

AGENDA

Monday, October 6, 2014

**Meetings of Standing Committees
Council Conference Room
6:45 P.M.**

**REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of the Minutes of the Previous Regular Meeting**

September 15, 2014

- 5. Petitions, Communications, Remonstrance and Memorials**

Introduction and Swearing In of Mayor Wood's Youth Council

Petition No. 2014-20 Annex and Rezone from R-1 Single Family to I-1 Light Industrial - West of 1904 East McKinley Ave. - Hose Assemblies

Petition No. 2014-21 Annex and Zone Property to C-1 Commercial - North of 124 Cedar Rd - Multiple Business

Petition No. 2014-22 Amend the PUD for Gateway Plaza - NW Corner of Bremen Highway and US 20 Bypass - Self-Storage Facilities

Petition No. 2014-23 Amend the PUD for Toscana Outlot - Lot 26A Toscana Park PUD Phase III - Mixed Uses

- 6. Report of Special Committee**
- 7. Ordinances on First Reading**

P.O. NO. 2014-26 Transfer Funds - Park and Recreation - \$65,000.00

- 8. Resolutions**
- 9. Ordinances on Second Reading**

P.O. NO. 2014-23 Civil City Budget and Tax Levy for 2015 **PRE-ADOPTION NO VOTE**

P.O. NO. 2014-24 School City of Mishawaka Budget for 2015 **PRE-ADOPTION NO VOTE**

P.O. NO. 2014-25 Rezone from I-2 Heavy Industrial to C-1 General Commercial - Skating Rink and Event Center - 1121 West 8th St. (Assigned to Land Use Planning Committee)

- 10. Privilege of the Floor - Non-Agenda Items**
- 11. Unfinished Business**
- 12. New Business**
- 13. Adjournment**

At this time I know of no other business to come before the Council.
Deborah S. Block, IAMC, MMC, City Clerk

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
September 15, 2014

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday September 15, 2014 at 7:00 p.m. The meeting was called to order by President Matt Mammolenti all were asked to stand for the Pledge of Allegiance.



Roll Call.

Present: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman.

Others present; Mary Ellen Hazen Chief Deputy I, Linda Dotson Chief Deputy II, and Council Attorney Mike Trippel.

The minutes from the September 2, 2014 meeting were approved as received from the City Clerk's Office.

Clerk Block read a letter from the Mishawaka board of Zoning appeals Recommendations from their September 9, 2014.

Appeal No. 2014-19 An appeal submitted by Whistle Stop Square Associates, LLC requesting a Use Variance for 3925 Glaser Court to allow warehousing, resale, detailing, and rental of high-end, luxury automobiles on I-1 Light Industrial zoned property. Subject to following conditions

1. An oil/grit interceptor shall be installed in the sanitary sewer system. A plan shall be submitted showing the location and associated plumbing that would be routed to the interceptor, i.e. wash-up, sink, floor drains, etc. This plan shall be reviewed and approved by the City Engineering Department.
2. Outdoor parking of vehicles may be allowed. However, vehicles shall be parked only in the existing on- site parking spaces and the required number of parking spaces for the industrial use portion of the building shall be maintained.

Clerk Block read a letter from the Mishawaka Plan Commission Recommendations from their September 19, 2014.

Petition No. 2014-17 A petition submitted by Stephen J. Phillips requesting to rezone 1121 West Eighth from 1-2 Heavy Industrial District to C-1 General Commercial District

The following proposed ordinances were given first reading, and assigned to committee, to be set for public hearing at the next regular meeting.

PROPOSED ORDINANCE NO. 2014-25

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

(Rezone from I-2 Heavy Industrial to C-1 General Commercial – Skating Rink and Event
Center 1121 West 8th Street.) Assigned to Land Use Planning Committee

Clerk Block read **RESOLUTION NO. 2014-19** opening it for public hearing.

RESOLUTION NO. 2014-19

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

3925 Glaser Court, Mishawaka, Indiana

(Use Variance to allow warehousing, resale, detailing, and rental of high end, luxury
automobiles – 3925 Glaser Court)

Ray Cressy 54745 Windingbrook Drive said he was the owner of the building and he has a prospective tenant to rent the building for showcasing high end automobiles.

Ms. Voelker asked what defines high end automobiles. Mr. Cressy said Porsche, Mercedes, automobiles of that high end nature.

Mr. Mammolenti asked Mr. Cressy about his reference to detailing these automobiles. Mr. Cressy said they would clean them as they brought them in but most of these cars need very little cleaning.

Mr. Emmons asked if this would be like a used car lot. Mr. Cressy said absolutely not, most of the business conducted would be over the internet and people would drive here or fly in to look at them. Mr. Emmons asked if there would be any cars stored outside the building. Mr. Cressy said they would not want to park these types of vehicles outside but there may be a rare occasion to do so.

Question was called for on **RESOLUTION NO. 2014-19** at 7:09 p.m. the **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9). **Yes:** Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman.

PRIVILEGE OF THE FLOOR

Carol Davis 315 West 3rd St. said last Thursday there was a meeting at Albright United Methodist Church dealing with having a homeless shelter to Mishawaka. She said it has its

pros and cons, it was her understanding there are 20 to 25 homeless people in Mishawaka. Ms. Davis said the purpose of a homeless shelter was for people who find themselves in a bad situation and need a hand up not a hand out. She said a shelter consists of single females, males, families with children, childless couples, and homeless vets coming back from a combat area that have suffered from post-traumatic stress who don't think it is safe for them to go home with their families so they live on the street. Ms. Davis said some people think they can group all these people together and put them in a homeless shelter. She said her husband is a minister and has experience in dealing with this; there is a difference between street people who choose to be homeless and people who find themselves in a bad spot. Ms. Davis said the church wants to put this shelter downtown, there is no place downtown to have a homeless shelter the closest place her husband thought possible would be the Old Salvation Army Building. She said personally there are not too many neighborhoods that would welcome a homeless shelter; there is a lot to deal in regards to this.

President Mammolenti thanked Ms. Davis for her comments.

UNFINISHED BUSINESS

Clerk Block read **PROPOSED ORDINANCE NO. 2014-17** opening it for public hearing.

PROPOSED ORDINANCE NO. 2014-17

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

(Vacation of Public Right of Way-North Main Street and East Mishawaka Avenue City of Mishawaka and John Becker 141.67 feet East/West Alley)

Mr. Banicki reported the Land Use Planning Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Reisdorf the motion carried.

John Piraccini 633 Whitney Cove said he was representing Mr. Becker with an apology for postponing the last meeting, he felt this would be an easy process until there was some resistance from the neighbors regarding the traffic pattern through the alley with it being partially vacated. He said in the meantime Mr. Prince Mr. Emmons met with the neighbors, and Mr. Becker explained he would do whatever works. Mr. Piraccini said they would take the wall out at Sarah Street and the alley south of Mishawaka Avenue.

Mr. Piraccini stated Mr. Becker wants to take the old bank building on the corner of Main Street and Mishawaka Avenue and enhance it by adding a canopy balcony overlooking the river walk. He said he was willing to work through the construction period and was willing to dedicate an easement, and also will give up two parking spaces during delivery hours. He was willing to do whatever was needed to get through the construction period.

Mr. Emmons said the alley and easement was narrow and the city has agreed to widen the alley. Mr. Piraccini said they would go in with the city for that project.

Mr. Emmons asked if this passes tonight do we have it on paper or verbally that Mr. Becker would wait until the construction was completed. Mr. Piraccini said he told him that he could communicate with the Council that he gave the dedication to Mr. Prince.

Mr. Mammolenti asked when deliveries were made they would put out a no parking sign in the parking lot during deliveries. Mr. Piraccini said there would be a sign that would say NO Parking During Truck Deliveries and hopefully they would only need two parking spots vacated. Mr. Mammolenti said it would be more of a permanent sign, Mr. Piraccini stated yes and it would be specific.

Mr. Roggeman asked Mr. Prince if he was comfortable going ahead with this at this point. Mr. Prince said on behalf of the administration they would be comfortable going through with this and logistically they think immediate vacation would help with the construction project by providing temporary access to the businesses located there. He said the city would remove the wall immediately and thanked Councilman Emmons for setting up that meeting. Mr. Prince said he agreed with Mr. Piraccini regarding the parking spaces that are at a premium in this spot by only blocking a couple of spaces off during delivery time. He said they like the idea of the city doing the work as the Riverwalk enters Main Street there.

Question was called for at 7:23 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9). **Yes:** Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman. Thus it becomes **ORDINANCE NO. 5453**

Clerk Block read **PROPOSED ORDINANCE NO. 2014-20** opening it for public hearing.

Mr. Compton made a motion to continue all salary ordinances until the October 20th meeting with a second by Roggeman the motion carried.

PROPOSED ORDINANCE NO. 2014-20

AN ORDINANCE FIXING THE SALARIES OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2015 (Elected Officials Salary Ordinance for 2015)

PROPOSED ORDINANCE NO. 2014-21

AN ORDINANCE FIXING THE SALARIES OF ALL SWORN FIRE AND POLICE EMPLOYEES OF THE CITY OF MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2015 (Police and Fire Salary Ordinance for 2015) Continued until the next meeting

PROPOSED ORDINANCE NO. 2014-22

**AN ORDINANCE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY
OF MISHAWAKA EXCEPT THE SWORN FIRE AND POLICE MISHAWAKA
PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA
UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA FOR THE YEAR
BEGINNING JANUARY 1, 2015**

(City Employee Salary Ordinance for 2015)

Continued until the next meeting

NEW BUSINESS

Mr. Emmons said just a reminder the 1st District Neighborhood Watch Meeting would be on Thursday September 18th at St. Bavo School at 7:00 p.m. He said there would be members from the Mishawaka Police Department and Detective Bureau reporting on what was happening in his district.

Mr. Compton said on September 29th, 30th, and October 1st, the Budget and Finance Committee would be meeting at City Hall to meet with different departments regarding the budget.

Mr. Mammolenti said his Twin Branch Neighborhood Watch Meeting would be on Wednesday Sept 17th at 7:00 p.m. at Twin Branch School. He said the Mishawaka Swat Team would have a demonstration of their vehicle.

There being no further business to come before the Council, President Mammolenti adjourned the meeting at 7:27 p.m.

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

Matt Mammolenti
Matt Mammolenti, Presiding Officer

PET 14-20

September 15, 2014

TO THE:

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

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 01 2014

CITY CLERK
MISHAWAKA, IN

Re: Petition for Annexation and Zoning Classification

The undersigned, SLB Corporation, DBA: Hose Assemblies respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

A parcel of land being a part of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana and being more particularly described as follows: Commencing at the Southwest corner of said Section 2; thence East along the South line of said Section 2, a distance of 1542.7 feet to the place of beginning; thence North, a distance of 242 feet; thence West, a distance of 90 feet; thence North, a distance of 60 feet; thence East, a distance of 180.0 feet; thence South, a distance of 302.0 feet to the South line of said Section 2; thence West along said South line, a distance of 90 feet to the place of beginning containing 0.75 acres more or less.

