

AGENDA

Monday, October 20, 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**

October 06, 2014

5. Petitions, Communications, Remonstrance and Memorials

A letter from the City Plan Commission regarding recommendations from their October 14, 2014 meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O. NO. 2014-27 Transfer Funds - MVH - \$99,000.00

P.O. NO. 2014-28 Transfer Funds - CMP - \$25,000.00

P.O. NO. 2014-29 Annex and Zone from R-1 Single Family to I-1 Light Industrial - West of 1904 East McKinley Ave. - Hose Assemblies

P.O. NO. 2014-30 Annex and Zone Property to C-1 Commercial - North of 124 Cedar Rd - Multiple Business

P.O. NO. 2014-31 Amend the PUD for Toscana Outlot - Lot 26A Toscana Park PUD Phase III - Mixed Uses

8. Resolutions

9. Ordinances on Second Reading

P.O. NO. 2014-20 Elected Officials Salary Ordinance for 2015 (Assigned to Budget and Finance Committee)

P.O. NO. 2014-21 Police and Fire Salary Ordinance for 2015 (Assigned to Budget and Finance Committee)(Requires Amendment)

P.O. NO. 2014-22 City Employee Salary Ordinance for 2015 (Assigned to Budget and Finance Committee)(Requires Amendment)

P.O. NO. 2014-23 Civil City Budget and Tax Levy for 2015 (Assigned to Budget and Finance Committee) **ADOPTION**

P.O. NO. 2014-24 School City of Mishawaka Budget for 2015 (Assigned to Budget and Finance Committee) **ADOPTION**

P.O. NO. 2014-26 Transfer Funds - Park and Recreation - \$65,000.00 (Assigned to Budget and Finance Committee) (Petitioner Requesting Amendment)

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
October 6, 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 October 6, 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. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman.

Absent/Excused: Mr. Emmons.

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

The minutes from the September 15, 2014 meeting were approved as received from the City Clerk's Office.

Mayor Wood said he was proud to present his Youth Council for 2014 / 2015. He said he would be swearing in 25 students representing, Mishawaka, Marion and Penn High Schools and was very proud of these students who have already distinguished themselves in many ways. Mayor Wood stated the Youth Council would be getting involved in community activities with a hands on educational process, and would also be doing community service. He said they have already done some fund raising for families here in Mishawaka that are most in need the money they raised would buy full Thanksgiving meals including the turkey and they would be doing every part of the work from the shopping, seeking donations, and personally delivering them.

Clerk Block presented the following Petitions to the Council, who referred it to the Plan Commission for their recommendation.

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

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

Petition No. 2014-22 Amend the PUD for Gateway Plaza – North West
Corner of Bremen Highway and US 20 By pass – Self
Storage Facilities

Petitions No. 2014-23 Amend The PUD for Toscana Outlot – Lot 26A
Toscana Park PUD Phase III – Mixed Uses

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 2014-26

**AN ORDINANCE DECLARING AN EMERGENCY AND
TRANSFERIN AND REAPPROPRIATION FUNDS
WITHIN THE BUDGET ADOPTED FOR THE
CALENDAR YEAR ENDING DECEMBER 31, 2014**

(Transfer Funds – Park and Recreation \$65,000.00)

Assigned to Budget and Finance Committee

Clerk Block read **PROPOSED ORDINANCE NO. 2014-23**, she said this was an ordinance for appropriations and tax rate, Civil City Budget, for 2015 and was a pre-adoption, public hearing, with no vote taken at this meeting.

Dave Wood, Mayor said he was here to seek the Council's approval and favorable vote on the 2015 Civil City Budget. He said this budget was a combination of a lot of work from a very dedicated staff. Mayor Wood said this year's budget high lights are heading in the wrong direction; we continue to see the assault on local government from the State with laws passed in Indianapolis. He said they continue to see a shrinking budget year after year with no end in sight, and keep hearing word that there would be other potential revenue cuts from the city budget. Mayor Wood said each and every year they try to fight them off at the legislature and plan to very vigorously do that again this year.

Mayor Wood said this year's budget was 49.9 million dollars, which was the General Fund and CEDIT Budgets they are down from last year from 53.1 million dollars, or 6%. He said over the past two years they have seen the budget shrink by 7.4 million dollars that is a big hit.

Mayor Wood said the question you all may ask is how do we make our ends meet how do we keep up with these cuts with more coming, it is because we make our decisions very conservatively in all aspects of our budget, it started many years ago with reduction of staff and decisions to get each department more efficient. He said the staff has been reduced by 17 employees just from last year and that was a big reduction, but 79% of the budget is payroll, 50% of the budget was for Public Safety so of the sixteen departments funded by the Civil City Budget two departments get 50%. Mayor Wood said public safety was a priority.

Mayor Wood explained there may have to be further reductions because in 2019 the caps would be reducing from 1½ to 1, 2½ to 2, and 3½ to 3 and it would have a big impact on our City Government so to help us get through that, consultants have been hired to look at how those caps would impact the city and look at all possibilities, fortunately this year some of the General Fund was able to go into the CEDIT Budget and that helped make room to make cuts.

Mayor Wood went on to say there were some new expenditures in this budget, one being the Health and Wellness Clinic, and the reason why they decided to spend there was because they hope and expect to see savings pretty immediately and on down the line. He said the Clinic would be located at the old EMS Building, Station Number 5 on Mishawaka Avenue and they have 1 million dollars budgeted for that. Mayor Wood said there would be some dramatic savings in the Insurance Expenditures.

Mayor Wood said this year there was a reduction in staff, but they have the need to add a person in the Code Enforcement Office starting 2015, as they are an office of five that covers the entire city and there is no office manager there so they have to rotate leaving someone back to field the calls, this new addition would help to better serve the citizens. He went on to say they have added specialty pay or additional money for CPA professionals, much like the PE Licenser, they feel that if people have those advanced degrees those are the types of employees the city wants to attract and retain and this is a tool that would help them do just that.

Public hearing on **PROPOSED ORDINANCE NO. 2014-23** was closed at 7:20 p.m.

Clerk Block read **PROPOSED ORDINANCE NO. 2014-24** she said this was an ordinance for appropriations and tax rate, Civil City Budget, for 2015 and was a pre-adoption hearing, public hearing, with no vote taken at this meeting.

PROPOSED ORDINANCE NO. 2014-24

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATE

Randy Squadroni, Business Manager for School City of Mishawaka 1402 South Main Street, said School City's Budget was published August 28th and September 4th in two newspapers as required by law. He said the total School City Budget for 2015 was for 44 million 300 thousand dollars which was a reduction from the 2014 budget of 44 million 700 thousand dollars a difference of 400 thousand dollars less. Mr. Squadroni stated the General Fund was the largest portion of the budget at a little over 34 million and it too was down about 550 thousand from 2014 the major reason for the decrease in revenue of their General Fund was due to a drop in student enrollment this year. He said the loss in revenue would be made up with some minor budget cuts along with employee retirements also in their General Fund they continue to subsidize more capital improvement expenditures for building repairs versus utilizing these funds to improve student achievement. Mr. Squadroni explained the debt service funds would not be a problem until 2020 when the circuit breaker drops from 1 ½, 2 ½ and 3 ½ to 1, 2, and 3. He said the current circuit breaker impact for school city was 429 thousand dollars of which the largest share being the Capital Projects Fund that was hit by 300 of that, and the Transportation Fund got a hit of 100 thousand dollars. He said as for the current tax rate of 2014, it was just under \$1.23 and they advertised a rate of \$1.97 in reality he believes the rate would be about \$1.23 to \$1.24. Mr. Squadroni stated School City continues to live within its budget however the three big issues they are dealing with are the low assessed value, which limits their funds to maintain their facilities, with their Capital

Project Funds. He said due to the low assessed values and insufficient funds in the Capital Project Fund their General Fund was supporting the facilities instead of using these funds for construction.

Mr. Squadroni stated the issue they were dealing with and need to address still was the drop in the Tax Rate in 2020 because there would not be enough funds to pay for their Bond Issues for four years and they know that number would be somewhere between 2 million dollars a year for a total of 8 million dollars. He said those items still need to be addressed and they would be working with the School Board to come up with a solution.

Public hearing on **PROPOSED ORDINANCE NO. 2014-23** was closed at 7:27 p.m.

Ms. Voelker asked if they have made projections for the number of students in 2020. Mr. Squadroni said yes, they did have a study done several years ago and they did see they would be dropping a couple hundred students but would flat line over the next 15 to 20 years and they are now getting to that flat line.

Mr. Roggeman asked if this was the last time he would be presenting his budget to the Council since there was an elected School Board in the forefront. Mr. Squadroni said yes this would be the last time. Mr. Roggeman said it was interesting to hear the School City Budget it has been very educational. Mr. Squadroni stated with the Majority of the School Board now being elected they would not have to come before the Mishawaka Council for approval of their budget that was correct, the School Board would be approving their own budget .

Clerk Block read **PROPOSED ORDINANCE NO. 2014-25** opening it for public hearing.

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.)

