AGENDA
October 27, 2025

Meetings of Standing Committees
Council Conference Room
5:45PM

Livestream
http://mishawaka.in.gov/council/livestream

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
6:00PM

WebEx Telephone Number:1-408-418-9388
Meeting Number (access code): 2345 361 1495
Meeting password: xMpfSkft284

Dial: 23453611495@mishawaka.webex.com

Livestream #1:
https://mishawaka.in.gov/government/elected-appointed-officials/common-council/

Livestream #2
https://www.facebook.com/cityofmishawaka/

Livestream #3:

www.youtube.com/@cityofmishawaka635

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of October 06, 2025

5. Petitions, Communications, Remonstrance, and Memorial

MAYOR'S YOUTH COUNCIL PRESENTATION

Appeal No. 2025-35 Use Variance to allow a Second Residential Unit – 1123 S. Spring St.

Appeal No. 2025-38 Use Variance to allow Outside Storage for Landscaping Contractor - SE corner of State Rd. 23 & Toll Rd.

Petition No. 2025-17 Annex & Rezone to R-3 Multi-Family Residential for Apartment Complex – 53000 Block of Fir Rd.

Petition No. 2025-18 Rezone from R-4 to S-2 PUD Development for Single Family, Attached Single-Family, and Multi-Family dwellings and Clubhouse- SW corner of Byrkit & McKinley

Petition No. 2025-19 Annex & Zone to C-1 General Commercial District for Landscaping Contractor – SE corner of State Rd 23 & Toll Rd.

Petition No. 2025-20 Rezone from C-1 General Commercial to C-10 Filling Station Commercial for Fuel Kiosk and Pumps – Part of 3016 W. Indian Ridge Blvd.

6. Report of Special Committee

7. Ordinances on First Reading

8. Resolutions

9. Ordinances on Second Reading

P.O. No. 2025-22	PUD Amendment to allow for Shooting Range – 3717 & 3729 Bremen Hwy **(Assigned to Land Use Planning Committee)**
P.O. No. 2025-25	Civil City Budget & Tax Levy for 2026 **(Assigned to Budget & Finance Committee)** **Vote Only**
P.O. No. 2025-26	Amending Mishawaka Utilities Wastewater Rates & Charges **Requesting Postponement**
P.O. No. 2025-27	Amending 2025 Salary Ordinance **(Assigned to Budget & Finance Committee)**
P.O. No. 2025-28	Civil City Salary Ordinance for 2026 **(Assigned to Budget & Finance Committee)**
P.O. NO. 2025-29	All Sworn Police Employee Salary Ordinance for 2026 **(Assigned to Budget & Finance Committee)**
P.O. No. 2025-30	All Sworn Fire Employee Salary Ordinance for 2026 **(Assigned to Budget & Finance Committee)**
P.O. No. 2025-31	Elected Official Salary Ordinance for 2026 **(Assigned to Budget & Finance Committee)**

10. Privilege of the Floor – Non-Agenda Items
11. Unfinished Business

12. New Business

13. Adjournment

This meeting will be aired via live stream:

An archived version of the livestream video can be viewed on the city of Mishawaka’s Facebook and YouTube pages. **https://www.facebook.com/cityofmishawaka/** and **www.youtube.com/@cityofmishawaka635** and on the Michiana Access TV Facebook page, **https://www.facebook.com/MichianaAccessTV**

If technology is needed to present, please advise the Clerk's Office by 4:00pm the Friday before the meeting by emailing: dblock@mishawaka.in.gov or calling 574-258-1616.

Download Packet Link:

At this time, I know of no other business to come before the Council.

Deborah S. Block, IAMCA, CMO, MMC, City Clerk

The City of Mishawaka acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements contact Susan Kile, ADA Coordinator, at (574) 258-1615.

Scan the QR Code to access all Common Council Meeting Agenda's, Packets, and Meeting Minutes.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

October 6, 2025

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the New Mishawaka City Hall and via telephone on Monday October 6, 2025, at 6:00PM. The meeting was called to order by Council President Gregg Hixenbaugh. All were asked to stand for the Pledge of Allegiance.

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

Present: Mrs. Hazen (P), Mrs. Voelker (P), Mr. Carroll (P), Mr. Banicki (P), Mr. Emmons (A), Ms. Hahn (P), Mr. Mammolenti (P), Mr. Violi (P), Mr. Hixenbaugh (P)
P: Present E: Electronically Participating A: Absent

Minutes for the Regular Meeting on September 22, 2025, were approved as received from the Clerk's Office.

Clerk Block read the following proposed ordinances by title and assigned committee.

PROPOSED ORDINANCE NO. 2025-27

AN ORDINANCE AMENDING ORDINANCE 5907 AS AMENDED FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT THE MISHAWAKA PARK DEPARTMENT, ELECTED OFFICALS, AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2025
Amending 2025 Salary Ordinance
(Assigned to Budget & Finance Committee)

PROPOSED ORDINANCE NO. 2025-08

AN ORDINANCE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT ELECTED OFFICIALS, SWORN PUBLIC SAFETY, MISHAWAKA PARK DEPARTMENT, AND MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2026
Civil City Salary Ordinance for 2026
(Assigned to Budget & Finance Committee)

PROPOSED ORDINANCE NO. 2025-29

AN ORDINANCE FIXING THE SALARIES OF ALL SWORN POLICE EMPLOYEES OF THE CITY OF MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2026
All Sworn Police Employee Salary Ordinance for 2026
(Assigned to Budget & Finance Committee)