Petitioner owns One Hundred (100%) percent of the above described parcel of land which is located at 1906 E. McKinley Ave., Penn township, St. Joseph County, City of Mishawaka, State of Indiana and that the Petitioner desire the same to be annexed to the City of Mishawaka, Indiana, with a zoning classification of Industrial I-1 district classification desired. Petitioner further state they intend to utilize said land for manufacturing.

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

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

Wherefore, Petitioner pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a zoning classification of Industrial I-1 District.



Matthew Veldman
SLB Corporation DBA: Hose Assemblies

Contact Person:
Lang, Feeney & Associates, Inc.
Terance D. Lang
715 South Michigan Street
South Bend, Indiana 46601 (574-233-1841)

SEP 18 2014



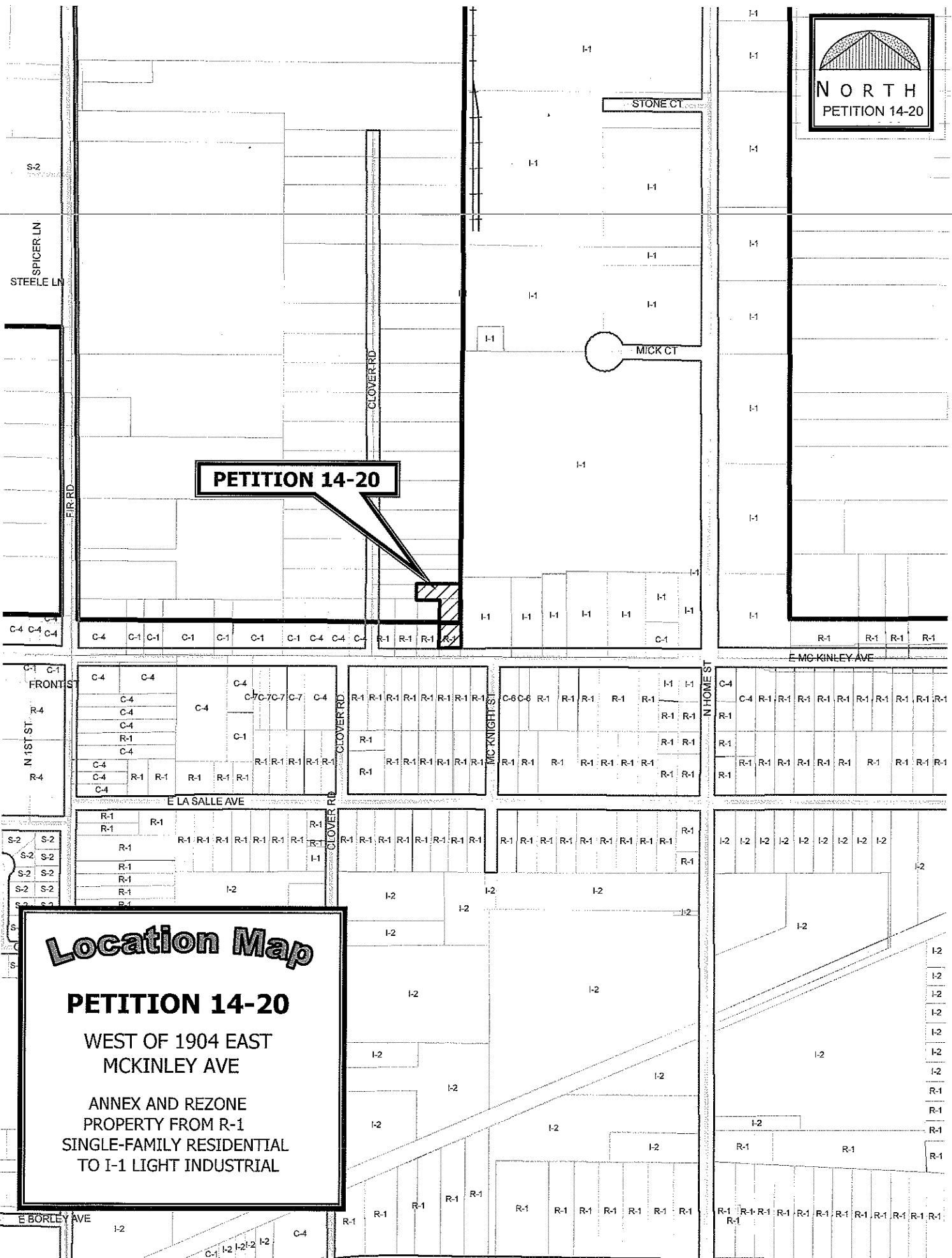
PETITION 14-20

Location Map

PETITION 14-20

WEST OF 1904 EAST
MCKINLEY AVE

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



Ret 14-21

September 15, 2014

RECEIVED
DEBORAH S. BLOCK, MMC

TO THE:

OCT 01 2014

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

CITY CLERK
MISHAWAKA, IN

Re: Petition for Annexation and Zoning Classification

The undersigned, John Ward, respectfully show he is the owner of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

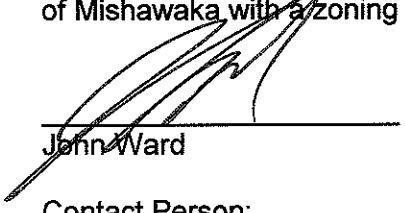
Part of the Northwest Quarter of Section 17, Township 37 North, Range 3 East, St. Joseph County, Indiana, described as beginning at a point of the West Line of said Section 17, 603.75 feet South of the Northwest Corner thereof; thence running East, 168 feet; thence North 102 feet; thence East 296 feet; thence South 286 feet; thence West 464 feet to the West Line of said Section 17; thence North on said West line, 183.45 feet, more or less to the place of beginning. Together with the West ½ of a vacated ally lying East of and adjacent to the above described real estate.

Petitioner, owns One Hundred (100%) percent of the above described parcel of land which is located on Cedar Road, Penn township, St. Joseph County, City of Mishawaka, State of Indiana and that the Petitioner desires the same to be annexed to the City of Mishawaka, Indiana, with a zoning classification of Commercial C-1 District classification desired. Petitioner further state he intend to utilize said land for multiple business.

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

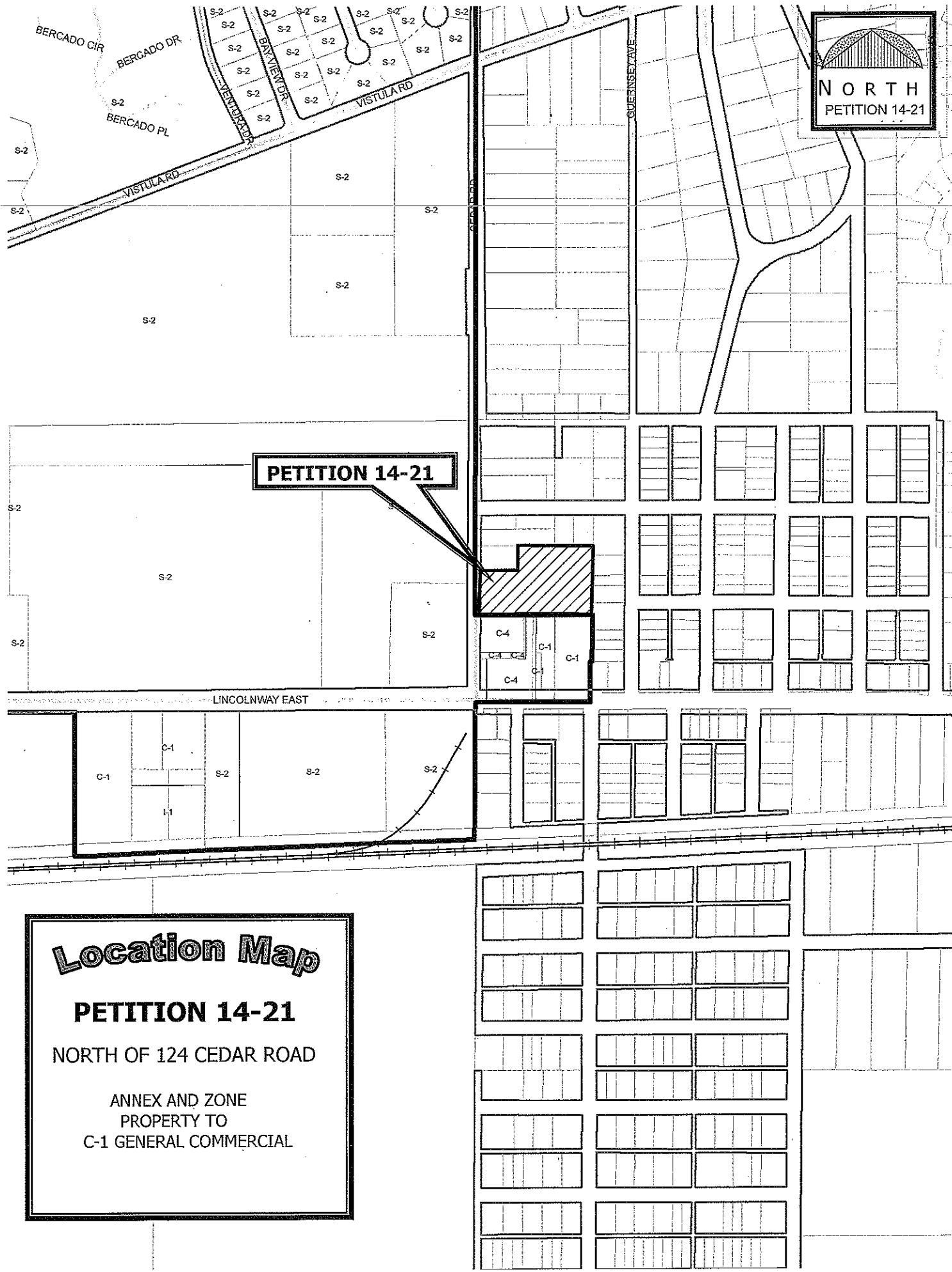
Petitioner further shows this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioner pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a zoning classification of Commercial C-1 District.


John Ward

Contact Person:
Lang, Feeney & Associates, Inc.
Terance D. Lang
715 South Michigan Street
South Bend, Indiana 46601
574-233-1841

SEP 18 2014



Location Map

PETITION 14-21

NORTH OF 124 CEDAR ROAD

ANNEX AND ZONE
PROPERTY TO
C-1 GENERAL COMMERCIAL

DATE: September 24, 2014

SEP 24 2014

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

Pet 14-22
RECEIVED
DEBORAH S. BLOCK, MMC

RE: **PETITION FOR PUD AMENDMENT**

OCT 01 2014

**Gateway Plaza PUD
NW Corner of Bremen Highway and US 20 Bypass**

**CITY CLERK
MISHAWAKA, IN**

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

SEE ATTACHED LEGAL DESCRIPTION

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

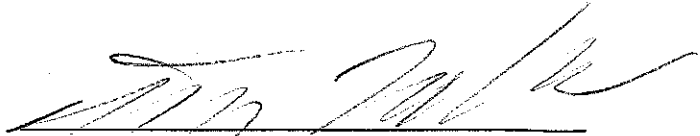
Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 PUD and allows for a Light Industrial use.