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

Paul Crowley, Attorney At Law with Butler and Crowley 726 E. Washington South Bend said the property at subject here was the Bowling Alley on 8th Street; this petition was accentually a remedy to a non-conforming use that has existed for almost 50 years. He said the Bowling Alley predated the zoning and therefore continued as a bowling alley in industrial zoning. Mr. Crowley stated his client’s intent was to us this facility as an event center and a Skating Rink which was a change of use and requires conforming zoning and

therefore they come seeking the conforming zoning. He said Mr. Emmons told him that many people from the community had complained to him regarding the color they painted the building so he has assured the Plan Commission they would repaint the building and that has been completed. Mr. Crowley said that Mr. Emmons called him and said he was pleased with the new color so that concludes his rezoning petition.

Question was called for at 7:30 p.m. on **PROPOSED ORDINANCE NO. 2014-25** with the



Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Mammolenti, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman, thus it becomes **ORDINANCE NO. 5454**

NEW BUSINESS

Mr. Mammolenti said in Mr. Emmons absence he wanted to remind everyone of his monthly meeting at St. Bavo School, on October 16, 2014, at 7:00 p.m. and the speaker was to be announced.

Mr. Mammolenti said his Twin Branch Neighborhood Watch Meeting would be on Wednesday Oct 15th at 7:00 p.m. at Twin Branch School. He said the Mishawaka Swat Team would have a demonstration of their vehicle.

Mayor Wood said he was proud to announce the Lineman Rodeo was a great success many teams from all over the state spoke glowingly about the cities welcome and what a great set up it was. He said our Lineman did us very proud they were number one over all in the state and cleaned up on every event. Mayor Wood asked everyone to congratulate them when you see them on the work they do and for winning this event.

Dan Bilancio asked if this would qualify the city for the international event. Mayor Wood said it has been said this competition was an international worthy event. He said many of the men worked long unpaid hours preparing for this and setting it up, they are the Best of the Best.

There being no further business to come before the Council, President Mammolenti adjourned the meeting at 7:36 p.m.

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

Matt Mammolenti
Matt Mammolenti, Presiding Officer



City of Mishawaka

DAVID A. WOOD, MAYOR

DEPARTMENT OF CITY PLANNING

October 15, 2014

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 14, 2014, Public Hearing
Certification of Proposed Ordinances

Honorable Members:

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

PETITION #14-20 A petition submitted by SLB Corporation, DBA Hose Assemblies requesting to annex and rezone property located at **1844 East McKinley Avenue** to I-1 Light Industrial.

The Commission, with a vote of 9-0, recommended approval.

PETITION #14-21 A petition submitted by John Ward requesting to annex and rezone property **north of 124 Cedar Road** to C-1 General Commercial.

The Commission, with a vote of 9-0, recommended approval.

PETITION #14-23 A petition submitted by Toscana Realty, LLC, requesting to amend the Toscana Park Planned Unit Development to allow for drive-thru facilities, reduction in off-street parking, and dumpster to be visible from the public right-of-way.

The Commission, with a vote of 9-0, recommended approval.

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

Respectfully,

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: Terry Lang
Daryl Knip

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 16 2014

CITY CLERK
MISHAWAKA, IN

STAFF REPORT

Location: Northwest and adjacent to 1904 E McKinley Avenue

Date: October 14, 2014

Petition: 14 20

Prepared By: GGS

GENERAL INFORMATION

Applicant: SLB Corporation, DBA: Hose Assemblies

Status: Property Owner

Request: Annex and zone to I-1 Light Industrial & rezone from R-1 Single Family Residential to I-1 Light Industrial

Zoning Classification: Unincorporated St. Joseph County & R-1 Single Family Residential

Lot Size: Approximately 0.74 acres

Applicable Regulations: Section 137-41 Amendments to the Zoning Map
Indiana Code 36-4-3 2.1 and 36-4-3-3.1

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County
South: R-1 Single Family Residential
East: I-1 Light Industrial
West: Unincorporated St. Joseph County

Thoroughfare: East McKinley Avenue

School District: Penn Harris Madison School Corporation

Township: Penn

Public Utilities: All utilities are or will be available to the site

Comprehensive Plan: General Commercial

ANALYSIS

The petitioner, SLB Corporation, DBA: Hose Assemblies, is requesting annexation into the City of Mishawaka. The property to be annexed into the City is an approximately 0.75 acre piece of land located just Northwest and adjacent to 1904 E. McKinley Avenue. The portion of the property to be annexed is the eastern part of 55960 Clover Road and the northern half of the property at 1844 E McKinley Avenue.

The purpose of the proposed annexation is to allow for a building addition. Hose Assemblies desire to construct a 16199 sf addition to the western side of their existing building located at 1904 E McKinley.

In addition to the annexation, the petitioner is requesting to rezone 1844 E. McKinley Avenue from R-1 Single Family Residential to I-1 Light Industrial to allow for the proposed addition. There is currently a single-family home located on this property. This structure will be demolished.

The location of the area to be annexed and rezoned is located in an area of mixed uses. To the east there are industrial uses. To the south and adjacent to the property are residential uses with the City of

Mishawaka. Residential uses within the County are located to the north. Just down the block to the west of Clover Road are automobile-oriented and commercial uses.

RECOMMENDATION

Staff recommends approval of Petition #14-20 to annex approximately 0.75 acres located northwest of E. 1904 McKinley Avenue into the City of Mishawaka and zone to I-1 Light Industrial. This recommendation is based upon the following findings of fact:

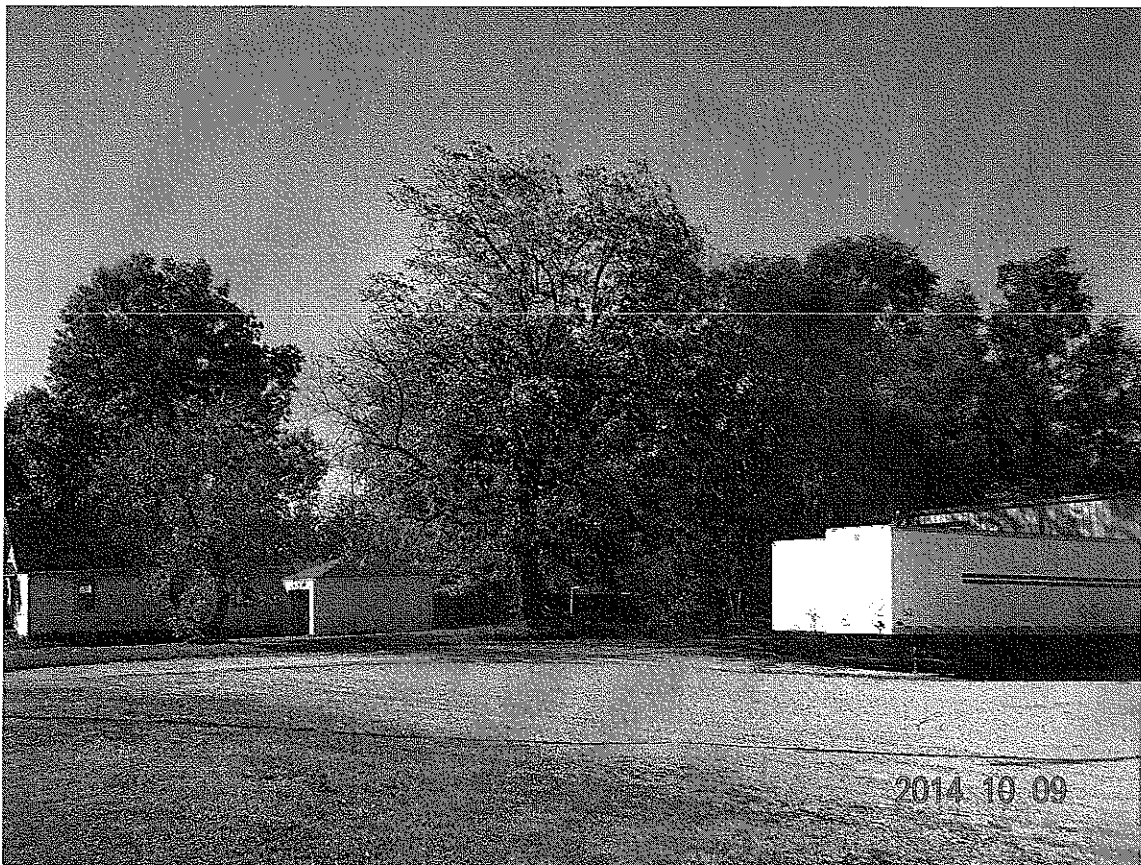
1. Existing Conditions- The subject parcel is currently located adjacent to industrial zoned property and the area to be annexed consists of vacant land.
2. Character of Buildings – The character of the buildings located adjacent to and in the surrounding area are commercial, light industrial, and residential. The building located to the east of the property to be annexed and zoned is industrial.
3. The most desirable/highest and best use – Because of the existing I-1 Light Industrial zoning to the east of the property to be annexed, the most desirable uses for the property is the continuation of the existing light industrial use.
4. Conservation of property values- The proposed zoning will not be injurious to property values in the surrounding area, because the light industrial use is consistent with those located within the surrounding area and required screening will protect those residential properties that are located adjacent to the property to be annexed.
5. Comprehensive Plan- The Comprehensive Plan, created in 1990, guided general commercial within this area. However, industrial uses were identified adjacent to the east of the property and the expansion of the existing I-1 Light Industrial use is consistent with the Comprehensive Plan.