PROPOSED ORDINANCE NO. 2025-30

AN ORDINANCE AMENDING ORDINANCE 5910 AS AMENDED FIXING THE SALARIES OF ALL SWORN FIRE EMPLOYEES OF THE CITY OF MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026
All Sworn Fire Employee Salary Ordinance for 2026
(Assigned to Budget & Finance Committee)

PROPOSED ORDINANCE NO. 2025-31

AN ORDINANCE FIXING THE SALARIES OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026
Elected Official Salary Ordinance for 2026
(Assigned to Budget & Finance Committee)

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

PROPOSED ORDINANCE NO. 2025-21

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "ZONING ORDINANCE" OF 1966 OF THE CITY OF MISHAWAKA, INDIANA.
PUD Amendment to allow detached Single-Family residential use – West Side of Filbert Rd. South of Park Place

Mr. Carroll reported the Land Use Planning Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried.

Corey Cressy, CCIM for Cressy Land Investments at 200 North Church Street in Mishawaka, spoke in favor of **PROPOSED ORDINANCE NO. 2025-21**. Mr. Cressy stated he was present that evening as part of the ownership group of the parcel and they had it under contract to sell to a couple that wanted to build a home on the land, and they were asking for an amendment to allow for residential use on the parcel.

Question called for at 6:06PM for **PROPOSED ORDINANCE NO. 2025-21 Motion passed by unanimous roll call vote (summary: Yes = 8).**
Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5944**.

PROPOSED ORDINANCE NO. 2025-22

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "ZONING ORDINANCE" OF 1966 OF THE CITY OF MISHAWAKA, INDIANA.
PUD Amendment to allow for Shooting Range – 3717 & 3729 Bremen Hwy
Petitioner Requesting Postponement

The chair entertained a motion to postpone second reading and public hearing on **PROPOSED ORDINANCE NO. 2025-22** until their next regularly scheduled council meeting pursuant to the request of the petitioner. Mr. Hixenbaugh stated for the record, it was his understanding that the petitioner requested the postponement in order to conduct a neighborhood meeting with the residents who lived in close proximity to the site. Mr. Banicki moved the motion and with a second from Mr. Violi, a voice vote was held on the motion. The motion passed unanimously; thus, the matter was postponed to their next regularly scheduled council meeting on Monday October 27th at 6PM in the Council Chambers.

PROPOSED ORDINANCE NO. 2025-23

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "ZONING ORDINANCE" OF 1966 OF THE CITY OF MISHAWAKA, INDIANA.
Rezone from C-7 to C-10 Filling Station Commercial – 1008 S. Merrifield

Mr. Mammolenti reported the Land Use Planning Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried.

Chris Godlewski, Abonmarche Consultants at 315 West Jefferson Boulevard, South Bend, spoke in favor of **PROPOSED ORDINANCE NO. 2025-23**. Mr. Godlewski stated he represented the two petitioners, and they wanted to rezone the parcel to C-10 so they could get the gas station use there. Mr. Godlewski stated what they saw was a preliminary site plan and they would go through the final site plan with details of parking on both sides of the east property line in coordination with five landowners who used the easement for ingress and egress coming from the south and the west. Mr. Godlewski stated the staff report and the Plan Commission meeting was positive, and they would be following any guidance in that document, and he believed it was voted unanimously in favor there. Mr. Godlewski stated he was already in touch with some of the landowners there to discuss the next steps in the development and he was happy to answer any questions the Council had.

Mrs. Voelker asked about the hours of operation and what hours would be in place. Mr. Godlewski stated at the meeting he did not know but when he talked with the client, he was not exactly sure, but it would not be 24 hours. Mr. Godlewski stated it would be regular business hours, and it might be an early morning start and open until mid-to-late evening, but not for 24 hours.

Mr. Carroll stated he talked to business owners in the area, and they were very much in favor of the project, and they thought it would clean up the area as well as bring more business to them, but the one main concern they had was regarding the dumpster facing their businesses and asked if that was going to the addressed. Mr. Godlewski stated yes, and he did speak with the neighbor about that as well, however he believed it would be moved to the other side and would be shielded with doors so that the outside would look better as well. Mr. Godlewski stated he recently addressed that with the landowners. Mr. Carroll asked as far as access was concerned if there would be access points that would change, especially from the parking lot into the new Kroger parking lot. Mr. Godlewski stated no and the access off of 12th and Merrifield would be the same but what would be different was that since the traveling path, the east-west and the north-south, were not defined, part of their site plan development would be to design the curb area parking spaces so when this was built, they would be very clear where the traveling path was going north and south as well as east and west for all of the users in the area. Mr. Carroll thanked Mr. Godlewski for that and for the record, he had heard no other objections from anybody and there were only positive remarks about the project.

Mr. Mammolenti asked if the entire parking lot would be redone, resurfaced, and graded. Mr. Godlewski stated the lot would be improved with storm water, landscaping buildings, parking, and then about fifty feet to the north and fifty feet to the east would be improved. Mr. Godlewski stated outside of that, nothing further would be improved.

Question called for at 6:13PM for **PROPOSED ORDINANCE NO. 2025-23 Motion passed by unanimous roll call vote (summary: Yes = 8).**
Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5945**.

PROPOSED ORDINANCE NO. 2025-24

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

Rezone from C-1 General Commercial to C-7 Automobile Oriented Restaurant – North of 4340 N. Main St.

Mrs. Hazen reported the Land Use Planning Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried.