Petitioner desires said real estate to be amended as follows:

1. To allow subject parcel to be developed independently from previous PUD that included multiple parcels.
2. To allow an office building to be constructed on a private septic until municipal sanitary sewer is available for connection on adjacent property.
3. Architectural building standards for the self-storage facilities shall be submitted. Architectural building standards/materials for the self-storage facility shall only apply to the eastern most building designated as climate controlled on the planned unit development site plan. Other storage buildings will not be required to comply with the minimum block or glass requirement identified in the City's Design Review Ordinance. Standards/materials determined for the self-storage facility by the developer shall be reviewed and evaluated by the Planning Staff.

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

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


Todd Veldman

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

CONTACT PERSON:

Daryl S. Knip, PE
Abonmarche Consultants, Inc.
750 Lincoln Way East
South Bend, Indiana 46601
(574) 232-8700
dknip@abonmarche.com

LEGAL DESCRIPTION (Per Warranty Deed)

THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER THAT IS 1150.77 FEET SOUTH 89°34'43" EAST FROM SAID NORTH LINES INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°34'43" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1268.58 FEET TO A WESTERLY LINE OF PROPERTY PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS; THENCE FOR THE NEXT FIVE COURSES ALONG SAID WESTERLY LINE AND THE NORTHERN LINE OF SAID U.S. 20 BYPASS: THE FIRST COURSE BEING SOUTH

52°42'24" WEST, A MEASURE DISTANCE OF 307.44 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 66°40'11" WEST, A DISTANCE OF 156.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3217.93 FEET, A CENTRAL ANGLE OF 11°00'00" AND LIMITED IN LENGTH BY A CHORD OF 616.85 FEET THAT BEARS SOUTH 79°12'07" WEST TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1172.45 FEET, A CENTRAL ANGLE OF 05°50'20" AND LIMITED IN LENGTH BY A CHORD OF 119.43 FEET THAT BEARS SOUTH 87°37'17" WEST TO A POINT OF TANGENCY; THENCE NORTH 89°27'33" WEST, A DISTANCE OF 152.45 FEET; THENCE NORTH 00°26'33" WEST, A DISTANCE OF 152.46 FEET; THENCE NORTH 00°28'33" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 376.53 FEET TO THE PLACE OF BEGINNING.

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

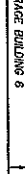
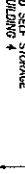
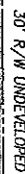
20. DOWNSHIP AT NORTH, BOUND E 1/2 SE 1/4 TOWNSHIP 36 N, RANGE 100 W, AS DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER THAT IS 110.17 FEET SOUTH 0.4734° EAST FROM SAID NORTH LINE OF INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 89° 58' 00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 599 FEET TO THE U.S. 20 PRESS, THENCE FOR THE NEXT 500 FEET ALONG SAID NORTH LINE, TO THE CORNER LOCATED ON THE U.S. 20 PRESS, THENCE FOR THE NEXT 500 FEET ALONG SAID WESTERN LINE, AND THE FOREMEN LINE OF SAID U.S. 20 PRESS, THE FIRST COURSE BEING SOUTH.

2. To allow an office building to be constructed on a private septic until municipal sanitary sewer is available for connection on adjacent property.

maximum employment level per shift.
2 employees x 1 space = 2 spaces

EXPENSE CATEGORY	2010	2011
Building	2.19	22.1
Parking, Drives, Sidewalk	1.81	22.5
Other Area	4.02	50.4
TOTAL	8.07	100

	Number of Parking Spaces
	International Symbol of Accessibility
	HMA Pavement
	7' High Fence



RECEIVED
DEBORAH S. BLOCK, MMC

OCT 01 2014

DATE: September 30, 2014

CITY CLERK
MISHAWAKA, IN

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

RE: **PETITION FOR PUD AMENDMENT**

**Toscana Outlot PUD
Lot 26A Toscana Park PUD, Phase III**

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

LOT 26A, AS SHOWN ON THE PLAT OF TOSCANA PARK P.U.D. PHASE III, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT #1236793 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

The above described parcel of land contains the following property:
Lot 26A Toscana Park PUD, Phase III on
Gumwood Road, Granger, IN 46530

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 Planned Unit Development specifically for a mixed use commercial development including all C-1 General Commercial uses.

Petitioner desires said real estate to be amended as follows:

1. To allow for drive-thru facilities.
2. To allow for the off-street parking ratio to be 10 spaces per 1,000 square feet of gross building floor area.
3. To allow for the dumpster enclosure to be visible from right-of-way.

Wherefore, Petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted

P014-23

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

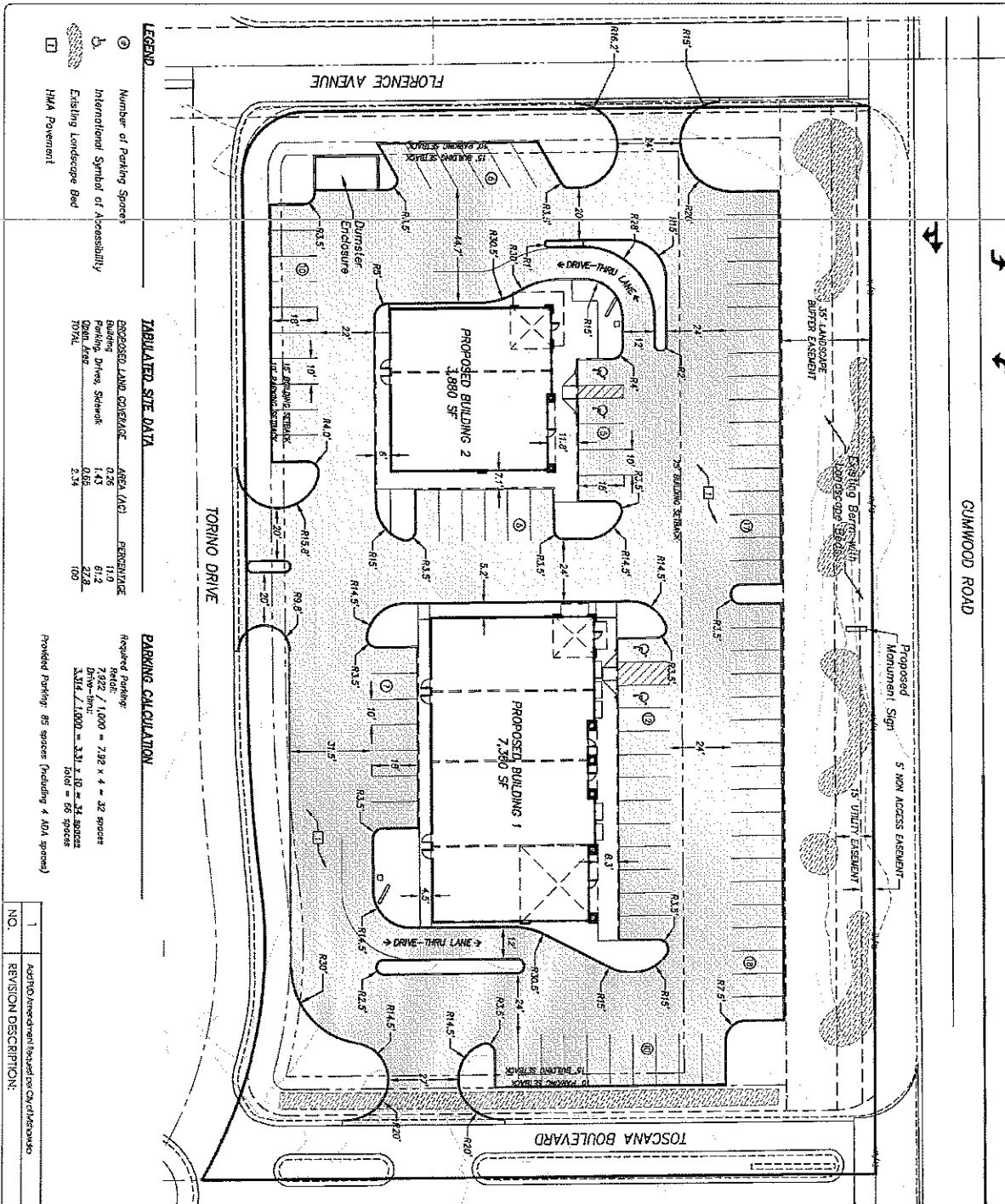


Ryan Rans

Toscana Realty, LLC
P.O. Box 540
South Bend, IN 46624

CONTACT PERSON:

Daryl S. Knip, PE
Abonmarche Consultants, Inc.
750 Lincoln Way East
South Bend, Indiana 46601
(574) 232-8700
dknip@abonmarche.com



LEGEND

- Number of Parking Spaces
- International Symbol of Accessibility
- Existing Landscape Bed
- HMA Pavement

TABULATED SITE DATA

DEVELOPED LAND COVERAGE	AREA (AC)	PERCENTAGE
Building	0.28	11.0
Parking Drives, Streets	1.43	61.2
Open Area	0.69	27.8
TOTAL	2.40	100

PARKING CALCULATION

Required Parking:

7,382 / 1,000 = 7.38 x 4 = 29 spaces

3,880 / 1,000 = 3.88 x 4 = 15 spaces

3,880 / 1,000 = 3.88 x 10 = 39 spaces

Total = 83 spaces (including 4 ADA spaces)

GENERAL NOTES

1. To allow for drive-thru facilities.
2. To allow for the off-street parking ratio to be 10 spaces per 1,000 SF of gross floor area.
3. To allow for the dumpster enclosure to be visible from right-of-ways.

LEGAL DESCRIPTION

Lot 26A as shown on the plat of Toscana Park PUD, filed in the Office of the Recorder of St. Joseph County, Indiana, dated 11-15-2012 as Instrument #128793.

SITE LOCATION MAP

SEP 22 2014

CITY CLERK
MISHAWAKA, IN

1st Reading 10-6-14

2nd Reading

Passed

Failed

Continued To

PROPOSED ORDINANCE NO. 2014-26

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND
TRANSFERRING AND REAPPROPRIATING FUNDS
WITHIN THE BUDGET ADOPTED FOR THE
CALENDAR YEAR ENDING DECEMBER 31, 2014

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 Park and Recreation Department budget in the Park and Recreation Fund adopted for the fiscal year ending December 31, 2014

Section 2. There is hereby transferred and reappropriated the sum of \$65,000.00 as follows:

Park and Recreation Fund

From: Park and Recreation Department

Services Personal

204-50-411-02 Regular Employees	20,000.00
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Supplies

204-50-429-09 Merrifield Complex Supplies	15,000.00
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204-50-429-14 Maintenance Supplies	15,000.00
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Other Services and Charges

204-50-435-02 NIPSCO	8,000.00
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204-50-439-18 Instructor Fees	<u>7,000.00</u>
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Total	\$65,000.00
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To: Park and Recreation Department

Other Services and Charges

204-50-435-01 Utilities-MU	35,000.00
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204-50-436-01 Repairs and Maintenance	5,000.00
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204-50-436-90 Service Contracts	20,000.00
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204-50-437-05 Rentals	<u>5,000.00</u>
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Total	\$65,000.00
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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 _____, 2014 at _____ o'clock, _____.M.