Furthermore, Staff recommends approval of Petition #14-20 to rezone property located at 1844 E. McKinley Avenue from R-1 Single Family Residential to I-1 Light Industrial. This recommendation is based upon the following findings of fact:

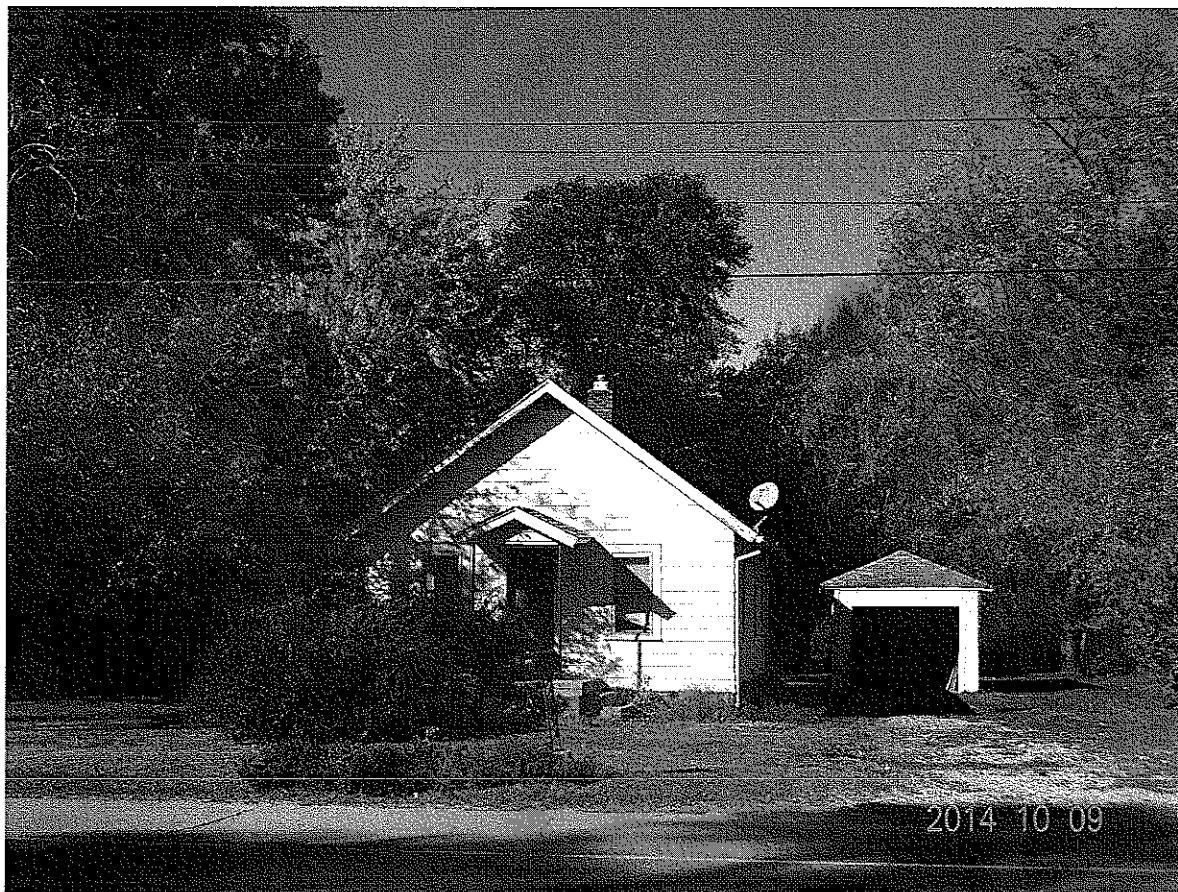
1. There are I-1 Light Industrial zonings to the east and adjacent to the property.
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, staff feels that the most desirable use for this property is the continuation of the adjacent I-1 Light Industrial use.
3. Because the parcel is located in an area of commercial, industrial, and residential properties , the rezoning to I-1 Light Industrial is a desirable use for this property and consistent with the existing industrial uses in the area;
4. Rezoning this property to the I-1 Light Industrial will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding neighborhood by expanding an existing industrial use and,
5. The Comprehensive Plan, created in 1990, guided general commercial and within this area. However, industrial uses were identified adjacent to the east of the property and the expansion of the existing I-1 Light Industrial use is consistent with the Comprehensive Plan.

ATTACHMENTS

Photographs, Petition, Prelim. Site Plan, Location Map



View looking at the northwest corner of the existing Hose Assemblies Property



View looking onto property to be rezoned and existing structure to be demolished



View looking onto north onto property to be annexed

STAFF REPORT

Location: 57000 block Cedar Road (North of 124 Cedar Road)

Date: Oct. 14, 2014

Petition: 14 21

Prepared By: KM

GENERAL INFORMATION

Applicant: John Ward

Status: Property Owner

Request: To annex approximately 2.5 acres and zone to C-1 General Commercial District

Zoning Classification: Unincorporated St. Joseph County

Lot Size: Approximately 2.5 acres

Applicable Regulations: Section 137-41 Amendments to the Zoning Map
Indiana Code 36-4-3 2.1 and 36-4-3-3.1

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County
South: C-4 Automobile Oriented Commercial District and C-1 General Commercial District
East: Unincorporated St. Joseph County
West: S-2 Planned Unit Development (office and agricultural use)

Thoroughfare: Cedar Road north of Lincolnway East

School District: Penn-Harris-Madison School Corporation

Township: Penn

Public Utilities: All public utilities can be extended to the site at the expense of the developer

Comprehensive Plan: Industrial

ANALYSIS

The Petitioner is requesting that approximately 2.5 acres be annexed into the City of Mishawaka. The land to be annexed is located on the east side of the 57000 block of Cedar Road, just north of 124 Cedar Road. The property is zoned "R" Single Family Residential in Unincorporated St. Joseph County and the land is currently vacant. The proposed annexation area has approximately 1,500 lineal feet of perimeter with 464 feet of contiguity with the City limits. As such, the annexation area is 32.3% contiguous to existing City limits. This exceeds the 12.5% required by law for the annexation of contiguous parcels.

The property to be annexed is a wooded site surrounded by residential to the north and east, commercial to the south, and agricultural and office use to the west. Although the Comprehensive Plan does not specifically identify this area, its prospective use as commercial is appropriate given its proximity to the uses immediately adjacent to the south.

If the request for annexation and zoning is approved, the Petitioner states they desire to utilize said land for the construction of a commercial center to house small office/retail businesses and businesses that are just starting out and need a small amount of space.

The Petitioners will need to submit for final site plan approval prior to the development of the site. The Engineering Department states, "There is no conventional sewer connection available to this site; the closest location is at Lincolnway and Cedar intersection where it is too shallow to be extended by gravity. A grinder pump/forcemain connection would need to be designed and installed by the property owner/developer." The developer must pay for all costs to connect to sanitary sewer and water, which is required for annexation.

Other pertinent City departments have reviewed and approved the request.

RECOMMENDATION

Staff recommends **approval** of Petition #14-21 to annex and zone approximately 2.5 acres located in the 57000 block of Cedar Road (north of 124 Cedar Road) into the City of Mishawaka and zone to C-1 General Commercial for a multiple-business development. This recommendation is based on the following findings of fact:

1. Existing Conditions- The subject parcel is vacant land located within an area of existing residential, commercial/office, and agricultural uses.
2. Character of Buildings – The character of the buildings within the surrounding area is mixed with residential (north) and commercial/office (south and west).
3. The most desirable/highest and best use – Because of the parcel's proximity to existing commercial and office uses along Cedar Road, the most desirable use for the property is a commercial zoning with the small commercial development as a proposed use.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area, because commercial use is consistent with those located within the immediate area.
5. Comprehensive Plan - This specific property was not identified in the City of Mishawaka Comprehensive Plan. However, the petition is reasonably consistent with the goals, objectives, and policies of the Comprehensive Plan. The continued change and expansion of the commercial areas of the City are commensurate to the City's status as a regional area of commerce.