Timothy Dwyer, Polise Engineering, remotely spoke in favor of **PROPOSED ORDINANCE NO. 2025-24**. Mr. Dwyer stated they were proposing a 1.14-acre lot as part of their larger development that would be further developed in the future that they were planning to tie onto the existing access road and improve the existing access road that reached out into North Main Street. Mr. Dwyer stated they were proposing a Dutch Bros restaurant which would be a coffee shop with some small food items. Mr. Dwyer stated this would be a drive-thru restaurant with a walk-up window and Dutch Bros was a large coffee shop started out west and making their way east. Mr. Dwyer stated this would be a fantastic site and would be the first one in the area.

Mr. Violi asked if there would be any inside seating at all. Mr. Dwyer stated there would be no inside seating.

Mr. Mammolenti stated when looking at the website, the Dutch Bros footprint was comparable to a Scooter's Coffee with it being small and asked if that was what he foresaw being in this location as well as their other locations. Mr. Dwyer stated that was exactly right and it was very comparable to Scooter's.

Question called for at 6:18PM for **PROPOSED ORDINANCE NO. 2025-24 Motion passed by unanimous roll call vote (summary: Yes = 8).**
Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5946**.

PROPOSED ORDINANCE NO. 2025-25

CIVIL CITY BUDGET & TAX LEVY FOR 2026

Rebecca Maguire, City Controller, spoke in favor of **PROPOSED ORDINANCE NO. 2025-25**. Mrs. Maguire stated she was present to discuss the Civil City Budget for 2026. Mrs. Maguire stated as they knew, Senate Enrolled Act No. 1 was going to cause them some difficulties, and she would be giving a synopsis of that. Mrs. Maguire stated increased supplemental homestead deductions, new property tax caps, thereby increasing their tax rates, resulting in higher circuit breaker losses. Mrs. Maguire stated when they removed the LIT, they were going to be losing their property tax replacement credit. Mrs. Maguire gave an overview of the regular budget process and laid out the steps that they needed to begin the process. Mrs. Maguire stated it began in early July collecting all of their revenue as well as budget requests from the departments, compiling a draft budget, holding individual department meetings with the mayor, and they finalized and worked on personal services and benefits. Mrs. Maguire stated in early September they had their meetings with the Council and all of the department heads, and then they finalized with the mayor. Mrs. Maguire stated the process was an 18-month budget and it began with their numbers and their fund totals as of June 30th and the formulas pertained to their four tax-based funds that received property tax. Mrs. Maguire stated they had the 2025 budget left to spend, they had what they estimated for the 2026 budget, and also, they estimated their circuit breaker loss to get their funds required. Mrs. Maguire stated on the revenue side, they take their cash on June 30th, plus revenue left to receive in 2025, including their tax collection, and then all of the 2026 miscellaneous revenue and those were the funds available. Mrs. Maguire stated if they were looking at funds that did not get property tax, they would leave out the circuit breaker loss and the tax collection and that miscellaneous revenue would have to fund the budget because there would be no additional funds needed. Mrs. Maguire stated they had four funds that received property taxes being the general fund, the motor vehicle highway fund, the park fund, and the cumulative capital development fund and that fund's rate was set at .05. Mrs. Maguire stated for 2026, they were looking at a 30% increase in their circuit breaker loss and to develop their tax calculation, they were going to take their 2025 property tax, multiply it times their growth quotient, and then they would add their cumulative capital fund. Mrs. Maguire stated that the $40 million was their max property tax revenue that they could receive. Mrs. Maguire stated you then would divide that by their net assessed value by one hundred, and that was their tax rate. Mrs. Maguire stated So the net assessed value of the 1.9 billion was this year's value. Mrs. Maguire stated they had not received the new value to use yet from the county so if they stayed with 2025, that would be a 4% increase in their tax rate. Mrs. Maguire stated if their assessed value increased to two billion, it would be a 1.7% increase. Mrs. Maguire stated if they lost tax net assessed value, she was showing $100 million loss, their tax rate would increase 9.6%. Mrs. Maguire states as they saw under SB1, any large increase in the tax rate increased their circuit breaker losses. Mrs. Maguire displayed a tax bill illustrating the assessed value of the property and the tax rate. Mrs. Maguire stated the tax rate was approximately $4, but since they had tax caps of 1%, the bill was only the $2,000, 1% of the total. Mrs. Maguire stated you then added School City of Mishawaka's Referendum there to get a total bill of $23.85. Mrs. Maguire stated the credits were circuit breaker losses because they were telling their residents they were only paying 1% on their home as a homeowner and with SB1, the numbers for the supplemental homestead, were going to increase year over year, which was going to increase the total of what was owed and when you backed it off to the 1%, that would increase the circuit breaker. Mrs. Maguire stated year after year, home after home, which was where they would see the increase. Mrs. Maguire stated they did not know what their tax rate was going to be at that time because they did not have their assessed value from the County. Mrs. Maguire stated they wanted it to be marginally larger, so they would have slow, steady growth but since they did not know what it was, they always liked to advertise a higher tax rate, because if she advertised a tax rate and it came back certified higher, then they would lose their levy. Mrs. Maguire stated they would also lose some of that property tax, so they always advertised and adopted a higher tax rate. Mrs. Maguire stated for adoption at their next council meeting, their advertised tax rate is 4.13. Mrs. Maguire stated as they saw on the other slide, their goal was to have it closer to $2 and that was what she expected it would settle at. Mrs. Maguire stated since they did not know, they wanted to advertise higher. Mrs. Maguire stated they made sure they collected as much of that $40 million as they could. Mrs. Maguire showed their four funds with the tax rates, and their tax rate was going to be adopted at the 4.1. Mrs. Maguire stated also as a result of SB1, it was estimated that in their general fund if things went as predicted, they could be close to negative $15 million in the hole. Mrs. Maguire stated they knew that was not going to happen because this was worst-case scenario. Mrs. Maguire stated when you made a comprehensive financial plan, they had to estimate that they were going to spend all of their budgets completely. Mrs. Maguire stated there would be moderate increases in expenses. Mrs. Maguire stated they had already started to make changes to keep it from happening, but it was a good illustration to find out what could happen if they did not make changes and if SB1 stayed the same. Mrs. Maguire stated, for example, when they looked at the general fund, if they had to cut $15 million, they would have to cut every department except fire and police, and fire and police would have to take an 8.5% reduction. Mrs. Maguire stated it was concerning and serious.