Presiding Officer

ATTEST;

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor this _____ day of
_____, 2014 at _____ o'clock, _____.M.

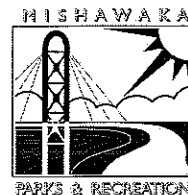
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of _____, 2014
at _____ o'clock, _____.M.

David A. Wood, Mayor



CITY OF MISHAWAKA



DAVID A. WOOD, MAYOR

DEPARTMENT OF PARKS & RECREATION

TERRY ZELLER
Superintendent

Date: September 18, 2014
To: Mishawaka Common Council
From: Terry Zeller, Superintendent of Parks
Re: Transfer of Park Department Funds

Mr. President and Honorable Council Members:

This letter will provide background information for our request to transfer funds within the Parks and Recreation operating budget.

After examining the operating budget and estimated expenditures for through the end of the year for the Parks and Recreation Department, a total of **\$65,000.00** will need to be transferred into four specific lines. See below.

435.01	Utilities-MU		\$35,000.00
436.01	Equipment/Facility Repair		\$5,000.00
436.90	Service Contracts		\$20,000.00
437.05	Rentals		\$5,000.00
	TOTAL		\$65,000.00

In order to accommodate the transfer of additional funds into the above accounts, we have scrutinized our general fund accounts and determined the transfers can come from five accounts. See Below:

411.02	Regular		\$20,000.00
429.09	Merrifield Cmplx. Supplies		\$15,000.00
429.14	Maintenance Supplies		\$15,000.00
435.02	NIPSCO		\$8,000.00
439.18	Instructor Fees		\$7,000.00
	TOTAL		\$65,000.00

Thank you for your consideration of this matter. Your approval will continue to allow the Parks and Recreation Department to operate efficiently and professionally to serve our customers and the City of Mishawaka. Should you have any questions, please do not hesitate to contact me either at the office (258-1664) or at home (259-8169).

Respectfully submitted,

Terry Zeller
Superintendent

cc: Honorable Mayor Dave Wood
Rebecca Miller, City Controller

TRANSFER OF PARK DEPARTMENT FUNDS SUPPORTING DOCUMENTATION

~~During our examination of the departmental expenditures, we estimate that \$35,000.00 in additional funds will be needed in "Utilities-MU" 204.50.435.01 to proactively account for anticipated rate increases.~~

Unforeseen HVAC equipment and plumbing failures throughout Park facilities required repairs to be made by outside vendors. As such, both "Equipment/Facility Repair" 204.50.436.01 will need an additional \$5,000.00 and "Service Contracts" 204.50.436.90 will need an additional \$20,000.00 each to support normal year end expenditures and contractual obligations.

Parks focused on providing more community based events/programming this summer, so "Rentals" 204.50.437.05 will need an additional \$5,000.00 in order to finalize programming scheduled for this fall and winter.

With respect to the requested transfer, listed *below* are the account lines from which monies will be **dispersed**.

411.02	Regular		\$20,000.00
429.09	Merrifield Cmplx. Supplies		\$15,000.00
429.14	Maintenance Supplies		\$15,000.00
435.02	NIPSCO		\$8,000.00
439.18	Instructor Fees		\$7,000.00
	TOTAL		\$65,000.00

With respect to the requested transfer of funds, listed *below* are the account lines into which monies will be **transferred**.

435.01	Utilities-MU		\$35,000.00
436.01	Equipment/Facility Repair		\$5,000.00
436.90	Service Contracts		\$20,000.00
437.05	Rentals		\$5,000.00
	TOTAL		\$65,000.00

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATE

Proposed Ordinance 2014-23 Ordinance Number:

Be it ordained/resolved by the **Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2015** 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 **Common Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Common Council	Common Council and Mayor	10/20/2014

DLGF-Reviewed Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$30,614,780	\$26,199,961	2.1833
0188	EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	\$0	\$0	0.0000
0254	LOCAL INCOME TAX	\$3,146,813	\$0	0.0000
0341	FIRE PENSION	\$2,285,750	\$0	0.0000
0342	POLICE PENSION	\$1,467,108	\$0	0.0000
0706	LOCAL ROAD & STREET	\$500,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$3,330,760	\$2,273,000	0.1894
1151	CONTINUING EDUCATION	\$50,000	\$0	0.0000
1191	CUMULATIVE FIRE SPECIAL	\$15,000	\$502,781	0.0419
1301	PARK & RECREATION	\$3,258,974	\$4,127,942	0.3440
1310	PARK NONREVERTING - CAPITAL	\$166,000	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$0	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$225,000	\$715,843	0.0597
2411	ECONOMIC DEV INCOME TAX CREDIT	\$4,404,166	\$0	0.0000
6290	CUMULATIVE SEWER	\$500,000	\$883,383	0.0736

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 27 2014

CITY CLERK
MISHAWAKA, IN

Name		Signature
John Reisdorf	Aye ☐ Nay ☐ Abstain ☐	
Ronald Banicki	Aye ☐ Nay ☐ Abstain ☐	
Mary C. Willson	Aye ☐ Nay ☐ Abstain ☐	
John Roggeman	Aye ☐ Nay ☐ Abstain ☐	
Matthew Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Dale E. Emmons	Aye ☐ Nay ☐ Abstain ☐	
S. Michael Compton	Aye ☐ Nay ☐ Abstain ☐	
Michael Bellovich	Aye ☐ Nay ☐ Abstain ☐	
Daniel Bilancio	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 ☐		



DRAFT

**CITY OF MISHAWAKA
2015
BUDGET**

David A. Wood, Mayor

CITY OF MISHAWAKA 2015 BUDGET

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CITY OF MISHAWAKA
2015 BUDGET

MAYOR
101-01

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01 Mayor 74,587.00

411-02 Administrative Assistant 38,102.00

Secretary 31,809.00

144,498.00

2 SUPPLIES

Office Supplies

421-90 Office Supplies 1,500.00

1,500.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03 Travel and Training 1,500.00

Printing and Advertising

433-01 Printing 500.00

Other Services and Charges

439-03 Subscriptions, Dues, etc. 1,000.00

439-04 Leadership 1,795.00

439-07 Memorial Day AL/VFW/DAR 1,500.00

439-92 Community Promotion 7,500.00

13,795.00

159,793.00

CITY OF MISHAWAKA
2015 BUDGET

CONTROLLER
101-02

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Controller	72,700.00	
411-02	Deputy Controller	49,423.00	
	Bookkeeper A	36,346.00	
	Payroll Clerk	35,462.00	
	Purchasing Agent	36,738.00	
	Accountant	39,036.00	
411-03	Part time	<u>20,000.00</u>	
			289,705.00

Other Services Personal

411-64	FTO (Flexible Time Off) Plan	30,000.00	
411-65	CPA Certification	<u>5,000.00</u>	
			35,000.00

Employee Benefits

413-01	Social Security	190,000.00	
413-02	Medicare	45,000.00	
413-03	PERF 14.2%	415,000.00	
413-04	Unemployment Compensation	40,000.00	
413-05	Employee Insurance Benefits	1,200,000.00	
413-06	Employee Life Insurance	<u>4,000.00</u>	
			<u>1,894,000.00</u>
			2,218,705.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies/Misc Supplies	<u>15,000.00</u>	
			15,000.00

3 OTHER SERVICES AND CHARGES

Professional Charges

431-05	Animal Control	160,000.00
431-07	IACT	11,000.00
	WNIT Public Access	10,000.00

Communication and Transportation

432-02	Postage	10,000.00
432-03	Travel and Training	2,500.00
432-04	Telephone	75,000.00

2015

CITY OF MISHAWAKA
2015 BUDGET

CONTROLLER	Budget
101-02	
<u>Printing and Advertising</u>	
433-02 Publications	13,000.00
<u>Insurance</u>	
434-90 Insurance Premiums/ Deductible	825,000.00
<u>Utility Services</u>	
435-01 MU Charges	800,000.00
435-02 NIPSCO	85,000.00
<u>Repairs and Maintenance</u>	
436-01 Building/ Equipment/Software	
Maintenance/Service Contracts	60,000.00
<u>Other Services and Charges</u>	
439-03 Subscription, Dues, etc.	1,000.00
439-09 Miscellaneous Charges	<u>1,500.00</u>
	<u>2,054,000.00</u>
	<u>4,287,705.00</u>

CITY OF MISHAWAKA
2015 BUDGET

CITY CLERK
101-03

2015
Budget

1 SERVICES PERSONAL

Salaries and Wages

411-01	City Clerk	52,390.00
411-02	Chief Deputy Clerk I	37,673.00
	Chief Deputy Clerk II	36,497.00
411-03	Temporary	<u>12,000.00</u>

138,560.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,500.00
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Operating Supplies

422-01	Violations Bureau Supplies	<u>1,000.00</u>
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2,500.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-01	Attorney Fees	1,000.00
431-04	Municipal Code Services	8,000.00
	BIS Digital	7,857.00

Communication and Transportation

432-03	Travel and Training	2,000.00
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Repairs and Maintenance

436-01	Equipment Repair	4,000.00
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Other Services and Charges

439-03	Subscriptions, Dues, etc.	1,500.00
439-92	Community Promotion	<u>500.00</u>

24,857.00

165,917.00

CITY OF MISHAWAKA
2015 BUDGET

HUMAN RESOURCES 101-04	2015 Budget	
1 PERSONAL SERVICES		
<u>Salaries and Wages</u>		
411-02 Office Manager	31,809.00	
411-03 Temporary Help	<u>20,000.00</u>	
		51,809.00
2 SUPPLIES		
<u>Office Supplies</u>		
421-90 Supplies	<u>2,000.00</u>	
		2,000.00
3 OTHER SERVICES AND CHARGES		
<u>Professional Services</u>		
431-06 Consulting	54,000.00	
431-08 Employee Assistance Program	16,000.00	
431-09 Testing/Wellness	5,000.00	
<u>Communication and Transportation</u>		
432-03 Travel and Training	5,000.00	
<u>Printing and Advertising</u>		
433-01 Printing/ Advertising	1,000.00	
<u>Other Services and Charges</u>		
439-03 Subscription, Dues, etc.	450.00	
439-20 Staff Development	<u>2,000.00</u>	
		83,450.00
		<u>137,259.00</u>