ATTACHMENTS

Photographs, Petition, Preliminary Site Plan, Aerial, Location Map

STAFF REPORT

Location: Toscana Park PUD off of Gumwood Road between Torino Avenue & Toscana Blvd Date: October 14, 2014

Petition: 14 23

Prepared By: GGS

GENERAL INFORMATION

Applicant: Toscana Realty LLC

Status: Property Owner

Request: Amend PUD

Zoning Classification: S-2 Planned Unit Developments

Lot Size: 2.3 acres

Applicable Regulations: Section 137-671 to 137-679 S-2 Planned Unit Development District
Section 137-41 Amendment to Zoning Ordinance & Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: S-2 Planned Unit Development (Toscana Park)
South: S-2 Planned Unit Development (Toscana Park)
East: S-2 Planned Unit Development (Toscana Park)
West: S-2 Planned Unit Development

Thoroughfare: Gumwood Rd, Toscana Blvd, & Torino Drive

School District: Penn-Harris-Madison School Corporation

Township: Harris

Public Utilities: All utilities are available or will be available to the site

Comprehensive Plan: Area not included in Comprehensive Plan

ANALYSIS

The petitioner is requesting to amend the Toscana Park PUD. The portion of the PUD to be amended is located on the parcel of land adjacent to Gumwood Road between Torino Drive and Toscana Blvd. This area of the PUD allowed for a mixed use commercial development including all C-1 General Commercial uses. The petitioner desires to amend the PUD to allow for drive-thru facilities/restaurants at this location. The submitted site plans shows two proposed buildings on the site. One building will consist of approximately 7,360 sf and the second building will consist of approximately 3,880 sf. Each building will be subdivided into 2-4 separate tenant spaces, with a proposed drive-thru facility/restaurant located within each building.

Parking will be provided surrounding each of the buildings. A total of 85 spacing (including 4 ADA spaces) will be provided. A total of 32 spaces are required for the proposed 7,922 sf of general retail space at a ratio of 4 spaces per 1000 sf of retail building area. A total of 34 parking spaces are required for the proposed 3,314 sf drive-thru facilities/restaurants space at a ratio of 10 parking spaces per 1000 sf of drive-thru/restaurant building area. The petitioner is requesting to amend the PUD to allow for this reduction in required number of parking spaces for the drive-thru uses to be 10 spaces per 1000 sf of

gross building floor area. The required parking for drive-thru restaurant uses are 15 parking spaces per 1000 sf of gross floor area. However, the Staff would recommend that the parking requirement for this outlot be amended for the requirement of the total parking to be a ratio of 5 parking spaces per 1000 sf of gross floor area. The outlot will consist of multi-tenant buildings. The standard parking requirement for multi-tenant shopping centers is 5 spaces per 1000 sf of building area. This will allow flexibility of proposed uses and would limit the potential need for the petitioner to come back at a later date and amend the PUD again for parking ratios.

A third amendment to the PUD requested is to allow for the dumpster enclosure to be visible from right-of-way. The dumpster enclosure is proposed to be located at the southeastern portion of the site. Given that the site is bounded by right-of-way on all four sides, the requested amendment is appropriate. However, the dumpsters shall be located in rear of the buildings with the front of the building facing Gumwood Road.

RECOMMENDATION

Staff recommends in favor of Petition #14-23 to amend the Toscana Park as follows:

1. To allow for drive-thru facilities/restaurants.
2. To allow for the off-street parking ratio to be 5 spaces per 1000 sf of gross floor area.
3. To allow for the dumpster enclosure to be visible from right-of-way, provided it is located behind the front of building facing Gumwood Road.
4. All previous applicable conditions of the previous PUD and subsequent amendments shall remain in place.

The recommendation is based on the following findings of fact:

1. Existing Conditions – The subject parcel is located on Gumwood Road and within the Toscana Park commercial PUD.
2. Character of Buildings in Area- The character of many of the buildings located in the area and within the PUD are commercial.
3. The most desirable/highest and best use- Because of the parcel's location on Gumwood Road and the significant commercial development that has occurred along the Main Street/Gumwood Road corridor, the most desirable use for the property is commercial.
4. Conservation of property values- The proposed amendment will not be injurious to property values in the surrounding area, because the use is still commercial and conditions placed on the development will protect the surrounding neighborhood.
5. Comprehensive Plan- Although this specific property was not guided in the Mishawaka 2000 Plan, the petition is reasonably consistent with the goals, objectives and policies of the Comprehensive Plan. The Plan, created in 1990, guided general commercial uses along the Main Street (Gumwood Road extended) corridor. The continued change and expansion of the commercial areas of the City are proportionate to the substantial residential growth that occurred in an almost uncontrolled manner in the unincorporated County from the time of adoption of the Mishawaka 2000 Comprehensive Plan in the early 1990's.

ATTACHMENTS

Photographs, Petition, PUD Plan



Views looking onto site of proposed outlot development

OCT 16 2014

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2014-27

ORDINANCE NO. _____

1st Reading 10-20-14
2nd Reading
Passed
Failed
Continued To

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 Motor Vehicle Highway Fund budget adopted for the fiscal year ending December 31, 2014.

Section 2. There is hereby transferred and reappropriated the sum of \$99,000.00 as follows:

Motor Vehicle Highway Fund

From: Street Department

Personal Services

201-50-411-02 Regular Employees \$ 55,000.00

Supplies

201-50-429-13 Traffic Supplies 4,000.00

Other Services and Charges

201-50-431-04 Snow Removal 5,000.00

Capital Outlay

201-50-445-02 Street Equipment 35,000.00

Total \$ 99,000.00

To: Street Department

Supplies

201-50-423-01 Street Materials \$ 20,000.00

201-50-423-03 Equip, Parts, Supplies 30,000.00

Other Services and Charges

201-50-432-04 Telephone 1,000.00

201-50-434-90 Insurance Prem/Deductibles 30,000.00

201-50-435-01 Mish Utilities 6,000.00

201-50-435-02 NIPSCO 10,000.00

201-50-437-05 Rentals 2,000.00

Total \$ 99,000.00

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

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

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

David A. Wood, Mayor



CITY OF MISHAWAKA

Tim Ryan
Street Commissioner

October 16, 2014

DAVID A. WOOD, MAYOR

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

RE: Proposed Ordinance 2014- 27

Honorable Council Members:

At this time, we find the need to request a total transfer of \$99,000 as itemized below:

FROM:	MVH Street Department		
	<u>Personal Services</u>		
	201-50-411-02	Regular Employees	\$55,000
	<u>Supplies</u>		
	201-50-429-13	Traffic Supplies	\$ 4,000
	<u>Other Services and Charges</u>		
	201-50-431-04	Snow Removal	\$ 5,000
	<u>Capital Outlay</u>		
	201-50-445-02	Street Equipment	<u>\$35,000</u>
			\$99,000
TO:	MVH Street Department		
	<u>Supplies</u>		
	201-50-423-01	Street Materials	\$20,000
	201-50-423-03	Equipment/Parts, Supplies	\$30,000
	<u>Other Services and Charges</u>		
	201-50-432-04	Telephone	\$ 1,000
	201-50-434-90	Insurance Prem/Deductibles	\$30,000
	201-50-435-01	Mish Utilities	\$ 6,000
	201-50-435-02	NIPSCO	\$10,000
	201-50-437-05	Rentals	<u>\$ 2,000</u>
			\$99,000

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

Sincerely,

Tim Ryan

Tim Ryan
Street Commissioner

OCT 16 2014

CITY CLERK
MISHAWAKA, IN

1st Reading 10-20-14 PROPOSED ORDINANCE NO. 2014-28

2nd Reading

Passed

Failed

Continued To

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 Central Motor Pool in the General Fund budget adopted for the fiscal year ending December 31, 2014.

Section 2. There is hereby transferred and reappropriated the sum of \$25,000.00 as follows:

General Fund

From: Central Motor Pool

Personal Services

101-22-411-02 Regular Pay \$25,000.00

Total \$25,000.00

To: Central Motor Pool

Supplies

101-22-422-05 Equip/Vehicle/Maint Supplies \$25,000.00

Total \$25,000.00

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

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

_____ day of _____, 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

Tim Ryan
Street Commissioner

DAVID A. WOOD, MAYOR

October 1, 2014

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

RE: Proposed Ordinance 2014-28

Honorable Council Members:

At this time, we find the need to request a transfer of \$25,000 from our *Personal Services/Salaries and Wages* line #101-22-411-02 to our *Supplies/Operating Supplies* line #101-22-422-05.

FROM: Central Services Department
Personal Services
101-22-411-02 Salaries and Wages \$25,000

TO: Central Services Department
Supplies
101-22-422-05 Operating Supplies \$25,000

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

Sincerely,

Tim Ryan
Street Commissioner

OCT 16 2014

1st Reading 10-20-14
2nd Reading
Passed
Failed
Continued To

PETITION #14-20
CITY OF MISHAWAKA, INDIANA
PROPOSED ORDINANCE NO. 2014-29

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

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

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

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

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

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

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.

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

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

1. Existing Conditions- The subject parcel is currently located adjacent to industrial zoned property and the area to be annexed consists of vacant land.
2. Character of Buildings - The character of the buildings located adjacent to and in the surrounding area are commercial, light industrial, and residential.

Proposed Ordinance No. 14-29

Ordinance No. _____

The building located to the east of the property to be annexed and zoned is industrial.

3. The most desirable/highest and best use – Because of the existing I-1 Light Industrial zoning to the east of the property to be annexed, the most desirable uses for the property is the continuation of the existing light industrial use.
4. Conservation of property values- The proposed zoning will not be injurious to property values in the surrounding area, because the light industrial use is consistent with those located within the surrounding area and required screening will protect those residential properties that are located adjacent to the property to be annexed.
5. Comprehensive Plan- The Comprehensive Plan, created in 1990, guided general commercial within this area. However, industrial uses were identified adjacent to the east of the property and the expansion of the existing I-1 Light Industrial use is consistent with the Comprehensive Plan.