Mrs. Voelker asked for clarification if what she just said was that they would need to cut every department plus 8.5% in both police in fire in order to meet the budget requirements. Mrs. Maguire stated the general fund at that time for 2026 was $49.6 million and if they had to find savings of $15 million, it was a gross illustration of the impact that they would be up against. Mrs. Voelker thanked Mrs. Maguire.

Mrs. Maguire stated as far as plan of action was concerned, they were reviewing all fees, licenses, and charges to see where increases could be made. Mrs. Maguire stated they had already looked at some licenses and fees, and some had not been updated since the eighties. Mrs. Maguire stated they were going to cut expenses where possible and they needed to be creative and review every account line. Mrs. Maguire stated they needed to conserve their cash now. Mrs. Maguire stated for example, the police department had budgeted two new motorcycles, and they were only going to buy one. Mrs. Maguire stated they were meeting with their legislators, which Mayor Wood would be discussing later. Mrs. Maguire stated they wanted them to know the impact that Mishawaka would be suffering. Mrs. Maguire stated they would educate their employees as well as their citizens. Mrs. Maguire stated everything was on the table and being considered. Mrs. Maguire stated they wanted to prevent any reduction or elimination of services to their citizens, and they wanted to prevent layoffs of their employees. Mrs. Maguire stated in the budget for 2026, they had no raises for non-bargaining employees, stipends only for their full-time hourly employees, and they were reducing the city's deferred compensation match from 2% to 1%. Mrs. Maguire stated in the general fund, they were eliminating unfilled positions, three in central services, a law position, a planning position, and the civilian trainer in the police department was going to be absorbed by one of the sworn staff. Mrs. Maguire stated in the controller budget they were reducing the capital outlays line, and they were shifting the public safety vehicle expenses, buying parts and repairs, and they were shifting that to public safety LIT. Mrs. Maguire stated in redevelopment, they were reducing the professional services line as well. Mrs. Maguire stated in the motor vehicle highway fund and motor vehicle highway restricted fund, they were eliminating two unfilled teamster positions and were reducing their funding for the community crossing matching grant, which aligned with the revenue that they received. Mrs. Maguire stated in the park fund, they were shifting expenses to their gift fund and also to their non-reverting fund. Mrs. Maguire stated in the public safety income tax fund, they were reducing the fire equipment line as Chief Woodward had during his tenure, he had replaced a lot of equipment, upgraded equipment, and now they were basically in the maintenance stage, so they were able to do that. Mrs. Maguire stated in CEDIT, the county economic development income tax, that they were reducing the park improvement line as they had done on many major renovations in the parks, as those were slowing down. Mrs. Maguire stated every eleven years, their pay dates increased by one to twenty-seven, so while the bi-weekly pay was not increasing for salary employees, they would receive an extra pay. Mrs. Maguire stated there were twenty-seven pays in 2026, which equated to a 3.85% increase for next year. Mrs. Maguire stated hourly employees were going to receive a stipend of $2,000. Mrs. Maguire stated the sworn firefighters contract included a 4.5% increase for 2026, and the sworn police officers were currently negotiating for 2026. Mrs. Maguire stated they were adding a new fire safety tax fund, and the sworn police officers were currently negotiating for 2026. Mrs. Maguire stated they were adding one new position in the building department which was going to be called a combination inspector and that person would have both electrical and HVAC experience, so they could back up the other inspectors. Mrs. Maguire stated they were going to be able to back up Code and Weights and Measures and if a rental inspection ordinance were passed, they would be the lead employee on that. Mrs. Maguire stated a significant increase they would be experiencing in 2026 was a 3% pension contribution, so they would be paying a total of 20.3% towards public safety salaries, in addition to the 3% employee portion that the city paid. Mrs. Maguire stated they were purchasing 10 AEDs and were refurbishing two ambulances and for law enforcement, SWAT vests were due to be updated so that was going to happen in 2026. Mrs. Maguire stated in the cumulative capital improvement line, they were going to pay off the loan to their own bond bank, so they were paying themselves back early for the 2019 aerial fire truck. Mrs. Maguire stated in public safety, they were shifting their supplies and vehicle repair from central services, which would give some relief to the general fund and they were going to pay off loans in the public safety line fund to their own bond bank and the reason behind that was they were going to re-up the Mishawaka local improvement bond bank. Mrs. Maguire stated if they had any needs in the future, they would have a safety net of funds, and that it should be close to between 7 and 8 million would be restored in that fund. Mrs. Maguire stated they were going to finish the payoff of fire station 4, 2021 police cars, the 2018 records management system, and the 2023 fire truck purchases. Mrs. Maguire stated in CEDIT, they added some funds to their clinic services line, and they had a one-time increase in the IT service contract line for updated hardware that was at end-of-life Mrs. Maguire stated they were also budgeting for a new standalone salt barn, which included preparing the land for the barn. Mrs. Maguire stated they were looking at a 4.22% increase in the general fund. Mrs. Maguire stated overall that they had a modest increase of 1.22% overall for the city and this was still pending the results of the police negotiations. Mrs. Maguire stated she was happy to answer any questions before the mayor spoke.

