REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

January 4, 2022

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, January 4, 2022 at 7:00PM. The meeting was called to order by City Clerk Debbie Ladayga Block. All were asked to stand for the Pledge of Allegiance.

Clerk Boston called the roll.

Roll Call.
Present: Mrs. DeMaegd (P), Mr. Banicki (P), Mr. Hazen (P), Mr. Mammolenti (P), Mr. Emmons (P), Mr. Bellovich (P), Mr. Compton (P), Mrs. Voelker (P), Mr. Hixenbaugh (P)
P: Present E: Electronically Participating A: Absent

Others Present: Clerk Block, Mike Trippel

Members attending virtually do so by WebEx. Public that attend can participate by WebEx or observe meetings by YouTube or Facebook live. The Council meetings are also streamed live on Michiana Access on Comcast/AT&T U-verse Channel 99.

Clerk Block opened the floor for nominations for the Mishawaka Common Council the year 2022. Mr. Mammolenti made a motion to nominate Gregg Hixenbaugh as President of the Council for the year 2022. The motion was seconded by Mr. Banicki and Clerk Block entertained a motion to close nominations, which was seconded by Mr. Emmons and a voice vote was held. The motion carried. Clerk Boston called roll for the nomination of Mr. Hixenbaugh for Council President.

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 nomination passed 9-0 and Clerk Block along with the rest of the council congratulated Mr. Hixenbaugh as Council President.

Mr. Hixenbaugh thanked his friends and colleagues on the council and appreciated the opportunity to serve for another year. Mr. Hixenbaugh read a statement reiterating that they were offering the opportunity for members of the public to participate remotely in the meeting. Mr. Hixenbaugh asked members of the public to place their microphones on mute during the meeting with the exception of any public hearing. Mr. Hixenbaugh stated at the appropriate point of the public hearing, he would invite the public to unmute their microphone to submit comments as they wished to make, one person at a time. Mr. Hixenbaugh stated all persons wishing to make public comments would be asked first to state their name and address for the record and after their comments would be asked to again place their microphone on mute. Mr. Hixenbaugh thanked everyone for their cooperation.

Mr. Hixenbaugh opened the floor for nominations for the position of Vice President of the Mishawaka Common Council for the year 2022. Mr. Compton nominated Ron Banicki with a second from Mr. Mammolenti. The chair entertained a motion to close nominations, which was moved by Mr. Compton and seconded by Mr. Mammolenti. The motion carried unanimously under a voice vote and Clerk Block polled the council on the nomination of Mr. Banicki for Council Vice President.

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 nomination passed 9-0 and Clerk Block along with the rest of the council congratulated Mr. Banicki as Council Vice President.

Mr. Banicki thanked everyone for their confidence.

Minutes for the Regular Meeting of December 20, 2021 were approved as received from the Clerk's Office.

Clerk Block read the following resolution by title.

RESOLUTION R2021-32

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: 2572 MIRACLE LANE
Use Variance to allow Outdoor Storage Containers screened by 7' high fencing in C-2 Commercial District – 2572 Miracle Lane – Dunhams Sports

Ed Fisher, Fisher Land Surveying Services - 303 E 3rd Street, represented McKinley Town and Country in their petition for the use variance. Mr. Fisher stated the storage container was behind Dunhams Sporting Goods and it was for their use for excess storage for equipment. Mr. Fisher stated it was an effort by them to stay relevant in the times when there were shortages and they had seasons to deal with, so they needed a place to store certain things until it was time to put them out and rotate their stock. Mr. Fisher stated he would be happy to answer any questions.

Mr. Emmons asked how many containers there were. Mr. Fisher answered there was just one and it was a 40.

Mrs. Voelker asked if the container was already there at the building. Mr. Fisher stated it was and they were told they could have it there until they heard word of approval or non-approval. Mr. Fisher stated he did not know when it was placed, but he believed they contacted Mr. Prince's office regarding the container. Mrs. Voelker asked if it would be moved or not. Mr. Fisher stated where it was currently was where it would stay and it was up against the back of the building with about 20 feet of it sticking out beyond an L in the building and there would be a 7-foot tall fence along the south side of it to block the view from McKinley.

Question was called for at 7:13PM for **RESOLUTION R2021-32 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 proposed resolution passed 9-0.