Furthermore, The Common Council of the City of Mishawaka, Indiana, hereby finds that relative to rezoning property located at 1844 E. McKinley Avenue from R-1 Single Family Residential to I-1 Light Industrial:

1. There are I-1 Light Industrial zonings to the east and adjacent to the property.
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, staff feels that the most desirable use for this property is the continuation of the adjacent I-1 Light Industrial use.
3. Because the parcel is located in an area of commercial, industrial, and residential properties , the rezoning to I-1 Light Industrial is a desirable use for this property and consistent with the existing industrial uses in the area;
4. Rezoning this property to the I-1 Light Industrial will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding neighborhood by expanding an existing industrial use and,
5. The Comprehensive Plan, created in 1990, guided general commercial and within this area. However, industrial uses were identified adjacent to the east of the property and the expansion of the existing I-1 Light Industrial use is consistent with the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2014, at _____ o'clock ____ .M.

Proposed Ordinance No. 14-29

Ordinance No. _____

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

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



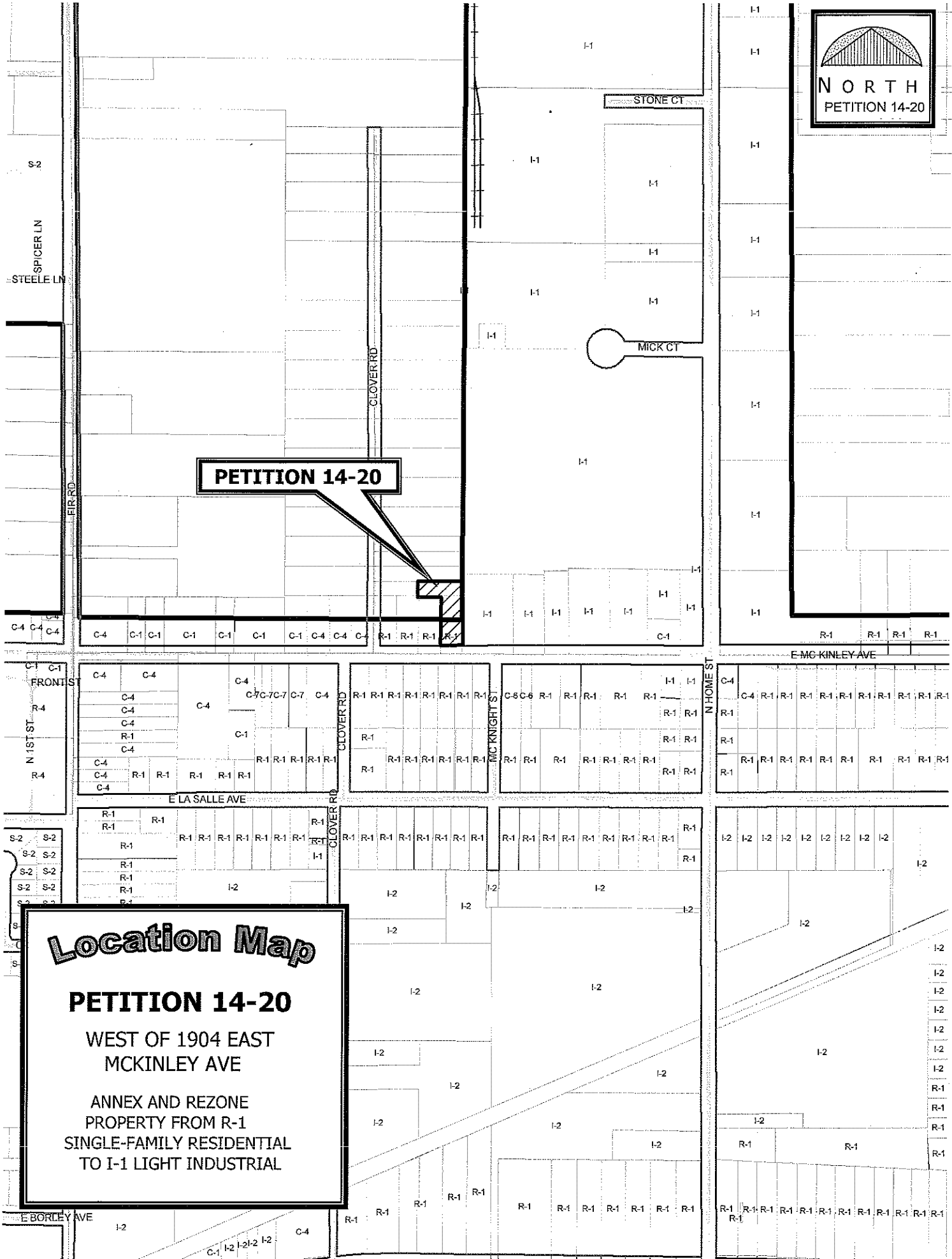
PETITION 14-20

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



OCT 16 2014

1st Reading 10-20-14
2nd Reading
Passed
Failed
Continued To

PETITION #14-21

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2014-30

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

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

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

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

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

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

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 alley lying East of and adjacent to the above described real estate.

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

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

1. Existing Conditions- The subject parcel is vacant land located within an area of existing residential, commercial/office, and agricultural uses.
2. Character of Buildings – The character of the buildings within the surrounding area is mixed with residential (north) and commercial/office (south and west).

Proposed Ordinance No. 2014-30

Ordinance No. _____

3. The most desirable/highest and best use – Because of the parcel's proximity to existing commercial and office uses along Cedar Road, the most desirable use for the property is a commercial zoning with the small commercial development as a proposed use.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area, because commercial use is consistent with those located within the immediate area.
5. Comprehensive Plan - This specific property was not identified in the City of Mishawaka Comprehensive Plan. However, the petition is reasonably consistent with the goals, objectives, and policies of the Comprehensive Plan. The continued change and expansion of the commercial areas of the City are commensurate to the City's status as a regional area of commerce.

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

Pet 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:

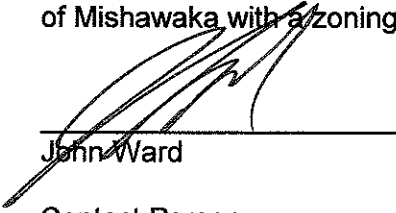
Part of the Northwest Quarter of Section 17, Township 37 North, Range 3 East, St. Joseph County, Indiana, described as beginning at a point of the West Line of said Section 17, 603.75 feet South of the Northwest Corner thereof; thence running East, 168 feet; thence North 102 feet; thence East 296 feet; 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.

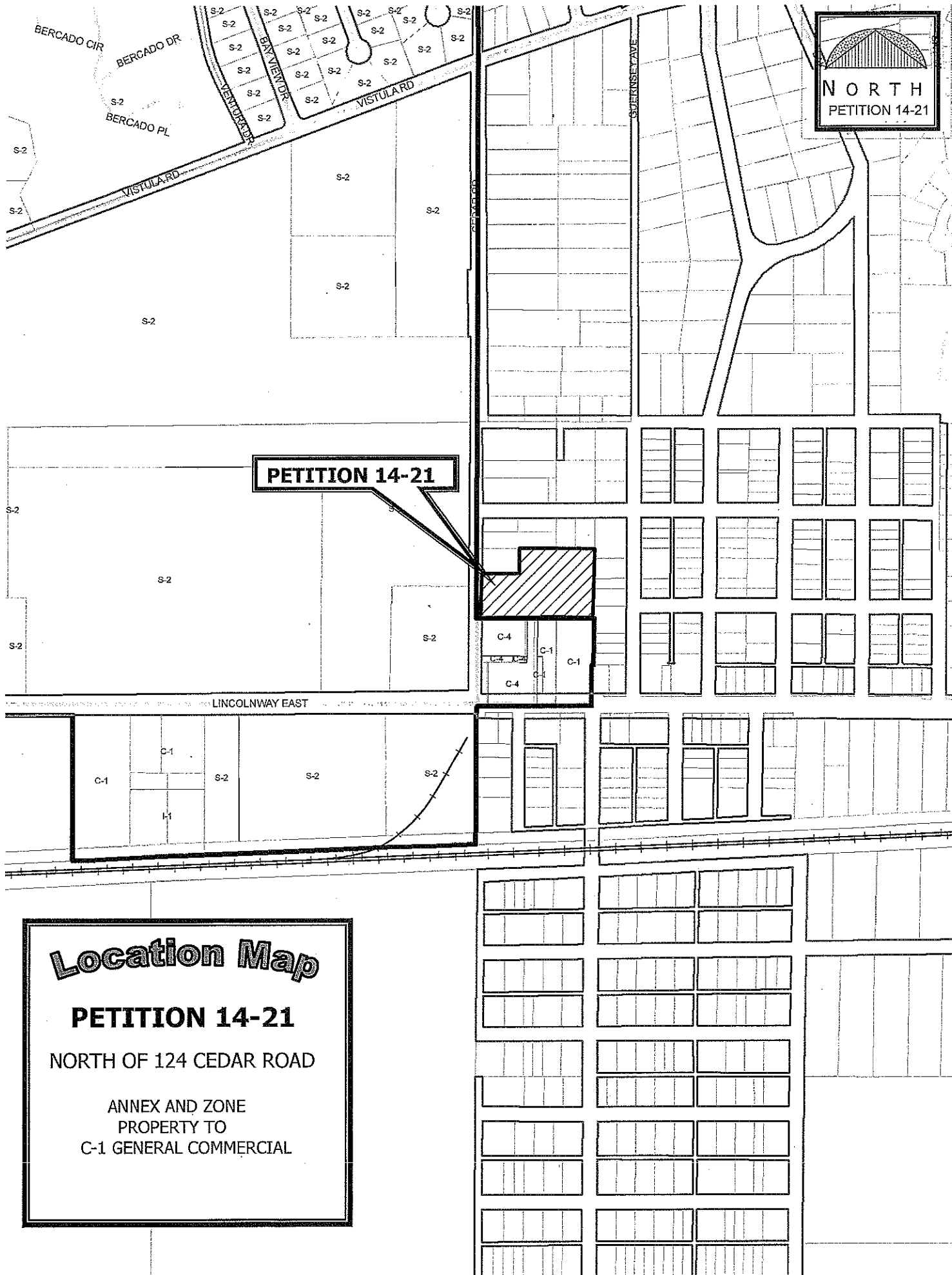
Petitioner further shows this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