Mr. Banicki stated they had spoken about the number they were waiting for from the county and asked when she thought they would get that valuation from the county. Mrs. Maguire stated they should get it before the end of the year. Mr. Banicki asked if there was a mandated date they had to give them or if the county could hold out to the last second. Mrs. Maguire stated there likely was a mandated date, but she was not familiar with it. Mr. Banicki thanked Mrs. Maguire.

Mrs. Voelker asked about the impact of the reduction in community crossing matching grant and what that would be. Mrs. Maguire stated for 2025, they received $2 million in funding, and 50% of that had to go to street repair, so they always budgeted $1 million for that, and that year they budgeted $500,000 from the actual operating funds, so the impact would be a reduction in the match, but they needed the operating money in the MVH fund. The state reduced their match to $1 million, so they were still in line with what they could match. Mrs. Voelker asked if that would reduce the amount of money that they had going into street repairs in 2026. Mrs. Maguire stated it would, but they would not be losing on the match. Mrs. Voelker thanked Mrs. Maguire.

Mr. Violi thanked Mrs. Maguire for all of her work on this and stated it was interesting to sit through all the budget meetings, and he appreciated all of her knowledge and guidance. Mr. Violi asked if they would not hire the new building department employee until they had the ordinances in place or if there was a plan of how this would look before they actually hired the individual. Mrs. Maguire stated she was not sure of the plan for the hiring itself. Mr. Violi stated they needed a plan before the hiring. Mrs. Maguire stated the mayor would discuss that further. Mr. Violi thanked Mrs. Maguire.

Ms. Hahn echoed what Mr. Violi said and thanked Mrs. Maguire for laying the budget out to the Council. Ms. Hahn stated her presentation made it easy to understand for someone who was somewhat new to the Council, like herself. Ms. Hahn asked if the information she presented would be available online for citizens to look at. Mrs. Maguire stated she could put it on the website. Ms. Hahn stated she thought that would be helpful just because it was pretty easy to understand. Ms. Hahn thanked Mrs. Maguire.

Mr. Mammolenti thanked Mrs. Maguire for her efforts and stated he learned something new every year. Mr. Mammolenti stated he knew they had been fighting SB1, and Mayor Wood had been very diligent in going down to Indianapolis to try and fight it and asked how long they would be stuck with the bill as it was written and also when they could expect it to be amended or repealed. Mrs. Maguire stated she was sure the mayor would add to it, but she did not there would be going into session a little bit earlier and SB1 could be a topic. Mr. Mammolenti thanked Mrs. Maguire.

Mr. Hixenbaugh thanked Mrs. Maguire and her staff for the work that they did leading up to the meeting that evening and the vote at our next council meeting. Mr. Hixenbaugh stated the meetings she participated in with the Council and the department heads were always really valuable and they appreciated her assistance in making that happen. Mr. Hixenbaugh stated one of his takeaways was that this was one of the more challenging, if not most challenging, budgets that they had to consider in all of their combined years of service to the city and asked if that was accurate. Mrs. Maguire stated that was absolutely right and they had comprehensive financial plans show negative five million in the future years and she was saying to the mayor that they could fix that with their eyes closed and their hands behind our back. Mrs. Maguire stated this was definitely more serious and was not manageable at that current time and they had to act and talk to their legislators. Mr. Maguire stated with that being said, she appreciated all of the meetings and the collaboration. Mrs. Maguire stated Kayla Yoder, and her staff made it all work too. Mr. Hixenbaugh stated he wanted to underscore the discussion that she and Mrs. Volker had earlier and when they as a municipality were looking at as much as 15 million dollars that they would have to try to reduce their budget by, that was as staggering to him as it was to them that if they did nothing other than provide police and fire service, they wouldn't be able to make up that deficit and they would have to still cut their police and fire services to meet the target. Mr.