CITY OF MISHAWAKA
2015 BUDGET

INFORMATION TECHNOLOGY
101-05

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Director	60,095.00	
411-02	System Specialist IV Server	49,385.00	
	GIS Coordinator	48,165.00	
	System Specialist III Web	41,747.00	
	System Specialist IV Network	41,205.00	
	System Specialist II Desktop	<u>39,710.00</u>	
			280,307.00

2 SUPPLIES

Operating Supplies

422-01	Operating Supplies	<u>20,000.00</u>	
			20,000.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03	Travel and Training	10,000.00	
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Other Services and Charges

439-03	Subscriptions, Dues, etc.	<u>1,000.00</u>	
			<u>11,000.00</u>
			311,307.00

CITY OF MISHAWAKA
2015 BUDGET

DEPARTMENT OF LAW
101-06

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Corporation Counsel/Director of HR	54,779.00	
411-02	1st Deputy City Attorney	49,996.00	
	2nd Deputy Asst City Attorney	16,000.00	
	Stenographic Service	7,500.00	
	Cerifications JD/full time 2@ \$5000	<u>10,000.00</u>	
			138,275.00

2 SUPPLIES

Office Supplies

421-03	Professional Books	500.00	
421-90	Office Supplies	<u>500.00</u>	
			1,000.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03	Travel and Training	3,000.00	
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Insurance

434-90	Payment of Claims/Litigation	50,000.00	
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Other Services and Charges

439-03	Subscriptions, Dues, etc.	1,000.00	
439-09	Miscellaneous Charges	<u>1,500.00</u>	
			55,500.00
			<u>194,775.00</u>

CITY OF MISHAWAKA
2015 BUDGET

CITY COUNCIL
101-07

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-04 Council members
9 @ 9,424

84,816.00

411-02 Council Attorney

16,000.00

100,816.00

2 SUPPLIES

Office Supplies

421-90 Office Supplies

250.00

250.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03 Travel for Council
Travel for Attorney

3,135.00

1,000.00

Other Services and Charges

439-92 Community Promotion

5,000.00

9,135.00

110,201.00

CITY OF MISHAWAKA
2015 BUDGET

ENGINEERING DEPARTMENT
101-13

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Director of Engineering	72,701.00	
411-02	Assistant Director	60,117.00	
	Project Coordinator	36,447.00	
	Project Manager	50,735.00	
	Traffic Manager	49,436.00	
	Office Manager	<u>31,809.00</u>	
			301,245.00

Other Personal Services

411-65	PE Bonus	<u>5,000.00</u>	
			<u>5,000.00</u>
			306,245.00

2 SUPPLIES

Office Supplies

421-90	General Supplies	<u>4,000.00</u>	
			4,000.00

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	1,750.00	
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Repairs and Maintenance

436-01	Equipment Repair	3,000.00	
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Other Services and Charges

439-03	Subscriptions, Dues, etc.	<u>500.00</u>	
			<u>10,250.00</u>
			<u>320,495.00</u>

CITY OF MISHAWAKA
2015 BUDGET

CODE ENFORCEMENT DEPARTMENT 101-14		2015 Budget	
1 PERSONAL SERVICES			
<u>Salaries and Wages</u>			
411-01	Director of Code Enforcement	54,606.00	
411-02	Code Enforcement Officers		
4 @44198		176,792.00	
Office Manager		31,809.00	
			263,207.00
2 SUPPLIES			
<u>Operating Supplies</u>			
422-01	Operating Supplies	<u>3,500.00</u>	
			3,500.00
3 OTHER SERVICES AND CHARGES			
<u>Communication and Transportation</u>			
432-03	Travel and Training	3,000.00	
<u>Other Services and Charges</u>			
439-10	Clean up, Board up, Disposal, etc.	<u>35,000.00</u>	
			<u>38,000.00</u>
			<u>304,707.00</u>

CITY OF MISHAWAKA
2015 BUDGET

BUILDING DEPARTMENT
101-15

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Building Commissioner	55,903.00	
411-02	Administrator	32,291.00	
	Inspector A 2 @ 53504	<u>107,008.00</u>	

195,202.00

2 SUPPLIES

Operating Supplies

422-01	Operating Supplies	<u>2,000.00</u>	
--------	--------------------	-----------------	--

2,000.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03	Travel and Training	4,000.00	
--------	---------------------	----------	--

Other Services and Charges

439-03	Subscription, Dues, etc.	400.00	
--------	--------------------------	--------	--

4,400.00

201,602.00

CITY OF MISHAWAKA
2015 BUDGET

FIRE/EMS DEPARTMENT
101-19

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Fire Chief	67,736.00	
411-02	Assistant Chief		
	2 @62439	124,878.00	
	Chief Fire Prevention	58,754.00	
	Battalion Chief		
	4 @ 61051	244,204.00	
	Captains 15 @58056	870,840.00	
	Shift Supervisors 2 @ 56494	112,988.00	
	Lieutenants		
	13 @56445	733,785.00	
	Fire Inspectors		
	2 @ 56445	112,890.00	
	Paramedics 9 @ 56445	508,005.00	
	Driver Operator		
	30 @54869	1,646,070.00	
	Master Firefighters		
	25 @54139	1,353,475.00	
	1st Class Firefighter		
	9 @52139	469,251.00	
			6,302,876.00
	Specialty Pay	160,327.00	
	<u>Civilian</u>		
	Executive Secretary	32,084.00	
			192,411.00

Other Personal Services

411-60	Overtime	600,000.00	
411-66	Uniform Allowance 113@1250.00	141,250.00	
411-67	Pension Equalization	<u>26,800.00</u>	
			768,050.00

Employee Benefits

413-01	Social Security	28,000.00	
413-02	Medicare	105,000.00	
413-03	PERF-14.2%	63,000.00	
413-05	Health Insurance	2,000,000.00	
413-06	Life/Disability Insurance	12,000.00	
413-09	77 Pension 22.7%	<u>1,291,000.00</u>	
			<u>3,499,000.00</u>

10,762,337.00

CITY OF MISHAWAKA
2015 BUDGET

FIRE/EMS DEPARTMENT
101-19

2015
Budget

2 SUPPLIES

Office Supplies

421-90 Office Supplies 6,000.00

Operating Supplies

422-01 Operating Supplies 275,000.00

Other Supplies

429-10 Public Education

Training/ Seminar

Supplies/Refreshments 6,000.00

287,000.00

3 OTHER SERVICES AND CHARGES

Repairs and Maintenance

436-01 Building/ Equipment Repair 97,500.00

436-91 Laundry Maintenance 3,000.00

Other Services and Charges

439-03 Subscriptions, Dues, etc. 3,000.00

103,500.00

11,152,837.00

CITY OF MISHAWAKA
2015 BUDGET

POLICE DEPARTMENT
101-20

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Police Chief	68,171.00	
411-02	Assistant Chief		
	3 @ 62872	188,616.00	
	Captains		
	7 @ 57483	402,381.00	
	Lieutenants		
	12 @ 56376	676,512.00	
	Sergeants		
	20 @ 55304	1,106,080.00	
	Corporals		
	57 @ 54574	3,110,718.00	
	Patrol Officer		
	7 @ 52574	<u>368,018.00</u>	5,920,496.00
	Civilian		
	Executive Secretary	32,084.00	
	Administrative Secretary	31,809.00	
	Secretary 2 @ 31374	62,748.00	
	Parking Personnel	31,374.00	
	Property Manager	35,367.00	
	Services Administrator	<u>36,555.00</u>	229,937.00
	Crossing Guards 20 @ 7103	142,060.00	
	Summer School @ 20.00 day per guard	2,000.00	
411-03	Substitute Crossing Guard	4,000.00	
	Temporary Help/Part-time	<u>15,000.00</u>	163,060.00

Other Personal Services

411-60	Overtime/ Court-time Officer	500,000.00	
411-66	Uniform Allowance		
	1@500, 105@2050	<u>215,750.00</u>	715,750.00

Employee Benefits

413-01	Social Security	26,000.00	
413-02	Medicare	102,000.00	
413-03	PERF 14.2%	35,000.00	
413-05	Health Insurance	2,000,000.00	
413-06	Life Insurance	6,250.00	
413-10	77 Pension 22.7%	<u>1,277,000.00</u>	
			<u>3,446,250.00</u>
			10,475,493.00

CITY OF MISHAWAKA
2015 BUDGET

POLICE DEPARTMENT
101-20

2015
Budget

2 SUPPLIES

Operating Supplies

422-01 Operating Supplies

71,500.00

Other Supplies

429-11 Seminars/ Community Relations

1,000.00

72,500.00

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

80,000.00

Other Services and Charges

439-03 Subscriptions, Dues, etc.

3,000.00

439-11 Special Expense

13,000.00

439-12 Canine Expenses

3,000.00

439-16 Crime Stoppers Program

5,000.00

107,800.00

10,655,793.00

CITY OF MISHAWAKA
2015 BUDGET

CITY PLANNING 101-21		2015 Budget	
1 PERSONAL SERVICES			
<u>Salaries and Wages</u>			
411-01	City Planner	69,459.00	
411-02	Senior Planner	44,698.00	
	Administrative Planner	37,681.00	
	Associate Planner	<u>42,365.00</u>	
			194,203.00
411-06	Plan Commission 9 @ \$600	5,400.00	
	BZA Members 5 @ \$375	<u>1,875.00</u>	
			<u>7,275.00</u>
			201,478.00
2 SUPPLIES			
<u>Operating Supplies</u>			
422-01	Operating Supplies	<u>4,000.00</u>	
			4,000.00
3 OTHER SERVICES AND CHARGES			
<u>Communication and Transportation</u>			
432-03	Travel and Training	3,000.00	
<u>Other Services and Charges</u>			
439-03	Subscriptions, Dues, etc.	<u>1,500.00</u>	
			<u>4,500.00</u>
			<u>209,978.00</u>

CITY OF MISHAWAKA
2015 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-02 Assistant 4 @ 49454	197,816.00	
Fleet Maintenance Technician		
6 @ 19.71*2088	246,927.00	
Group 1: 4 @ 18.70*2088	156,182.00	
PT maintenance 1040 hrs @ 11.00	11,440.00	
Reimburse MVH Director 5%	<u>2,944.00</u>	
		615,309.00

Other Services Personal

411-60 Overtime	15,000.00	
411-62 Night Bonus .60/.55 per hour	5,000.00	
411-63 Longevity	<u>6,000.00</u>	
		<u>26,000.00</u>
		641,309.00

2 SUPPLIES

Office Supplies

421-90 Office Supplies	2,000.00	
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Operating Supplies

422-02 Gas, Oil, etc.	1,100,000.00	
422-05 Equipment/ Vehicle/Maint Supplies	100,000.00	

Other Supplies

429-08 Uniform/ Supplies	<u>4,000.00</u>	
		1,206,000.00

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	1,500.00	
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Repairs and Maintenance

436-01 Building Repair / Equipment/Maint	60,000.00	
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Rentals

437-05 Uniforms	5,000.00	
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Other Services and Charges