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

<u>PROPOSED ORDINANCE NO. 2021-50</u>

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.
PUD Amendment to allow continued Single Family Residential Use with new 3,072 SF/20' high Accessory Building – 230 Ireland Rd.

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

William Sinkovics, 230 Ireland Road, spoke in favor of **PROPOSED ORDINANCE NO. 2021-50**. Mr. Sinkovics stated he recently bought the property with the intention of putting up a pull barn. Mr. Sinkovics stated he lived in the city and had many possessions and his company owned a building currently with them in the process of selling out of that building relatively soon so he could look to retire. Mr. Sinkovics stated he looked into buying the building from his business and it would be cost prohibited to do that along with the fact that it was a commercial building zoned industrial. Mr. Sinkovics stated before he purchased the property, he went to the Planning Commission and he was led to believe he would be able to get it rezoned to allow for the building of a pull barn. Mr. Sinkovics stated he was hoping to get it done in November, but the closing date on his house took longer than expected and that was why he was before the council that evening. Mr. Sinkovics stated he hoped the council would approve this proposed ordinance for him.

Mrs. Voelker asked if he in fact did purchase the property and if the building in the back of it was his building. Mr. Sinkovics stated he did purchase it and the building in the back of the property was the neighbors building. Mrs. Voelker asked if his building would be as large. Mr. Sinkovics stated it would be somewhat smaller. Mrs. Voelker stated she was glad he clarified that, because sometimes people will take action before getting the proper variances or zoning. Mr. Sinkovics stated he tried to do everything on the up-and-up. Mr. Sinkovics stated he incurred some substantial expenses already on the properties.

Mr. Bellovich asked what kind of stuff he was talking about storing. Mr. Sinkovics stated he had several motorcycles, a small car collection and some garden equipment. Mr. Sinkovics stated the reason he was hoping to put it large was because he had a 40-foot long camper and if he were to decide to bring that home, he would like somewhere to put it out of the weather.

Mr. Compton asked if the pull barn was just for storage and if he planned on living in it. Mr. Sinkovics stated he did not and he had another property. Mr. Sinkovics stated the house was already on the property. Mr. Compton thanked Mr. Sinkovics and stated he would support this.

Mr. Mammolenti wished Mr. Sinkovics congratulations on his future retirement, knew him for a while, and knew he worked hard on his business. Mr. Mammolenti stated hopefully this passed and he would get what he needed. Mr. Sinkovics stated part of the reason he picked the house he did was because he currently lived 7 minutes and this home was only 8 minutes from his work. Mr. Sinkovics stated he worked 60 hours a week and he was on call every night so it was important it be close to his work.

Mrs. DeMaegd asked if the home next to him that had the large building was classified as in the city. Mr. Sinkovics stated it was in the county. Mrs. DeMaegd asked if his property was the city's end. Mr. Sinkovics stated to his knowledge, he was the only property on the street that was in the city and it was annexed because of the PUD that was set in place.

Mr. Hixenbaugh echoed Mr. Mammolenti's comments and wished Mr. Sinkovics well as he moved into the next stage in his life. Mr. Hixenbaugh congratulated Mr. Sinkovics on the move and stated he was glad he was staying in Mishawaka.

Question was called for at 7:16PM for **PROPOSED ORDINANCE NO. 2021-50 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 proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5776**

PROPOSED ORDINANCE NO. 2021-51

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.
PUD Amendment to allow for Storage Facility – 512 W. Cleveland Rd.

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

Brody Glenn, Centennial American Properties, spoke virtually and spoke in favor of PROPOSED ORDINANCE NO. 2021-51. Mr. Glenn stated he would answer any questions or go through anything the council needed. Mr. Hixenbaugh asked if there were any other details he would like to share with the council before opening up the floor to questions from the council. Mr. Glenn stated they were doing limited access climate control self-storage, which was a use they were doing throughout the country in secondary markets. Mr. Glenn stated there was no direct access to any units from the exterior of the building and all access would be from inside of the building. Mr. Glenn stated the building itself was three stories high and roughly 7,000 square feet. Mr. Glenn stated they had an out parcel between Cleveland Road and the building that they hoped would do some quick service restaurant type of place there to create activation there in front of their store. Mr. Hixenbaugh thanked Mr. Glenn for his comments and opened up the floor for questions.