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

OCT 16 2014

CITY CLERK
MISHAWAKA, IN

1st Reading 10-20-14
2nd Reading
Passed
Failed
Continued To

PETITION 14-23

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2014-31

ORDINANCE NO. _____

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

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

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

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

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.

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow for the following:

1. To allow for drive-thru facilities/restaurants.
2. To allow for the off-street parking ratio to be 5 spaces per 1000 sqft of gross floor area.
3. To allow for the dumpster enclosure to be visible from right-of-way, provided it is located behind the front of building facing Gumwood Road.
4. All previous applicable conditions of the previous PUD and subsequent amendments shall remain in place.

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

1. Existing Conditions – The subject parcel is located on Gumwood Road and within the Toscana Park commercial PUD.
2. Character of Buildings in Area- The character of many of the buildings located in the area and within the PUD are commercial.
3. The most desirable/highest and best use- Because of the parcel's location on Gumwood Road and the significant commercial development that has

ORDINANCE NO. _____

PROP. ORD. NO. 2014-31

occurred along the Main Street/Gumwood Road corridor, the most desirable use for the property is commercial.

4. Conservation of property values- The proposed amendment will not be injurious to property values in the surrounding area, because the use is still commercial and conditions placed on the development will protect the surrounding neighborhood.
5. Comprehensive Plan- Although this specific property was not guided in the Mishawaka 2000 Plan, the petition is reasonably consistent with the goals, objectives and policies of the Comprehensive Plan. The Plan, created in 1990, guided general commercial uses along the Main Street (Gumwood Road extended) corridor. The continued change and expansion of the commercial areas of the City are proportionate to the substantial residential growth that occurred in an almost uncontrolled manner in the unincorporated County from the time of adoption of the Mishawaka 2000 Comprehensive Plan in the early 1990's.

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

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

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 01 2014

CITY CLERK
MISHAWAKA, IN

DATE: September 30, 2014

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

Pet 14-23

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

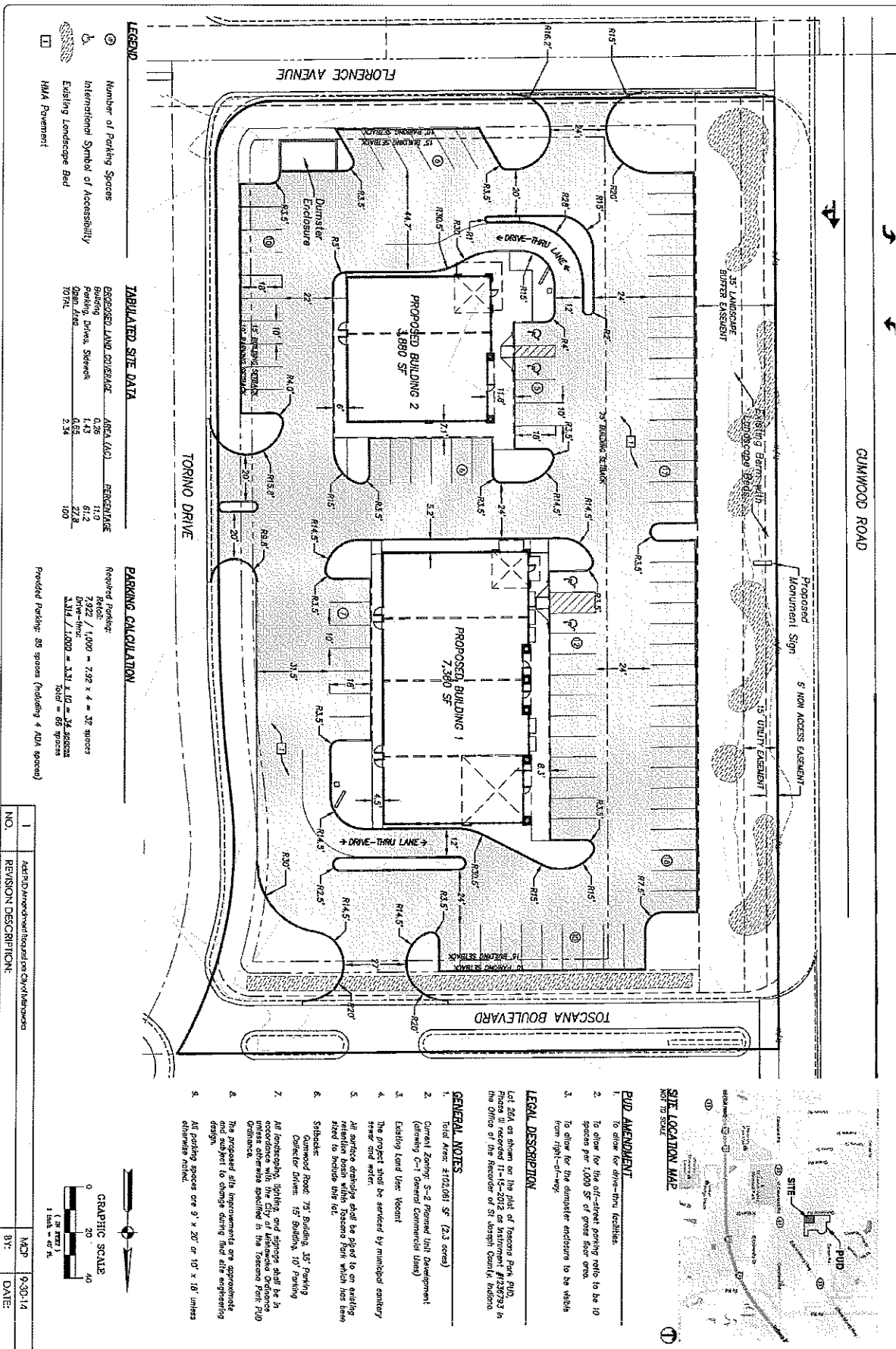


Ryan Rans

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



RECEIVED
DEBORAH S. BLOCK, MMC

AUG 14 2014

CITY CLERK
MISHAWAKA, IN

1st Reading 8-18-14
2nd Reading 9-2-14
Passed
Failed
Continued To 10-20-14

PROPOSED ORDINANCE NO. 2014-20

ORDINANCE NO. - _____

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2015

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

Section 1. The annual salaries of the following elected officials of the City of Mishawaka, Indiana, for the fiscal year beginning January 1, 2015 shall be payable in 27 equal biweekly pay periods beginning January 2, 2015 in the following amounts:

	2015 Annualized	Per biweekly pay period Beginning January 2, 2015
Mayor	\$ 74,587.00	\$ 2,762.45
Clerk	52,390.00	1,940.34
Council member	9,424.00	349.01

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

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

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

OFFICE OF THE MAYOR

August 14, 2014

Mr. Matt Mammolenti, Council President, At-Large City Council
Mr. Woody Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. John Reisdorf, 3rd District City Council
Mrs. Kate Voelker, 4th District City Council
Mr. Mike Compton, 5th District City Council
Mr. Ron Banicki, 6th District City Council
Mr. Dan Bilancio, At-Large City Council
Mr. John Roggeman, At-Large City Council
Mrs. Deborah Block, City Clerk

Re: Proposed 2015 Salary Ordinance

Dear Council President, Council Members and Clerk,

Enclosed in your packet is a proposed ordinance that fixes the salaries of all employees of the City of Mishawaka except the public safety employee groups, Elected Officials, Park department, and the employees of Mishawaka Utilities, for the year beginning January 1, 2015.