439-09 Miscellaneous Charges	<u>2,000.00</u>	
		<u>69,500.00</u>
		1,916,809.00

CITY OF MISHAWAKA
2015 BUDGET

REDEVELOPMENT
101-28

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-02	TIF Construction Manager	58,219.00
	Program Construction Manager	52,723.00
	NSP Coordinator	48,231.00
	Program Coordinator	36,929.00

196,102.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,000.00
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1,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-04	Professional Services	240,700.00
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Communication and Transportation

432-03	Travel and Training	2,000.00
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Printing and Advertising

433-02	Publications	800.00
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243,500.00

440,602.00

CITY OF MISHAWAKA
2015 BUDGET

CEMETERY
101-29

2015
Budget

3 OTHER SERVICES AND CHARGES

Other Services and Charges

439-09 Maintenance

25,000.00

25,000.00

RECYCLING
101-30

2 SUPPLIES

Operating Supplies

422-01 Operating Supplies

5,000.00

5,000.00

3 OTHER SERVICES AND CHARGES

Other Services and Charges

439-10 Disposal Charges

15,000.00

15,000.00

20,000.00

CITY OF MISHAWAKA
2015 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Street Commissioner	58,864.00	
411-02	Office Manager	31,809.00	
	Secretary	31,374.00	
	Group 1: 32 @ 18.70*2088	1,249,459.00	
	CS reimburse 1.55 for assts.	76,654.00	
			1,448,160.00

Other Services Personal

411-60	Overtime	81,500.00	
411-62	Night Bonus .60/.55 per hr	8,000.00	
411-63	Longevity	21,000.00	
411-64	FTO (Flexible Time Off) Plan	<u>8,000.00</u>	118,500.00

Employee Benefits

413-01	Social Security	93,000.00	
413-02	Medicare	22,000.00	
413-03	PERF 14.2%	212,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Ins Benefits	470,000.00	
413-06	Life Insurance	2,000.00	<u>804,000.00</u>
			2,370,660.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,500.00	
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Operating Supplies

422-02	Gas, Oil, etc.	200,000.00	
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Repair and Maintenance Supplies

423-03	Equipment/ Parts, Supplies	160,000.00	
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Other Supplies

429-08	Uniform Supplies	8,000.00	
429-13	Traffic Supplies	36,000.00	
			405,500.00

CITY OF MISHAWAKA
2015 BUDGET

MOTOR VEHICLE HIGHWAY 201-50	2015 Budget	
3 OTHER SERVICE AND CHARGES		
<u>Professional Services</u>		
431-04 Snow Removal	5,000.00	
431-09 Health Screenings/ Vaccines	6,000.00	
<u>Communication and Transportation</u>		
432-03 Travel and Training	5,000.00	
432-04 Telephone/ Paging	10,000.00	
<u>Printing and Advertising</u>		
433-02 Publications	600.00	
<u>Insurance</u>		
434-90 Insurance Premiums/Deductibles	150,000.00	
<u>Utility Service</u>		
435-01 MU Charges	110,000.00	
435-02 NIPSCO	57,000.00	
<u>Repairs and Maintenance</u>		
436-01 Building/ Equipment Repair	200,000.00	
<u>Rentals</u>		
437-05 Uniforms	8,000.00	
<u>Other Services and Charges</u>		
439-09 Miscellaneous Charges	3,000.00	
		554,600.00
		<u>3,330,760.00</u>

CITY OF MISHAWAKA
2015 BUDGET

LOCAL ROAD AND STREET
202-50

2015
Budget

4 CAPITAL OUTLAYS

Improvements other than Buildings

442-01	Street Repair/Summer Program	500,000.00	
			<u>500,000.00</u>

CITY OF MISHAWAKA
2015 BUDGET

PARK AND RECREATION
204-50

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-01	Department Head	62,898.00	
411-02	Regular Employees	489,350.00	
	Group 1: 14 @18.70*2088	546,639.00	1,098,887.00
	Reimburse CS Assts. 1.25	61,818.00	
	Reimburse MVH director 5%	2,944.00	64,762.00
411-03	Temporary/Summer Help	377,000.00	<u>377,000.00</u>
			1,540,649.00

Other Services Personal

411-60	Overtime	66,000.00	
411-62	Night Bonus	5,000.00	
411-63	Longevity	18,225.00	
411-64	FTO	15,000.00	104,225.00

Employee Benefits

413-01	Social Security	100,000.00	
413-02	Medicare	24,000.00	
413-03	PERF 14.2%	175,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	310,000.00	
413-06	Life Insurance	1,500.00	<u>615,500.00</u>
			2,260,374.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	8,000.00	
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Operating Supplies

422-02	Gas, Oil, Parts, etc.	55,000.00	
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Other Supplies

429-09	Merrifield Complex Supplies	50,000.00	
429-14	Maintenance Supplies	80,000.00	
429-15	Program Supplies	26,200.00	
429-18	Athletic Event Supplies	20,000.00	
429-20	Golf Course Supplies	30,000.00	
429-21	Concessions	60,000.00	
			329,200.00

CITY OF MISHAWAKA
2015 BUDGET

PARK AND RECREATION
204-50

2015
Budget

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 3,000.00

432-04 Telephone/Pager 7,000.00

Printing and Advertising

433-01 Printing/Newsletter etc. 7,500.00

Insurance

434-90 Insurance Premiums/Deductibles 110,000.00

Utility Services

435-01 MU/AEP Charges 285,000.00

435-02 NIPSCO 50,000.00

Repairs and Maintenance

436-01 Equipment/Facility Repair 30,000.00

436-90 Service Contracts 70,000.00

Rentals

437-05 Uniforms/Port-o-lets 11,500.00

Other Services and Charges

439-03 Subscription, Dues, etc. 1,400.00

439-09 Miscellaneous/Charges 1,000.00

439-18 Instructor Fees 25,000.00

439-19 Official/Referee Fees 5,000.00

439-21 Recreation Event/Entertainment 28,000.00

439-93 Sales Tax 25,000.00

669,400.00

3,258,974.00

CITY OF MISHAWAKA
2015 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

2015
Budget

4 CAPITAL OUTLAYS

Improvements Other than Buildings

443-98	Eberhart Roof	60,000.00
443-94	Softball Field/Diamond Improve.	10,000.00
443-99	Merrifield Improvements	10,000.00

Buildings

442-05	Wilson Building Improvements	40,000.00
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Machinery and Equipment

444-12	Golf Course Mowers	<u>46,000.00</u>
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166,000.00

CITY OF MISHAWAKA
2015 BUDGET

LAW ENFORCEMENT CONTINUING EDUCATION 210-50		2015 Budget
2 SUPPLIES		
<u>Operating Supplies</u>		
422-36 Ammunition	<u>20,000.00</u>	20,000.00
3 OTHER SERVICES AND CHARGES		
<u>Communication and Transportation</u>		
432-03 Travel and Training	<u>20,000.00</u>	20,000.00
4 CAPITAL OUTLAYS		
<u>Machinery and Equipment</u>		
445-08 Equipment/Furnishings	<u>10,000.00</u>	10,000.00
		<u>50,000.00</u>

CITY OF MISHAWAKA
2015 BUDGET

PUBLIC SAFETY
211-50

2015
Budget

2 SUPPLIES

Operating Supplies

429-08	Fire Uniforms	<u>70,000.00</u>	70,000.00
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3 OTHER SERVICES AND CHARGES

Professional Services

431-11	New Hire Physicals- Police/Fire	82,000.00
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Communication and Transportation

432-03	Travel and Training- Police/Fire	30,000.00
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Repairs and Maintenance

436-01	Radio System Maintenance Contract	505,000.00
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436-90	Service Contract- Police/Fire	328,000.00
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Other Services and Charges

438-01	Revenue Bond Payment Local BB	77,312.00
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	Fire Station Lease Payment	332,195.00
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439-95	PSAP	<u>500,000.00</u>
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1,854,507.00

4 CAPITAL OUTLAYS

Improvements Other than Building

443-93	Fire Dept Improvements	85,000.00
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443-97	Police Dept Improvements	15,000.00
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444-05	Clinic Improvements	358,306.00
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Machinery and Equipment

445-08	Police Equipment	94,000.00
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445-09	Police Cars-with equipment	270,000.00
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445-13	Fire Department Equipment	20,000.00
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	Ambulance	275,000.00
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	Fire Vehicles	<u>105,000.00</u>
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1,222,306.00

3,146,813.00

CITY OF MISHAWAKA
2015 BUDGET

CUMULATIVE CAPITAL DEVELOPMENT
417-50

2015
Budget

4 CAPITAL OUTLAYS

Machinery and Equipment

445-11 Computer Equipment/Software

225,000.00
225,000.00

CUMULATIVE FIRE EQUIPMENT FUND
429-50

4 CAPITAL OUTLAYS

Machinery and Equipment

449-01 Fire Equipment

15,000.00
15,000.00

CUMULATIVE SEWER FUND
432-50

3 OTHER SERVICES AND CHARGES

Professional Services

431-04 Professional Services

250,000.00
250,000.00

4 CAPITAL OUTLAYS

Other Capital Outlays

445-21 Storm/Sanitary Reconstruction

250,000.00
250,000.00
500,000.00

CITY OF MISHAWAKA
2015 BUDGET

CEDIT
430-50

2015
Budget

2 SUPPLIES

Repair and Maintenance Supplies

423-01 Street Material/Dust Control 150,000.00

Other Supplies

429-17 Landscaping Supplies/Chemicals 110,000.00

429-91 Salt 500,000.00

760,000.00

3 OTHER SERVICES AND CHARGES

Repairs and Maintenance Supplies

436-01 Service Contracts/
Software Maintenance 321,000.00

Professional Services

431-04 Chamber of Commerce 50,000.00

Work One- SMART 25,000.00

431-06 Consulting 125,000.00

436-90 Engineering Maintenance 100,000.00

436-93 Signal Maintenance 100,000.00

Other Services and Charges

438-01 Revenue Bond Payment Local BB 149,000.00

439-95 PSAP 400,000.00

1,270,000.00

4 CAPITAL OUTLAYS

Improvements Other than Buildings

442-01 Paving 300,000.00

442-04 Sidewalk and Curb Program 300,000.00

Machinery and Equipment

444-12 Park Equipment 152,000.00

445-02 MVH Equipment 344,000.00

445-06 Central Services Equipment 121,000.00

Other Capital Outlays

445-17 Park Capital Improvement Plan-
Twin Branch 250,000.00

449-01 City Building Improvements/MWCSF, Clinic 907,166.00

2,374,166.00

4,404,166.00

CITY OF MISHAWAKA
2015 BUDGET

FIRE PENSION 702-50		2015 Budget	
1 PERSONAL SERVICES			
<u>Salaries and Wages</u>			
411-02	Secretary Salary	3,000.00	
	Pension Board Members		
	5 @ 750.00 per yr	3,750.00	
411-05	Pension Benefits	2,239,000.00	
	Retired Firefighters		
	Eligible Firefighters		
	Dependents		
411-07	Death Benefits	<u>36,000.00</u>	
			2,281,750.00
2 SUPPLIES			
<u>Office Supplies</u>			
429-09	Misc Supplies	1,000.00	
			1,000.00
3 OTHER SERVICES AND CHARGES			
<u>Professional Services</u>			
431-01	Legal Fees	2,000.00	
<u>Communication and Transportation</u>			
432-03	Travel and Training	500.00	
<u>Repairs and Maintenance</u>			
436-01	Equipment Repair	<u>500.00</u>	
			3,000.00
			<u>2,285,750.00</u>