Mrs. Voelker asked if the self-storage would be in the middle of the parking lot and the restaurant building would be raised and if they were hoping to sell or lease the property. Mr. Glenn stated that was correct and they would raise the existing restaurant there currently and they would build their building on the north side of the building and leave a half acre or so on the south side for some type of QSR. Mrs. Voelker asked what that would look like in the interim and if they would put grass on it or pave it. Mr. Glenn stated it would take them a year or so to build the building from when they had footers in the ground and their plan was to market that at the same time. Mr. Glenn stated if there was not a use for it once they opened the building, they would see that so it was not just dirt and they would make sure it looked as good as it could.

Mr. Compton asked if the units were prefabbed and just set in place or if there was something built in place and if so, who the contractors were. Mr. Glenn stated it was a retail type of construction and they used a 10 by 10 grid but then used what was normally seen in retail. Mr. Glenn stated it was a metal building inside of veneer, which would be brick or some kind of stone material was what the layman or individual would see. Mr. Glenn stated none of it was prefabbed and they would bring all of the units and metal partitions into the building once they got there. Mr. Glenn stated they brought a general contractor with them that built these all over the country and they would sub it out to local subs. Mr. Glenn stated the general contractor oversaw the entire construction project and the subs would all be local, or mostly all of them. Mr. Compton stated they had some activity in that area that had peaked interest from neighbors and asked if he had heard anything from them. Mr. Glenn stated he personally had not heard and Jason Tangersly, who worked with them, may had heard or said something. Mr. Glenn stated they were doing these all over the country and generally, the complaint if there was one was that the building was large. Mr. Glenn stated their use was a quiet use when it came to neighbors and it was a use that was needed. Mr. Glenn stated from the supply and demand standpoint, climate control self-storage was something needed in that trade area. Mr. Glenn stated they did not create many uses with capacity from traffic, utilities, and noise. Mr. Glenn stated there was very little chance they would fail their use and a national operator would operate it. Mr. Glenn stated they had not heard from anyone and this was a use that was compatible with what was around there and a use he thought would be used by the residents within a two-mile trade area. Mr. Compton stated he did not disagree with him and he was just curious with it being surprising he had not heard anything, given what has gone on there before. Mr. Compton wished him luck and he thought it was a good location for something like that.