Hixenbaugh stated they were clearly never going to do that and he had a lot of confidence in the creativity of Mrs. Maguire, the mayor, the administration, and the Council to work together to try to address it but his fear was that as creative and as proactive as they had been in this budget, as he understood it, 2027 would be even more challenging than the most challenging budget that they were looking at. Mr. Hixenbaugh stated what they just agreed was the most challenging budget that they had ever encountered for 2026 and yet 2028 would be even worse again and asked if that was all accurate. Mrs. Maguire stated that was very accurate. Mr. Hixenbaugh stated he appreciated the work that she and the mayor and the department heads and the Council had put into this to try to come up with a balanced budget and this was just that, a balanced budget and they were living within their means. Mr. Hixenbaugh stated his fear was that no matter how creative they got in 2027 and 2028, without some assistance from their friends in Indianapolis, they were going to be looking at cataclysmic cuts in their budget that they were going to have to consider that would dramatically decrease the services that the residents of Mishawaka, number one, were entitled to, and number two, had come to rely on. Mr. Hixenbaugh stated he appreciated her creativity and he wanted to go on the record as being frustrated by the fact that what had been trumpeted as being property tax relief for homeowners across the state, and they were all in favor of that, as he understood it, the maximum that a homeowner could expect to receive was $300, and the vast majority of homeowners were not going to receive even $300 in property tax relief and what they would receive would be offset by cuts in services, additional taxes, and additional fees that levels of government throughout St. Joe County and beyond were going to have to consider in order to try to replace that revenue. Mr. Hixenbaugh asked if anything in that statement was incorrect from her perspective. Mrs. Maguire stated no, it was a lose-lose for their citizens. Mr. Hixenbaugh thanked Mrs. Maguire again for the work she had done and stated it was astounding to him that they were able to do the things that they were able to do in the budget as proposed, despite the challenges and he in particular wanted to compliment her and the mayor with regard to what was embedded in the budget for the 27th pay cycle. Mr. Hixenbaugh stated it sounded like it was a really technical, idiosyncratic thing, and to a certain extent it was but there were a lot of employers who would go to their employees and say, they were going to have to now have your same amount of pay deducted over 27 pays so that each check would be lower, or other employers would have no choice but to extend the payroll cycle so that people would have to go longer in between paychecks and he applauded her and the mayor and the work of the Council to come up with a plan that shielded their employees from that and make the best of a bad situation, particularly in light of their financial circumstances. Mr. Hixenbaugh thanked them once more for their efforts.

Mayor Wood spoke in favor of **PROPOSED ORDINANCE NO. 2025-25**. Mayor Wood stated these were very challenging times and some of the discussion that they had with the Controller and among the Council, they were exactly right. This was a man-made storm that they could not prepare for over time. Mayor Wood stated in government, they moved very methodically, and they would have multiple public hearings just on the budget through the process and they made decisions very deliberately between bodies, between Council, between administration, with input from citizens, and so that was by design. Mayor Wood stated it worked that way and it typically worked well that way. Mayor Wood stated this came up suddenly and changes like this, of this magnitude, which occurred downstate, get studied over multiple years, multiple sessions, study committees, and this one did not. Mayor Wood stated it came up relatively quickly, and they had little time to react, and this impacted their budget in very, very drastic ways Mayor Wood stated he had been around here for 25 years now on Council and as Mayor and he had not seen anything like it. Mayor Wood stated local government provided the essential services that were most closely felt by their citizens, and they were, in many cases, the things that their citizens could not live without. Mayor Wood stated the services included police and fire protection, water, and utilities that they provided at City Hall. Mayor Wood stated the quality of life, the safety in neighborhoods where their residents lived, their services were what went a long way to make that happen. Mayor Wood stated this cut, as they discussed, fifteen million dollars was just hopefully the worst-case scenario they would never get to, but they had been preparing for the circuit breaker losses that impacted them delayed from every other county except for Lake in the state of Indiana. Mayor Wood stated they prepared for that over a 10-year period of time. Mayor Wood stated they had a lengthy period of time to prepare, and their staff did an outstanding job working with their fiscal body, the Mishawaka Common Council. Mayor Wood stated they built themselves into cash reserves, so if they were to get to a point where they were fifteen million in the hole, which was a loss not of fifteen million, that was a loss of thirty-five million starting in 2026. Mayor Wood stated they were eating into their reserves, getting to a point where that negative fifteen million dollars would be thirty-five million dollars over the course of a two to three-year period. Mayor Wood stated he did not know how they, with a budget of seventy-five million, planned for that while providing essential services. Mayor Wood stated they could cut every single department out of the city and still have to cut public safety drastically. Mayor Wood stated they knew they could not cut every single department out and they had to do things the state required them to do, like code enforcement, like building inspections, like engineering their roads and maintaining them and they could not do that. Mayor Wood stated this happened quickly and he happened to be president of AIM that year and they were not taking it sitting down. Mayor Wood stated they were trying to get their message out and trying to raise awareness among local governments all over the state of Indiana. Mayor Wood stated he had been addressing clerk treasurer's conferences and mayor's roundtables and anywhere they needed to go to raise awareness as to the impact because this was coming. Mayor Wood stated at his direction, they had formed two committees in AIM with one having to do with the impact, to study the impact and these were people, experts in local government, mayors, clerk treasurers, and he also had Ken Prince put on there because he could not think of anybody more skilled in local government than Ken to give his input and so that committee formed, and then they had a second committee, because they just did not want to be the folks that showed up to complain all the time. Mayor Wood stated they wanted to be a part of the solution. Mayor Wood stated they started another committee, which was looking at government efficiency. Mayor Wood stated he thought they ran local government as well as anywhere else you would ever care to look, right there in Mishawaka and that had been the case for a long, long time as they did not have waste, did not have debt, and they did not have a lot of things that caused this to occur, that raised the red flags, that caused the change to happen. Mayor Wood stated they had come up with kind of a white paper study that they had recently completed and Mrs. Maguire was actually om that committee and so, their voices were being heard all over the state and they had the drafts ready to go and they had approved them and named them in the legislative committee, and they were going to hit the road all over the state in all the media markets to really share the impact of this, because it was an educational process that they needed to go through with their residents. Mayor Wood stated with what came into one pocket would be going out of the other with the local option income taxes and so, then, who would benefit from that. Mayor Wood stated they got to look at the average house in Mishawaka, the average person, citizen, average income, and they thought that they were going to be paying more, their citizens. Mayor Wood stated from what they had been able to look at, this was more of a shift. Mayor Wood stated 2% of properties would benefit by having their property taxes reduced. Mayor Wood stated the businesses would be the ones to benefit from this and the business personal property tax just got cut significantly, and this would be a shift over to single-family residential in their communities. Mayor Wood stated if this happened and did not get fixed, their services would get cut substantially. Mayor Wood stated they were still trying to figure out who would win with this. Mayor Wood stated they had already begun extensive outreach to the General Assembly members, starting with their local delegation there, Senators and House members. Mayor Wood stated, they understood after they had given them data, information, talk, and had good conversations with them, they understood their plight and knew that it needed to be fixed. Mayor Wood stated they got the message that it would be fixed and in one way or another, there were things in the bill that just did not make sense, so he thought there was at least some willingness, at least in their local contingent, to come together and try to work some things out to make it much more workable. Mayor Wood stated he had a meeting this week, one-on-one, with also a member of AIM, with the architect, the state rep that drafted this for tax and fiscal, so they hoped to make some headway individually with state reps and senators so that coming into next year, whether there was a special session in 2025 or coming in next year which was a short session, they really had their work cut out for them, because the impact you saw on their budget, they were making cuts. Mayor Wood stated they had cut a substantial number of positions out of the budget, and they were shipping things around. Mayor Wood stated they were adding one position only, and they hoped to pay for that out of fees that it would generate. Mayor Wood stated that position was a placeholder in the budget just in case they did the program that they all discussed. Mayor Wood stated if that happened, they would hire it, but they could not hire it without having a placeholder in the budget, so that was the answer to that question. Mayor Wood stated if they got into 27 weeks, they knew as it was now, it was going to get worse. Mayor Wood stated they hoped to go down, and they had put together some very good suggestions to fix this at the state level. Mayor Wood stated he would be happy to circulate that around if they would all like to see that. Mayor Wood stated it still had to get the formal approval of the board, but it was pretty well along the way, so he could distribute that to them as well. Mayor Wood stated it was going to take all of their leadership, all of them, and it was not going to be fun. Mayor Wood stated they did not sit on big reserves, and they did not go borrowing, but all things were on the table on this, and it could get very difficult, and they hoped it did not get to that point in time. Mayor Wood stated he was confident that they had the team right there in Mishawaka to lead and to get through it because they would be there forever and they could not fail. Mayor Wood stated they would continue to provide their services and they may look a little different, but they would make sure that they were providing essential services to the extent that they had the resources to do so and he had that confidence because their fiscal body, the Council, had demonstrated that they did what is in the best interest of this city and they had staff there at the department level that not only were the best in the business at what they did, they were very passionate about what they did, and it did not just start with the budget process, which was almost a year-long process. Mayor Wood stated it was what happened after the budget process as it was all of the record-keeping and the spending and making sure that they were doing what they were supposed to do and they, again, had the best there doing that. Mayor Wood stated they just had an audit required by the State Board of Accounts, and his expectation always was pristine audits, exceptional audits, and this was a flawless audit that they just had. And that credit went to their Controller staff. As they did just an outstanding job of making sure that they were doing all the things they were doing in a transparent environment according to state law. Mayor Wood stated with that he wanted to thank them all for participating and being a very active participant in this budget process. Mayor Wood stated they had met and talked about a lot of things. Mayor Wood also thanked their Controller staff and all of their department managers because this would require their creative thinking to get through it as well and everybody is up to the challenge. Mayor Wood stated they would make sure of that. Mayor Wood also thanked their public because this was going to require them to get involved and to understand as well, and it was their duty to help inform them. Mayor Wood stated when they started the state tour of trying to get their awareness, they would make one stop right there at City Hall, which they would publicize. Mayor Wood concluded by thanking the Council once more for their leadership.

