (MMC)	67.31
CERTIFIED PUBLIC FINANCE ADMINISTRATOR (CPFA)	38.47

The MMC pay substitutes and replaces the CMC pay. Pursuant to the IIMC rules, the MMC replaces the CMC and that later designation is dropped.

Section 3. Any prior ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its publication, passage, signing and due attestation.

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

This _____ day of October, 2020, at _____ o'clock, __. m.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor, this _____ day of October 2020, at
_____ o'clock, ____ m.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of October, 2020, at _____ o'clock, ____ m.

David A. Wood, Mayor

SEP 30 2020

PROPOSED ORDINANCE NO. 2020-36

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND
TRANSFERRING AND REAPPROPRIATING FUNDS
WITHIN THE BUDGET ADOPTED FOR THE
CALENDAR YEAR ENDING DECEMBER 31, 2020

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

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Public Safety LOIT for the budget adopted for the fiscal year ending December 31, 2020.

Section 2. There is hereby transferred and reappropriated the sum of \$235,010.00 as follows:

Public Safety LOIT Fund

From: Capital Outlays

211-50-445-08	Police Equipment for cars	\$ 78,810.00
211-50-445-09	Police Cars	<u>\$156,200.00</u>
		\$235,010.00

To: Debt Service

211-50-438-01	Principal	\$ 95,687.00
211-50-438-02	Interest	\$ 4,323.00
<u>Repairs and Maintenance</u>		
211-50-436-90	Service Contracts	<u>\$135,000.00</u>
		\$235,010.00

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

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

_____ day of _____, 2020 at _____ o'clock, _____. M.

Gregg Hixenbaugh, 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



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Date: September 30, 2020
To: Honorable Members of the Common Council
From: Rebecca Miller
Re: **Transfer of Funds – Public Safety LIT**

For first reading on October 5th I am requesting a transfer of funds from account lines budgeted to purchase police cars and their equipment to account lines to lease fully equipped police cars and service contracts.

For the 2020 budget it turned out we needed to purchase quite a few cars and the Indiana Bond Bank had a favorable lease rate of 1.8%. I expect we will continue to lease police cars as long as the rates are favorable, and we are purging our fleet of high maintenance vehicles.

The service contract transfer is mostly due to Motorola bringing to our attention a large group of unpaid invoices from previous years that were past due.

Please contact me with any questions.

c: David A. Wood – Mayor
Ken Witkowski – Police Chief