Mr. Hixenbaugh stated after looking at the staff report and the proposed ordinance, there were a significant amount of conditions built into the matter that needed to be abided by as the project moved into the development stage. Mr. Hixenbaugh stated they had great success with folks outside of the community doing development in Mishawaka and they always wanted to welcome solid developers into the community, but they had problems in the past with people who were not from the community who committed to do things that were not followed through thereafter. Mr. Hixenbaugh asked what kind of confidence he could give the council that the multi-page number of conditions imbedded in the matter before them would be followed through by himself and his company and asked for Mr. Glenn to touch on what type of local representation and person there on the ground would make sure the representations were kept. Mr. Glenn stated they did this throughout the country from Washington to Florida and he certainly recognized Mr. Hixenbaugh's concern with himself being the chair of City of Greenwood Planning Commission in the past. Mr. Glenn stated they would bring their own civil engineers and their own architects from out of town and they liked to hire local landscape architects and local land planners to help them meet the codes and wishes of the jurisdictions. Mr. Glenn stated they were fine with all of the conditions and when most zoning codes were done, it was not contemplated their use and their use was something that came about over the last 10 years or so with climate control self-storage being more prominent. Mr. Glenn stated they were fine having their conditions really being for their building, because that was what their plan was and were confident their building would be there for a long time. Mr. Glenn stated the true cost of their building, excluding land, was around $10 million and once they concluded building it, they expected to be there forever. Mr. Glenn stated with this particular site, the only complication would be the QSR done out front and he knew there was a requirement for a turn lane and a traffic that went along with the sale of that property. Mr. Glenn stated they did not create a lot of traffic when mentioning their use, but the QSR would. Mr. Glenn stated once they had a user for it, they would do a true traffic study reflecting that user and build the road or turn lane on Cleveland for that user. Mr. Glenn answered Mr. Hixenbaugh's second part of his question and stated as far how they would make sure it was refereed, if they did not do what was in the code then they would not have to give them a CO and they would not be able to operate. Mr. Glenn stated they would spend $10 million and if they could not operate a building that would be a major issue with their company and their lenders. Mr. Hixenbaugh asked if they would have some on-site management company or individuals involved in the day-to-day operation and who would confirm that the commitments were kept. Mr. Glenn stated on-site during construction, they would have a general contractor to make sure the building permits were followed. Mr. Glenn stated as far as ongoing operation, Extra Space Storages who operated all of their stores would operate the store going forward. Mr. Glenn stated they would own the store, but it would be branded Extra Space. Mr. Hixenbaugh asked if this was not a situation where they would develop and flip it to someone else as soon as the construction cycle was complete. Mr. Glenn stated their plan was not to turn and flip them even though at some point they would sell the entire platform. Mr. Glenn stated their plan was to own them and let Extra Space operate them. Mr. Glenn stated they were looking for stores in the South Bend market as well and they wanted to come into a market and be the dominant self-storage player in that market. Mr. Hixenbaugh stated if he understood correctly, they had not heard from any neighbors in terms of concerns and it seemed like there were not any type of remonstrance at the Plan Commission. Mr. Glenn stated there was not and it was a very expedited meeting with no opposition at all. Mr. Hixenbaugh then asked other than sending the legally required notice that was part in parcel of those type of proceedings, if they or the company had done any outreach to the neighbors to proactively address any concerns they could have. Mr. Glenn stated they had not and as a company, they were very involved in doing that. Mr. Glenn stated this particular corner was a corner where their use seemed to fit and they did not necessarily think it was something needed to be done, but would happily do it. Mr. Glenn stated they actually seek input from both staff and neighbors because they wanted to be a part of the community and they wanted to community to feel like it is a part of them. Mr. Glenn stated because they had really no opposition, they did not do a big outreach program but would do that when needed. Mr. Hixenbaugh stated he appreciated his answers and after going through other speakers, he would ask their City Planner to come to the podium to talk about a reference in the staff report to some requests made of the company prior to the initiation of the petition. Mr. Hixenbaugh stated he was not sure he quite understood the reference in the staff report, but preliminarily it seemed some of the things they asked them to do were not followed through and it was in the first full paragraph and page two of the staff report. Mr. Hixenbaugh thanked him for his participation and the information he shared as well.

Mr. Mammolenti thanked Mr. Glenn for providing information and stated he had a difficult time finding some examples or some renderings of a similar storage unit they were proposing to build and he asked if he missed it or if they had anything online. Mr. Glenn shared his screen and showed them different elevations of buildings they had built. Mr. Mammolenti also asked what their bread and butter that they typically did with their company. Mr. Glenn stated they had done a lot of redevelopment stuff in downtown Greenville, South Carolina and Greenville had won many awards for what their downtown had become. Mr. Glenn stated on the road, they had done a lot of retail and had been a preferred developer for Walgreens; Trader Joe's and had done those from the state of Washington to Florida. Mr. Glenn stated they currently were doing a self-storage platform in secondary markets throughout the country. Mr. Mammolenti stated he was having a difficult time looking on their website at current projects. Mr. Glenn stated they were not big fans of having tons of information about all of the stuff they did, because when they were doing retail stuff the tenants did not like them having all of that information there since they did not want people knowing what retails they were preferred developers for.

Ken Prince, Executive Director of Planning and Community Development, spoke on the staff report in the proposed ordinance. Mr. Prince stated regarding the language, when looking at the tiny conceptual plan that was included in the staff report, they were combining two things they did not typically do. Mr. Prince stated for the activity of the space and by activity, he meant a more commercial presence along the road, they requested they put the storage in the back and create that parcel in the front. Mr. Prince stated when they showed conceptually that parcel in the front, that development they showed that had no relation to anything since they did not have a tenant, had issues with it. Mr. Prince stated they identified that in the paragraph and reflected that in the conditions that were in the ordinance. Mr. Prince stated anybody that came in would have to comply with the ordinance that would be ultimately adopted, assuming it was adopted, that evening. Mr. Prince stated that was the reason for those comments in the staff report. Mr. Hixenbaugh asked that paragraph aside, if he continued to believe the staff recommendation in favor of the petition and the conditions imbedded in the proposed ordinance were in the best interest of the community. Mr. Prince stated they did.