Mr. Hixenbaugh thanked Mayor Wood for his comments, as well as his leadership throughout the process. Mr. Hixenbaugh stated he thought he was on solid ground to assure him that the Council stood ready to continue to partner with him and the Controller and their department heads and whomever they needed to partner with in order to advocate for Mishawaka. Mr. Hixenbaugh appreciated the fact that he was advocating not only for them but for the other cities across the state as well going through this and that was a credit to him. Mr. Hixenbaugh asked Mayor Wood to please let them know and to continue to let them know if there was something that they could do to be part of a solution to this unprecedented issue as well. Mr. Hixenbaugh thanked Mayor Wood once again for his leadership.

Mr. Violi stated he was glad Mayor Wood was the President of AIM, at least for the year and asked if he was going to continue to be the President of AIM next year as well. Mayor Wood stated his time as President of AIM was coming to a close. Mr. Violi stated to echo what President Hixenbaugh said, they were lucky as a city that he was in the position that year, because he felt with him as the President of AIM, they were going to get answers, and he felt a lot more comfortable knowing that Mayor Wood was in that seat. Mayor Wood thanked Mr. Violi for his comments and stated they had good leaders all over the state of Indiana willing to step up and do what was right for all of them. Mayor Wood stated the association was 125 years old, which spoke volumes about the value that they brought. Mayor Wood stated while he would be stepping down at the end of the year in the position, there was leadership in place to carry the ball forward, and he would not be walking away from AIM entirely. Mayor Wood stated he will still be present there and be there for their meetings and helping out. Mr. Violi stated they just felt they had a voice, and right now that was the best they could do. Mr. Violi stated they appreciated Mayor Wood's efforts and thanked him once again.

The public hearing for **PROPOSED ORDINANCE NO. 2025-25** closed at 7:07PM. The matter would be on the agenda for the next regular scheduled council meeting on October 27th at 6PM in the Council Chambers and at that time, the Council would take a vote.