CITY OF MISHAWAKA
2015 BUDGET

POLICE PENSION
703-50

2015
Budget

1 PERSONAL SERVICES

Salaries and Wages

411-02 Secretary Salary 3,000.00

411-05 Pension Benefits 1,425,158.00

Retired Officers

Eligible Officers

Dependents

411-07 Death Benefits 36,000.00

1,464,158.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-01 Legal Fees 2,500.00

Communication and Transportation

432-03 Travel and Training 450.00

2,950.00

1,467,108.00

**CITY OF MISHAWAKA
2015 BUDGET**

Expenditure Budget Comparison 'General Fund					
Department	2014 Budget	2015 Budget	\$ Change	% Change	% of 2015 Total Budget
Mayor	158,112	159,793	1,681	1.1%	0.32%
Controller	4,700,035	4,287,705	(412,330)	-8.8%	8.58%
Clerk	152,663	165,917	13,254	8.7%	0.33%
Human Resources	209,396	137,259	(72,137)	-34.5%	0.27%
IT	290,529	311,307	20,778	7.2%	0.62%
Law	171,710	194,775	23,065	13.4%	0.39%
Council	107,517	110,201	2,684	2.5%	0.22%
Engineering	317,539	320,495	2,956	0.9%	0.64%
Code	287,105	304,707	37,602	14.1%	0.61%
Building	248,007	201,602	(46,405)	-18.7%	0.40%
Fire	11,790,689	11,152,837	(637,852)	-5.4%	22.32%
Police	11,651,552	10,655,793	(995,759)	-8.5%	21.33%
Planning	274,153	209,978	(64,175)	-23.4%	0.42%
CMP/Central Services	1,910,855	1,916,809	5,954	0.3%	3.84%
Redevelopment	499,580	440,602	(58,958)	-11.8%	0.00%
Cemetery	25,000	25,000	-	0.0%	0.05%
Recycling	20,000	20,000	-	0.0%	0.04%
Fund Totals	32,794,422	30,614,780	(2,179,642)	-6.6%	

Civil City Budget Comparison 'All Appropriated Funds					
Fund	2014 Budget	2015 Budget	\$ Change	% Change	% of 2015 Total Budget
General	32,794,422	30,614,780	(2,179,642)	-6.6%	61.27%
Park and Recreation	3,557,123	3,258,974	(298,149)	-8.4%	6.52%
Other Operating Funds					
Law Enforcement Cont Ed	50,000	50,000	-	0.0%	0.10%
Park Non- Reverting	60,500	166,000	105,500	174.4%	0.33%
Public Safety	1,954,724	3,146,813	1,192,089	61.0%	6.30%
Pension Funds					
Fire Pension	2,379,247	2,285,750	(93,497)	-3.9%	4.57%
Police Pension	1,532,727	1,467,108	(65,619)	-4.3%	2.94%
MVH Funds					
Local Road & Street	500,000	500,000	-	0.0%	1.00%
Motor Vehicle Highway	4,127,957	3,330,760	(797,197)	-19.3%	6.67%
Cumulative Sewer	500,000	500,000	-	0.0%	1.00%
Capital Fund					
Cum. Cap. Development	425,000	225,000	(200,000)	-47.1%	0.45%
Cumulative Fire	50,000	15,000	(35,000)	-70.0%	0.03%
CEDIT	3,843,557	4,404,166	560,609	14.6%	8.81%
Internal Service Funds					
Selffunding Insurance			-	0.0%	0.00%
Bond & Lease Funds					
Municipal Bond	1,369,087	-	(1,369,087)	-100.0%	0.00%
Gross Totals	53,144,344	49,964,351	(3,179,993)	-5.98%	
Internal Service Charges:					
Operating Transfers:					
Net Totals	53,144,344	49,964,351	(3,179,993)	-5.98%	100.00%

Civil City Budget Comparison By Category Appropriated Funds - with Adjustments					
Department	2014 Budget	2015 Budget	\$ Change	% Change	Total Budget
100 - Personal Services	36,962,889	34,491,285	(2,471,604)	-6.7%	69.03%
200 - Supplies	2,824,850	3,212,950	388,300	13.7%	6.43%
300 - Other Services & Charges	8,735,305	7,497,644	(1,237,661)	-14.2%	15.01%
400 - Capital Outlays	4,621,500	4,762,472	140,972	3.1%	9.53%
Fund Totals	53,144,344	49,964,351	(3,179,993)	-5.98%	100.00%

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATE

Proposed Ordinance 2014-24

Ordinance Number:

Be it ordained/resolved by the **City of Mishawaka** that for the expenses of **MISHAWAKA CITY SCHOOL CORPORATION** for the year ending December 31, **2015** 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 CITY SCHOOL CORPORATION**, 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 **City of Mishawaka**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
City of Mishawaka	Common Council	10/20/2014

DLGF-Reviewed Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$34,270,600	\$0	0.0000
0180	DEBT SERVICE	\$1,160,829	\$1,800,000	0.3000
0188	EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	\$5,350,934	\$6,000,000	1.0000
0608	HISTORICAL SOCIETY	\$44,000	\$65,000	0.0108
1214	CAPITAL PROJECTS (School)	\$2,742,100	\$3,100,000	0.5167
6301	TRANSPORTATION	\$651,000	\$800,000	0.1333
6302	BUS REPLACEMENT	\$85,000	\$100,000	0.0167

1st Reading 9-2-14
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 27 2014

CITY CLERK
MISHAWAKA, IN

Name		Signature
John Reisdorf	Aye ☐ Nay ☐ Abstain ☐	
Ronald Banicki	Aye ☐ Nay ☐ Abstain ☐	
Mary C. Willson	Aye ☐ Nay ☐ Abstain ☐	
John Roggeman	Aye ☐ Nay ☐ Abstain ☐	
Matthew Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Dale E. Emmons	Aye ☐ Nay ☐ Abstain ☐	
S. Michael Compton	Aye ☐ Nay ☐ Abstain ☐	
Michael Bellovich	Aye ☐ Nay ☐ Abstain ☐	
Daniel Bilancio	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah S. Block	City Clerk	

School City of Mishawaka

2015 Budget Calendar

City- Published August 28th & Sept 4th
 Public Hearing - October 6th
 Public Adoption - October 20th

Meetings at City Hall in Council Chambers

School City of Mishawaka

2015 Budget Presentation:

	2015	2014
General Fund	\$34,270,600	\$34,818,200
Debt Service	\$ 1,160,829	\$ 1,223,223
Transportation	\$ 651,000	\$ 626,350
Historical Society	\$ 44,000	\$ 39,642
Capital Projects	\$ 2,742,100	\$ 2,575,100
Bus Replacement	\$ 85,000	\$ 83,500
Debt Service Ex	\$ 5,350,933	\$ 5,349,535
Total	\$44,304,462	\$44,715,550

School City of Mishawaka

Tax Rate Proposal;

	Adv.	Est.	Actual
	2015	2015	2014
Debt Serv.	.3000	.1700	.1634
Exempt Debt	1.0000	.7100	.7238
Transportation	.1333	.0755	.0749
Historical Society	.0108	.0050	.0050
Capital Projects	.5167	.3003	.2514
Bus Replacement	.0167	.0115	.0113
Total	1.977	1.2723	1.229

**School City of Mishawaka
General Fund**

Revenue Impact:

- 2015-Student Membership - Planned ADM (average daily membership) reduction in enrollment from 4,763 in September 2014 and 4,723 in February 2015.
- 2014-Student Membership - Actual was 4,837.5 in September 2013 and 4,812 in February 2014.
- Aug. 12th - Current Membership Count - 4,687

**School City of Mishawaka
Revenue Impact**

› **Student Membership:**

› Membership;

9/2010/11 - 5,093

9/2011/12 - 4,978

9/2012/13 - 4,908

9/2013/14 - 4,837

9/2014/15 - 4,763 (\$663k)

**School City of Mishawaka
General Fund**

Budget Plans - Reductions:

- › Reduction in Certified Staffing (2)
- › National School Board Conference
- › Reduction in Athletic Program
- › Reductions in Support Staff
- › Teacher Retirements
- › Reduction in Business Office
- › Intervention Teachers

**School City of Mishawaka
General Fund**

► **Budget Plans Include:**

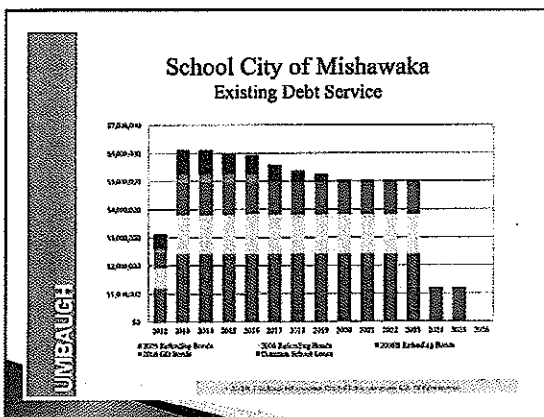
- Medical/Health Increase
- Energy Saving Project Payment
- Retiree's Severance Payments
- Technology Salaries
- Smaller Class Size
- Eliminate Split Classes (if possible)

**School City of Mishawaka
Debt Services**

► **Debt & Exempt Debt Services:**

► **Over Circuit Breaker Ceiling –**
\$429,214 (CPF-\$312K, Transp-\$92K,
Bus Replacement-\$14k)

► **Debt Analysis Schedule** (see report)



**School City of Mishawaka
Transportation**

- › Transportation Budget:
- › Added (1) Driver Reduce Route Time
- › Continue to Transport –Special Needs, Athletics, Pre-School, Head Start, Field Trips.
- › Budget – Status Quo

**School City of Mishawaka
Historical Society**

- › Historical Society Budget;
- › Rate Budget – Status Quo

**School City of Mishawaka
Capital Project Fund**

- › Rate Budget –Assessed Valuation = Budget \$:
- › Facilities – Critical Needs
- › Utilities Budget – \$1,061,200
- › G.E.S.P. – \$300,000
- › Technology Salaries transferred to General Fund

**School City of Mishawaka
Bus Replacement Public Hearing**

› **Bus Replacement;**

- › Plan to Replace (1) Type C School Bus
- › Continue to Operate with (14) Buses.
- › Oldest Buses – (2) 2001 Activity Buses and (1) 2002 Activity Bus.