Question was called for at 7:39PM for **PROPOSED ORDINANCE NO. 2021-51 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 proposed ordinance passed 9-0, thus it became **ORDINACE NO. 5777**

<u>PROPOSED ORDINANCE NO. 2021-52</u>

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.
PUD Amendment to add Two Single Family Homes – The Village at Harrison Creek

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

Terry Lang, Lang, Feeny & Associates, Inc., spoke in favor of **PROPOSED ORDINANCE NO. 2021-52**. Mr. Lang stated the petition before them was a parcel that was part of a PUD for the original Village at Harrison Creek. Mr. Lang stated the parcel was not designated as lots and it was just an unidentified part of it. Mr. Lang stated it was not part of the property that was built upon by Peace Homes when they did the Village at Harrison Creek and Portage Realty owned it separately. Mr. Lang stated the parcel was the last parcel there now and the owners that bought it from Portage Realty was the Barak Group who had been building the entire village at Reverewood. Mr. Lang stated they were looking to amend the PUD so they could put two single-family homes on the parcel that was left there. Mr. Lang stated the lot was large enough to accommodate two homes and the lot would be larger than the home sits located in the Village at Harrison Creek. Mr. Lang stated they were before the council to ask for that amendment and the developer representative was present as well.

Mr. Compton asked if these would be villas or individually owned homes. Mr. Lang stated they would be individually owned homes.

Mr. Mammolenti asked if he could confirm the location and how it would sit. Mr. Mammolenti also asked where the front door would be facing. Mr. Lang stated the front doors would face Beacon. Mr. Mammolenti also asked if the driveways would be entry in off Beacon. Mr. Lang stated that was correct and no driveways would be allowed by the Engineering Department coming in off 12th Street or Harrison.

Mrs. Demaegd asked if the houses would be built in the same style as the surrounding houses or if they would have a different architecture. Mr. Lang stated that was a question the developer representative could answer.

Mr. Hixenbaugh stated there had always been concerns about the water table and how it was structured out there. Mr. Hixenbaugh asked if there was any reason to believe that there would be any particular issues for a neighbor and if the construction of the two homes would upset what was a pleasant existence without any water problems in the vicinity. Mr. Lang stated they would be working with the Engineering Department concerning the new additional storm water that came off the two home sites and if the basin were required to be enlarged, they would enlarge the basin to accommodate that. Mr. Lang stated at this point, the amount of water that fell on that parcel, whether there was a house there or its yard; there would be the same amount of water falling there. Mr. Lang stated they would monitor what the Engineering Department would require for that runoff time of concentration. Mr. Hixenbaugh stated the staff report referred to the extended work he had done in conjunction with their staff to bring them to this point that evening and they appreciated not only the work the staff had done, but also the work he had done to try to bring this to fruition. Mr. Hixenbaugh thanked Mr. Lang.

Thomas DeMeester, Barak Group, spoke in favor of **PROPOSED ORDINANCE NO. 2021-52**. Mr. DeMeester presented to the council a pamphlet that showed the layout of the house and distributed it to them. Mr. DeMeester stated what he presented would be the design of the home and it was a two-story, just shy of 2000 square foot house. Mr. DeMeester stated it was a three bedroom with a flex room that could be used as a nursery, a smaller bedroom or an office space. Mr. DeMeester stated there would be designs that are the same, but there would be aesthetic features on the exterior to give the presentation that they were not the same house. Mr. DeMeester stated the built a quality-built home and they had done the villas at Reverewood. Mr. DeMeester stated they were doing the T section or the estates expansion of Reverwood currently and they did pride themselves on their quality and the quality of their use of their contractors, with this project being no different. Mr. DeMeester gave a little backstory and stated originally, there was an easement there they did not own that was owned by a company from the division of Wiese. Mr. DeMeester stated they initially recorded an air to be part of lot one and attempted to purchase it from the lot owner at lot one. Mr. DeMeester stated due to a Scribner's error in the recording of it, it came back and was not owned by lot one and owned by Wiese with the rights of the HOA to have that strip of land. Mr. DeMeester stated they could not fit any larger of a development there and they originally wanted to continue on the theme with the cul-de-sac type of subdivision, but there was not enough space to pull it off.