In general, what has been proposed for most employees is a 1% salary increase for 2015. This is consistent with what has been proposed to each of the labor groups (including Police and Fire labor groups), for the Elected Officials, and what has been proposed for the employees of Mishawaka Utilities. Please note that there are 27 pay periods in 2015 rather than the usual 26. The ordinance reflects this variance and salaries are adjusted accordingly.

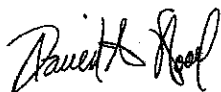
Given the uncertainty of our fragile budget due to less revenue as a result of property tax caps and lower assessed values, I am happy that we are again able to offer all employees a salary increase. Though we all wish it could be more, I believe we can afford what has been proposed and that it is fair to the employees and sustainable for the long-term health of the City. With persistent tight budgets in most government units, this proposed increase is in line or higher than what many government units are in a

Each year as we prepare the salary ordinance and budget, we take a close look at each of our positions and how they fit into the overall salary structure and how they pay compared to other like positions both within government and the private sector. Though we could make a case for a number of positions to receive a special exception to the proposed salary increase, we have kept all salaries at the standard 1% pay increase for 2015.

Speaking of benefits packages, it is important to note that the City has absorbed all health insurance premium increases over the past three years rather than pushing them over to our employees to pay. These increases were substantial. My administration has taken measures to control those costs and so far, we have been successful in stabilizing healthcare costs this year. We will continue to explore new ways to keep insurance costs in check while adding new healthcare options for our staff. I look forward to discussing these options with you as part of the budget process.

Thank you for your consideration of the 2015 salary ordinance proposals. As always, my staff and I stand ready answer any questions you may have about this proposed ordinance or any issue concerning the budget.

Sincerely,

A handwritten signature in black ink, appearing to read "David H. Wood". The signature is fluid and cursive, with the first name "David" being the most prominent.

Dave Wood, Mayor

CC: Rebecca Miller, City Controller

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 16 2014

AS AMENDED
PROPOSED ORDINANCE NO. 2014-21

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

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.

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

Section 1. The annual salaries of all sworn fire and police employees of the City of Mishawaka for the year beginning January 1, 2015 and shall be payable in **27** bi-weekly pay periods commencing on January 2, 2015.

SALARIES	2015	Bi-Weekly Salary Beginning Jan 2, 2015
FIRE CHIEF	\$67,736	2,508.71
ASSISTANT CHIEF	\$62,439	2,312.52
CHIEF FIRE PREVENTION	\$58,754	2,176.04
BATTALION CHIEF	\$61,051	2,261.13
CAPTAINS	\$58,056	2,150.22
SHIFT SUPERVISOR	\$56,494	2,092.34
LIEUTENANTS	\$56,445	2,090.55
FIRE INSPECTORS	\$55,940	2,071.85
PARAMEDICS	\$55,940	2,071.85
DRIVER OPERATOR	\$54,869	2,032.15
MASTER FIREFIGHTER	\$54,139	2,005.14
1ST FIREFIGHTERS	\$52,139	1,931.07
PROBATION - FF/EMT	\$47,389	1,755.14

UNIFORM ALLOWANCE \$1,250 PER YR

SPECIALTY PAY:

	TIER 1	TIER 2
ADVANCED EMT	\$1,000 PER YR	\$3,000 PER YR
PARAMEDIC	\$2,000 PER YR	\$4,000 PER YR
LEAD PARAMEDIC	\$4,000 PER YR	\$6,000 PER YR

WATER RESCUE/RECOVERY
LEADER \$1,050 PER YR
WATER DIVE/RESCUE TEAM
MEMBER \$950 PER YR

SELF-CONTAINED BREATHING
APPARATUS TEAM TECHNICIAN \$1,000 PER YR
MECHANIC \$2,500 PER YR
INFORMATION TECHNOLOGY \$1,500 PER YR

OUT OF RANK PAY:	PER OCCURRENCE:
Firefighter to Driver	\$10.00
Driver to Officer	\$25.00
Officer to Higher Ranking Officer	\$25.00
Firefighter to Officer	\$25.00
Fire Apparatus assigned to Ambo	\$30.00

POLICE CHIEF	\$68,171	2,524.84
ASSISTANT CHIEF	\$62,872	2,328.58
CAPTAINS	\$57,483	2,128.97
LIEUTENANTS	\$56,376	2,087.97
SERGEANTS	\$55,304	2,048.28
CORPORAL	\$54,574	2,021.25
1 ST CLASS PATROLMAN	\$52,574	1,946.42
PROBATION	\$47,794	1,770.12

UNIFORM ALLOWANCE \$2,050 PER YR

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

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

Section 4. The City will contribute 3% of the employee portion to the 1977 Police Pension for all employees eligible for participation in the 1977 Police Pension Fund.

Section 5. For those current employees who do not qualify or elect to become members of the 1977 Fire Pension fund following the merger January 1, 2002 with the Fire Department, the Pension Equalization Pay (PEP) will be offered to employees as additional wages. The PEP shall be payable in bi-weekly payments with the regular payroll. The annual PEP will be a combination of a base of \$3,300.00 (starting January 1, 2006) and an additional \$100.00 for every full year of continuous EMS service completed by January 1st of each year.

Section 6. The Administration may pay up to 15% less than annual salaries listed to new employees during the first twelve month period, except for those public safety salaries which have been negotiated by the Common Council and all other salaries negotiated as part of a Collective Bargaining Agreement.

Section 7. This ordinance shall be in full force and effect from and after its signing and attestation.

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

this ____ day of _____ 2014, at ____ o'clock, p.m.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this ____ day of _____, 2014, at ____ o'clock, p.m.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this ____ day of _____, 2014, at ____ o'clock, p.m.

David A. Wood, Mayor

1st Reading 8-18-14
2nd Reading 9-2-14
Passed
Failed
Continued To 10-20-14

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 16 2014

AS AMENDED
PROPOSED ORDINANCE NO. 2014-22

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

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.

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

Section 1. The annual 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 year beginning January 1, 2015 and shall be payable in **27** bi-weekly pay periods commencing on January 2, 2015.

		Bi-Weekly Salary Beginning Jan 2, 2015
MAYOR'S ADMINISTRATIVE ASSISTANT	\$38,102	1,411.15
MAYOR'S SECRETARY	\$31,809	1,178.09
CONTROLLER	\$72,701	2,692.59
DEPUTY CONTROLLER	\$49,424	1,830.49
ACCOUNTANT	\$39,037	1,445.79
PAYROLL CLERK	\$35,463	1,313.42
BOOKKEEPER A	\$36,346	1,346.15
BOOKKEEPER B	\$31,370	1,161.84
BOOKKEEPER C	\$29,279	1,084.38
PURCHASING AGENT	\$36,739	1,360.67
TEMPORARY HELP	\$7.25-\$25.00 PER HR	
CPA CERTIFICATION FT	\$5,000	185.19
CHIEF DEPUTY CLERK I	\$37,673	1,395.28
CHIEF DEPUTY CLERK II	\$36,497	1,351.71
TEMPORARY HELP	\$7.25-\$25.00 PER HR	
HR DIRECTOR	\$52,977	1,962.11
ASST DIRECTOR	\$36,722	1,360.04
HR OFFICE MANAGER	\$31,809	1,178.09
TEMPORARY HELP	\$7.25- \$25.00 PER HR	
DIRECTOR OF IT	\$60,095	2,225.74
SYSTEM SPECIALIST IV SERVER ADMIN.	\$49,385	1,829.06
SYSTEM SPECIALIST IV NETWORK ENG.	\$41,205	1,526.10
SYSTEM SPECIALIST III WEB	\$41,747	1,546.15
SYSTEM SPECIALIST II DESKTOP ENG.	\$39,710	1,470.72
GIS COORDINATOR	\$48,165	1,783.86