School City of Mishawaka

*In summary – Achieving More
with Less*

› **Questions From Board?**

1st Reading 9-15-14
2nd Reading
Passed
Failed
Continued To

PETITION 14-17

SEP 10 2014

CITY OF MISHAWAKA, INDIANA

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2014-25

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:

PARCEL I: A part of the West Half of the Southwest Quarter of Section 16,
Township 37 North, Range 3 East, described as follows: Beginning on the South line
of Eighth Street in the City of Mishawaka, at a point 142 feet West of the intersection
of the South line of Eighth Street and the West line of Cleveland Street in the City of
Mishawaka; thence West along the South line of Eighth Street a distance of 141 feet;
thence South a distance of 275.25 feet to the North line of a tract of land heretofore
conveyed by Ethel and Marie Major to Gene Nicolini by Warranty Deed dated March
15, 1956, recorded March 16, 1956 in Deed record 552, page 389 of the records of
St. Joseph County, Indiana; thence East 141 feet; thence North 275.25 feet to the
place of beginning, now within and a part of the City of Mishawaka.

PARCEL II: A part of the West Half of the Southwest Quarter of Section 16,
Township 37 North, Range 3 East, described as follows: Beginning on the South line
of Eighth Street in the City of Mishawaka, at a point 283 feet West of the intersection
of the South line of Eighth Street and the West line of Cleveland Street in said City of
Mishawaka; thence West along the South line of Eighth Street a distance of 100.12
feet to the East line of the right of way of the New York Central Railway Company;
thence South along the East line of the right of way of the New York Central Railway
Company a distance of 275.25 feet, to the North line of a tract of land heretofore
conveyed by Ethel and Marie Major to Gene Nicolini by Warranty Deed dated March
15, 1956, recorded March 16, 1956 in Deed Record 552, page 389 of the records of
St. Joseph County, Indiana; thence East 99.65 feet to a point 283 feet West of the
West line of Cleveland Street; thence North 275.25 feet, more or less, to the place of
beginning, now within and a part of the City of Mishawaka.

PARCEL III: A part of the West Half of the Southwest Quarter of Section 16,
Township 37 North, Range 3 East, described as follows: Beginning on the West line
of Cleveland Street in the City of Mishawaka, at a point 150 feet South of the South

Proposed Ordinance No: _____

Ordinance No: _____

line of Eighth Street in said City of Mishawaka; running thence South along the West line of Cleveland Street, a distance of 125.30 feet to the North line of a tract of land heretofore conveyed by Ethel and Marie Major to Gene Nicolini by Warranty Deed dated March 15, 1956, recorded March 16, 1956 in Deed Record 552, page 389 of the records of St. Joseph County, Indiana; thence West 142 feet; thence North 125.25 feet; thence East 142 feet to the place of beginning, now within and a part of the City of Mishawaka.

PARCEL IV: Part of the West Half of the Southwest Quarter of Section 16, Township 37 North, Range 3 East, City of Mishawaka, Indiana, described as follows: Commencing at the point of intersection of the South line of Eighth Street with the West line of Cleveland Street, in the City of Mishawaka, Indiana; thence South, on the West line of Cleveland Street, a distance of 111.41 feet to the point of beginning; thence continue South on the West line of Cleveland Street, a distance of 38.59 feet; thence West, parallel with the South line of Eighth Street, a distance of 142 feet; thence North parallel with the West line of Cleveland Street, a distance of 38.59 feet; thence East, parallel with the South line of Eighth Street, a distance of 142 feet to the point of beginning.

COMMON ADDRESS: 1121 West Eighth Street

which real estate is now classified as I-2 Heavy Industrial District shall hereafter be within and a part of that District known as C-1 General Commercial District designated in "The Zoning Ordinance of 1966" as amended.

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

1. Given the property's close proximity to industrial and commercially zoned property the C-1 zoning would be compatible with the surrounding commercial and industrial properties.
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, its historical use as a bowling alley, and the potential of development as an industrial project, staff feels that the most desirable use for this property is the C-1 General Commercial zoning classification.
3. Because the parcel is located adjacent to commercial properties and adjacent to existing industrial uses, the C-1 zoning classification would be compatible and is a desirable use for this property.
4. The C-1 zoning classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding commercial area by further expanding commercial development in the area and bringing the non-conforming site into compliance with current commercial standards.
5. The City's Comprehensive Plan indicates industrial for this area. However, the proposed C-1 General Commercial zoning is consistent with the adjacent commercial zoned property and the historical commercial use of the property.

Proposed Ordinance No: _____

Ordinance No: _____

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 _____, 2014, at _____ o'clock ____ .M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2014, at _____ o'clock ____ .M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2014, at _____ o'clock ____ .M.

David A. Wood, Mayor

AUG 20 2014

August 20, 2014

Pet 14-18
17

Honorable Members of the Common Council
City of Mishawaka, Indiana

and

Mishawaka City Plan Commission
City of Mishawaka, Indiana

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 28 2014

CITY CLERK
MISHAWAKA, IN

RE: PETITION TO REZONE

Comes now, Stephen J. Phillips, the sole Member of SJP Entertainment LLC, by his attorney and shows that he is the owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

PARCEL I: A part of the West Half of the Southwest Quarter of Section 16, Township 37 North, Range 3 East, described as follows: Beginning on the South line of Eighth Street in the City of Mishawaka, at a point 142 feet West of the intersection of the South line of Eighth Street and the West line of Cleveland Street in the City of Mishawaka; thence West along the South line of Eighth Street a distance of 141 feet; thence South a distance of 275.25 feet to the North line of a tract of land heretofore conveyed by Ethel and Marie Major to Gene Nicolini by Warranty Deed dated March 15, 1956, recorded March 16, 1956 in Deed Record 552, page 389 of the records of St. Joseph County, Indiana; thence East 141 feet; thence North 275.25 feet to the place of beginning, now within and a part of the City of Mishawaka.

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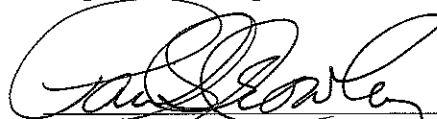
Commonly known as 1121 West 8th Street, Mishawaka, Indiana.

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of I-2 District. Said property has been in use as a bowling alley for more than 50 years. This non-conforming use was grandfathered to the prior owners.

Petitioner desires said real estate to be rezoned to C-1 District. Petitioner further states that he intends to utilize said land for a skating rink and an event center.

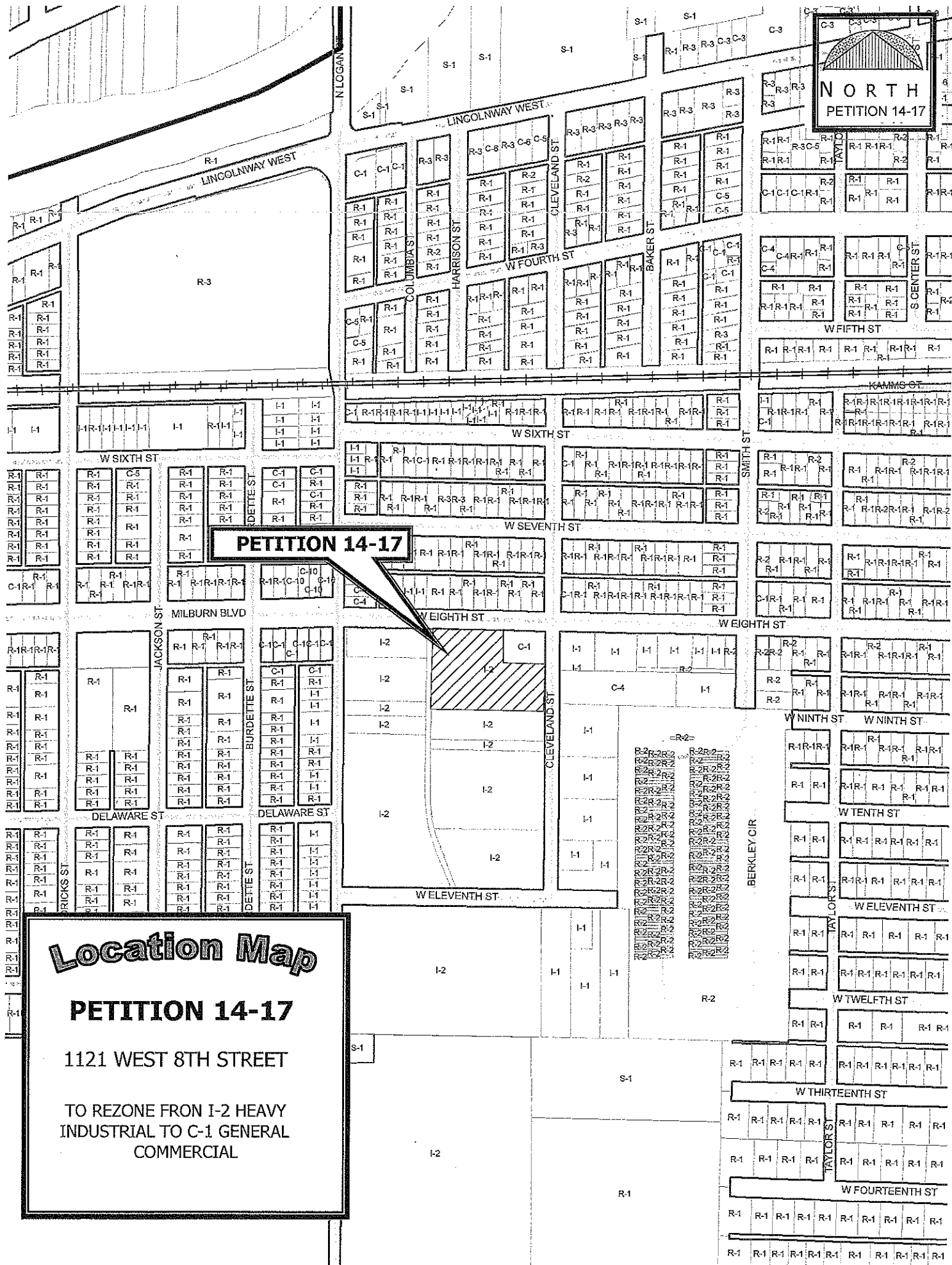
Wherefore, the petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcel of land located in the City of Mishawaka.

SJP ENTERTAINMENT LLC
Stephen J. Phillips, Sole Member


Paul G. Crowley, Attorney

Contact Person:

Paul G. Crowley, Esq.
Butler and Crowley, Attorneys
726 East Washington Street
South Bend, IN 46617
Telephone: 574.233.9500
Fax: 574.233.9502
Email: pgcrowley@aol.com



PETITION 14-17

Location Map

PETITION 14-17

1121 WEST 8TH STREET

TO REZONE FROM I-2 HEAVY INDUSTRIAL TO C-1 GENERAL COMMERCIAL