Mrs. Demaegd asked if the architecture of the homes they were going to build would be the same as the ones surrounding. Mr. DeMeester stated the ones surrounding were a little older and dated and were all of a tan feature. Mr. DeMeester stated they would not be putting a tan façade to their homes and they would not be matching to existing houses. Mr. DeMeester stated if you were to notice when driving in, the houses would look completely separate from the subdivision.

Mr. Mammolenti stated he lived off Rock Mountain near the newest subdivision they were creating and he was aware of how quickly they sold out at the beginning stages. Mr. Mammolenti stated they may have run into cost issues with the price raising and asked if he anticipated the lots being comparably priced to the ones located in the back. Mr. DeMeester stated that was correct and they would be in that price range. Mr. DeMeester stated he wished he could predict that market better because it depended on subcontractors and supply materials. Mr. DeMeester stated unfortunately, as the prices rose their income and profits did not but it just compensated the expenses to build. Mr. Mammolenti stated he was speaking specifically more towards the lot. Mr. DeMeester stated the lots due sets were a little smaller than the estate lots and would likely be a little less than what the estate lots were. Mr. Mammolenti asked if those would be two story and if they would be mirror images or a completely separate design. Mr. DeMeester stated they would be two story and the one design they had there would be the design of both houses and they would just change the exterior features of it as far as siding colors and stonework. Mr. Mammolenti asked if they would build these prior to finding a buyer. Mr. DeMeester stated that was correct.

Question was called for at 7:51PM for **PROPOSED ORDINANCE NO. 2021-52 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 proposed ordinance passed 9-0, thus it became **ORDINACE NO. 5778**

NEW BUSINESS

Mr. Hixenbaugh announce a series of appointments with respect to their council committees as well as various boards and other opportunities for individuals to serve the community. The chair entertained a motion to approve the council committee assignments and appointments as was reflected on the sheet distributed to the council from the Clerk's Office. The motion was made and seconded to approve the committee assignments and appointments. The motion carried unanimously.

Clerk Block read the names of the individuals who submitted Conflict of Interest Forms. The chair then entertained a motion to accept the Conflict of Interest Forms submitted by the council people reference by Clerk Block. The motion was made and seconded to accept the Conflict of Interest forms. The motion carried unanimously.

Mrs. Demaegd made a reminder of the January West End neighborhood watch meeting being held Tuesday January 11th at St. Bavos at 7PM. Mrs. Demaegd stated it would be an information open forum with attendees in person or virtually on Facebook live. Mrs. Demaegd stated any questions or comments could be sent to the West End Neighborhood Watch group Facebook page and the moderators would have them ready that evening. Mrs. Demaegd stated the meeting would be an hour long with parking on the south side of the church and would be open to all.

Mr. Emmons stated the West End neighborhood meeting usually scheduled on the third Thursday of the month would be held on the second Thursday, which would be the 13th. Mr. Emmons stated their speaker would be Council President Gregg Hixenbaugh who would give an overview of what council duties were and how the council functioned. Mr. Emmons stated Mr. Hixenbaugh would be ready for any questions participants had and should be a very interesting meeting, because they never had the Council President address the neighborhood meetings. Mr. Emmons stated in February, they would go back to the third Thursday and they had a speaker lined up for that meeting. Mr. Emmons stated in March, they would not have a meeting because he would be on vacation. Mr. Emmons stated in April, they would have a meeting scheduled with State Rep. Mrs. Bauer speaking and giving an update on everything occurring at the state legislature. Mr. Emmons stated all were welcome and looked forward to seeing everyone.

Mr. Mammolenti announced the Twin Branch neighborhood watch meeting would host their next meeting off site as they did in November. Mr. Mammolenti stated this meeting would be January 19th at 7PM and they would be doing a tour of the St. Joseph County 911 Dispatch Center. Mr. Mammolenti stated they did this a couple of years ago and it was well attended and it was a great way to get an idea of what those folks dealt with on a day in day out basis. Mr. Mammolenti stated all city residents were welcome.

ADJOURNMENT 7:57PM

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

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