CORPORATE COUNSEL/HR DIRECTOR	\$54,779	2,028.83
1 ST DEPUTY CITY ATTORNEY	\$49,996	1,851.67
2 ND DEPUTY ASST CITY ATTORNEY	\$16,000	592.59
STAFF ATTORNEY	\$58,970	2,184.07
STENOGRAPHIC SERVICE	\$7,500	227.78
 COUNCIL ATTORNEY	 \$16,000	 592.59
DIRECTOR OF ENGINEERING	\$72,701	2,692.59
ASSISTANT DIRECTOR	\$60,117	2,226.54
TRAFFIC MANAGER	\$49,436	1,830.93
PROJECT MANAGER	\$50,735	1,879.07
CONSTRUCTION COORDINATOR	\$44,315	1,641.29
TECHNICIAN	\$44,018	1,630.29
PROJECT COORDINATOR	\$36,477	1,350.97
LOCATOR/INSPECTOR	\$37,470	1,387.77
OFFICE MANAGER	\$31,809	1,178.09
PE BONUS FT	\$5,000	185.19
IDEM REVIEW BOARD BONUS	\$4,000	153.85
 DIRECTOR OF CODE ENFORCEMENT	 \$54,606	 2,022.42
OFFICE MANAGER	\$31,809	1,178.09
CODE ENF OFFICER A	\$44,198	1,636.96
CODE ENF OFFICER B	\$36,876	1,365.74
 BUILDING COMMISSIONER	 \$55,903	 2,070.46
ASSISTANT BUILDING COMMISSIONER	\$52,603	1,948.25
ADMINISTRATOR	\$32,291	1,195.95
OFFICE MANAGER	\$31,809	1,178.09
INSPECTOR A	\$53,504	1,981.61
INSPECTOR B	\$48,469	1,795.13
PART-TIME INSPECTOR A	\$7.25-\$25.00 PER HR	
 FIRE EXECUTIVE SECRETARY	 \$32,084	 1,188.27
FIRE OFFICE MANAGER	\$31,809	1,178.09
 POLICE RECRUIT	 \$41,760	 1,546.68
IDACS SPECIALIST ANNUAL	\$370.00 PER YR	
PROPERTY MANAGER	\$35,367	1,309.88
EXEC SECRETARY	\$32,084	1,188.27
ADMIN SECRETARY	\$31,809	1,178.09
SERVICES ADMINISTRATOR	\$36,555	1,353.86
PROPERTY CLERK	\$31,032	1,149.33
SECRETARY	\$31,374	1,161.99
PARKING PERSONNEL	\$31,374	1,161.99
PART-TIME HELP	\$7.25 -\$25.00 PER HR	
PARKING PERSONNEL CLOTHING	\$500 PER YR	
CROSSING GUARDS	\$7,102	21 pays@ 338.19
CROSSING GUARD SUBSTITUTE	\$20.00 PER DAY	
SUMMER SCHOOL CROSS GUARD	\$20.00 PER DAY	
 CITY PLANNER	 \$69,459	 2,572.53
SENIOR PLANNER	\$37,993	1,407.15

Redevelopment pays 15%	\$6,705	248.32
ASSOCIATE PLANNER	\$42,365	1,569.07
ADMINISTRATIVE PLANNER	\$30,144	1,116.44
Redevelopment pays 20%	\$7,537	279.11
OFFICE MANAGER	\$31,809	1,178.09
PLAN COMMISSON	\$600.00 PER YR	
BZA MEMBER	\$375.00 PER YR	
CENTRAL SERVICES ASSISTANT	\$49,454	1,831.63
FLEET MAINTENANCE TECHNICIAN	\$19.71	
Group 1	\$18.70	
Group 2	\$17.69	
Group 3	\$16.94	
NIGHT BONUS/Shift differential	.55/.60 PER HR	
PART TIME	\$7.25-\$25.00 PER HR	
PROJECT COORDINATOR	1.00 PER HR	
STREET COMMISSIONER	\$58,864	2,180.12
OFFICE MANAGER	\$31,809	1,178.09
SECRETARY	\$31,374	1,161.99
Group 1	\$18.70	
Group 2	\$17.69	
Group 3	\$16.94	
NIGHT BONUS/SHIFT DIFFERENTIAL	.55/.60	
PART-TIME HELP	\$7.25-\$25.00 PER HR	
PROJECT COORDINATOR	\$1.00 PER HR	
DIRECTOR COMMUNITY DEVELOPMENT	\$61,511	2,278.18
TIF CONSTRUCTION MANAGER	\$58,219	2,156.24
PROGRAM CONSTRUCTION MANAGER	\$52,723	1,952.68
PROGRAM COORDINATOR	\$36,929	1,367.74
NSP COORDINATOR	\$48,231	1,786.32
GRANT SPECIALIST	\$32,412	1,200.41
PART-TIME HELP	\$7.25-\$25.00 PER HR	

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

Section 3. Longevity Bonus will be provided annually to the Central Service and Motor Vehicle Highway Teamster employees (as amended). The Longevity Bonus will be offered to the employees as additional pay. The Longevity Bonus shall be payable annually on the first paycheck following each employees anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. Said schedule is based upon completed years of service.

<u>Years of Service</u>	<u>Annual Increments</u>	<u>Bonus</u>
1	\$10.00	\$10.00
2	\$20.00	\$30.00
3	\$30.00	\$60.00
4	\$40.00	\$100.00
5	\$50.00	\$150.00
6	\$75.00	\$225.00

An additional \$75.00 will be added for each year of service after the 5th year.

Section 4. The Administration may pay up to 15% less than annual salaries listed to new employees during the first twelve month period, except for those public safety salaries which have been negotiated by the Common Council and all other salaries negotiated as part of a Collective Bargaining Agreement.

Section 5. This ordinance shall be in full force and effect from and after its signing and attestation.

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

this ____ day of _____, 2014, at _____ o'clock, p.m.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this ____ day of _____, 2014,

At _____ o'clock, p.m.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this ____ day of _____, 2014, at _____ o'clock, p.m.

David A. Wood, Mayor

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>
			<u>311,307.00</u>

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>	
			<u>55,500.00</u>
			194,775.00

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

3,135.00

Travel for Attorney

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>
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2,000.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03	Travel and Training	4,000.00
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Other Services and Charges

439-03	Subscription, Dues, etc.	400.00
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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

Salaries and Wages

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

Operating Supplies

422-01	Operating Supplies	<u>4,000.00</u>	
			4,000.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03	Travel and Training	3,000.00	
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Other Services and Charges

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	
			<u>25,000.00</u>

RECYCLING
101-30

2 SUPPLIES

Operating Supplies

422-01	Operating Supplies	<u>5,000.00</u>	
			5,000.00

3 OTHER SERVICES AND CHARGES

Other Services and Charges

439-10	Disposal Charges	<u>15,000.00</u>	
			15,000.00
			<u>20,000.00</u>

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	70,000.00	
		70,000.00

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	
436-90 Service Contract- Police/Fire	328,000.00	

Other Services and Charges

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

4 CAPITAL OUTLAYS

Improvements Other than Building

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

Machinery and Equipment

445-08 Police Equipment	94,000.00	
445-09 Police Cars-with equipment	270,000.00	
445-13 Fire Department Equipment	20,000.00	
Ambulance	275,000.00	
Fire Vehicles	105,000.00	
		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

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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:**

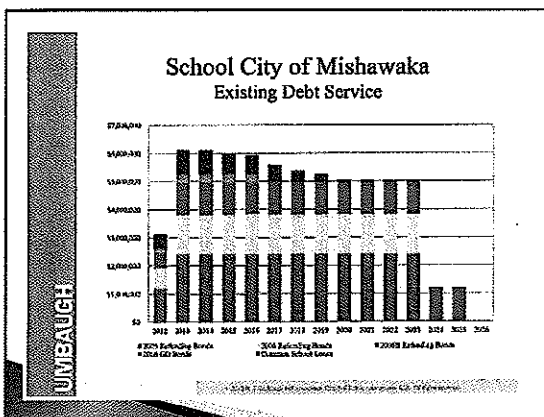
- Medical/Health Increase
- Energy Saving Project Payment
- Retiree's Severance Payments
- Technology Salaries
- Smaller Class Size
- Eliminate Split Classes (if possible)

**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?**

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OCT 08 2014

1st Reading 10-6-14
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2014-26

ORDINANCE NO. _____

CITY CLERK
MISHAWAKA, IN

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 \$110,000.00 as follows:

Park and Recreation Fund

From: Park and Recreation Department

Services Personal

204-50-411-02 Regular Employees 65,000.00

Supplies

204-50-429-09 Merrifield Complex Supplies 15,000.00

204-50-429-14 Maintenance Supplies 15,000.00

Other Services and Charges

204-50-435-02 NIPSCO 8,000.00

204-50-439-18 Instructor Fees 7,000.00

Total \$110,000.00

To: Park and Recreation Department

Supplies

204-50-422-02 Gas, Oil, Parts, Etc 13,000.00

Other Services and Charges

204-50-435-01 Utilities-MU 63,000.00

204-50-436-01 Repairs and Maintenance 5,000.00

204-50-436-90 Service Contracts 24,000.00

204-50-437-05 Rentals 5,000.00

Total \$110,000.00

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

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

This _____ day of _____, 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 **\$110,000.00** will need to be transferred into four specific lines. See below.

422.02	Gas, Oil, Parts, Etc		\$13,000.00
435.01	Utilities-MU		\$63,000.00
436.01	Equipment/Facility Repair		\$5,000.00
436.90	Service Contracts		\$24,000.00
437.05	Rentals		\$5,000.00
	TOTAL		\$110,000.00

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		\$65,000.00
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		\$110,000.00

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

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OCT 08 2014

CITY CLERK
MISHAWAKA, IN

TRANSFER OF PARK DEPARTMENT FUNDS SUPPORTING DOCUMENTATION

During our examination of the departmental expenditures, we estimate that **\$13,000.00** in additional funds will be needed through the end of the year to cover costs for Gas, Oil, Parts, Etc.

\$63,000.00 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 **\$24,000.00** each to support normal year end expenditures and contractual obligations for work yet to be completed for the year.

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		\$65,000.00
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		\$110,000.00

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

422.02	Gas, Oil, Parts, Etc		\$13,000.00
435.01	Utilities-MU		\$63,000.00
436.01	Equipment/Facility Repair		\$5,000.00
436.90	Service Contracts		\$24,000.00
437.05	Rentals		\$5,000.00
	TOTAL		\$110,000.00