NEW BUSINESS

The chair entertained a motion to change the regular meeting date of October 20th to October 27th due to scheduling conflicts on multiple council members as well as the Clerk. Mr. Banicki moved the motion and with a second from Mr. Violi, a voice vote was held. The motion passed unanimously, and the meeting date was changed.

Mr. Carroll announced the 2nd District neighborhood meeting would take place Thursday October 9th at 7PM at the Blair Hills Common Room. Mr. Carroll stated the guest speaker would be Mishawaka Common Council President Gregg Hixenbaugh and he would be discussing sewer rates as well as budget items. Mr. Hixenbaugh stated he looked forward to it.

Mr. Mammolenti made a reminder that the monthly Twin Branch Neighborhood Watch meeting would take place October 15th, and the speakers would be leadership from Mishawaka Troop Town. Mr. Mammolenti stated they were working on details of time and location and were waiting for confirmation, and he would keep everyone up to date on that. Mr. Mammolenti stated all were welcome.

ADJOURNMENT 7:10PM

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

These minutes are a summary of actions taken at the Mishawaka Common Council meeting. The full video archive of the meeting is available for viewing at www.youtube.com/@cityofmishawaka635 for as long as this media is supported.

AP 25-35

Received
OCT 16 2025
Planning and
Community Development

10/13/2025

Board of Zoning and Appeals

City of Mishawaka, IN

The undersigned appellant respectfully shows the Board:

1. I, Lacy Hahn, HAHN JANITORIAL LLC am the owner of the following described real estate located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to wit:
   Mixed use brick, stand alone building located at 1123 South Spring Street, Northwest corner of Spring and 13th Streets. (SEE ATTACHED)
2. The above-described real estate presently has a zoning classification of Commercial Use District under the Zoning Ordinance of the City of Mishawaka.
3. Appellant presently occupies the above-described property in the following manner: Office Use.
4. Appellant desires to convert remaining open space within the current building into a studio apartment for residential use. Currently there is one residential unit that is Grandfathered in.
5. The Zoning Ordinance of the City of Mishawaka requires section 137-301 Use Section C1 to allow for a second apartment.
6. Strict adherence to the current zoning would prohibit the continued revitalization of the property and added value to the immediate neighborhood.
7. See following Answers for **USE VARIANCE**
   a. Approval of request will NOT be injurious to public health, safety, moral of general welfare of the community and neighborhood. Prior to purchase this historic building sat mostly vacant, dilapidated, and infested with animals and insects. This posed a danger to immediate neighbors and was an eyesore for the neighborhood and city. The request to re-zone will prove an opportunity to bring vibrance and new life to not only the building, but the area in general.
   b. Value of immediate properties adjacent will most likely increase due to exterior aesthetic.
   c. The need is not peculiar to property; this is a common use of unoccupied space.
   d. The strict adherence to the current zoning ordinance would create unnecessary hardship to myself and neighborhood as the space would be

left empty and suspect to infestation of animals, insects or even squatters. Creating safety and financial issues for all involved.

e. No, the suggested us will not interfere wit the Mishawaka 2000 Comprehensive Plan. The changes will keep in accordance with the feel and look of the neighborhood.

WHEREFORE, Appellant prays and respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance.

Signature of Property Owner/Title Holder

Contact Person

Lacy Hahn

574-381-2662

hahnlacy38@gmail.com

Legal Description:

Lots 317 & 318 of Gaylor's 3rd Plat excluding north 43'

NORTH
AP 25-35
W TWELFTH ST
AP 25-35
C-1
C-1
S SPRING ST
W THIRTEENTH ST
R-1
TH ST
Location Map
AP 25-35
HAHN JANITORIAL LLC
1123 S SPRING STREET
USE VARIANCE TO ALLOW A
SECOND RESIDENTIAL UNIT

AP 25-38

Received
OCT 22 2025
Planning and Community Development

Filing Procedure for Use Variances

DATE: 10/22/2025

TO: Board of Zoning Appeals
City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

1. I, Gary Wilson of Wilson Realty LLC., am the owner of the following described real estate located within the City of Mishawaka, Clay Township, St. Joseph County, State of Indiana, to-wit:

See Attached

2. The above-described real estate presently has a zoning classification of C-1 under the Zoning Ordinance of the City of Mishawaka.

3. Appellant presently occupies (or proposes to occupy) the above-described property in the following manner:
The property will serve as a home renovated into an office, remodeled pole barn, construction of a new pole barn, a parking lot, storm retention and an outdoor display area of pools and spas for a new commercial retail business selling pools and spas.

4. Appellant desires to (Explain what is proposed that violates the Ordinance.)
The appellant desires to construct a new building and remodel an existing building to be used as storage for the commercial business where accessory storage is not permitted outside the main structure.

5. The Zoning Ordinance of the City of Mishawaka requires (Explain ordinance requirements and note Section Number of the Ordinance.)
Accessory Building Commercial Storage – Division 3 – Section 137-302 (5) c.- No accessory building or accessory building area shall be used for commercial storage purposes.

6. Explain why strict adherence to the Ordinance requirements would create unusual hardship.
If not for the two accessory buildings, large items such as pool and spa inventory would have to be stored outdoors subject to the weather and vandalism.

Filing Procedure for Use Variances

7. Answer the following necessary questions for a USE VARIANCE:

1. Will approval be injurious to the public health, safety, morals or general welfare of the community? YES OR NO and explain your reason why.

   The approval will not be injurious to the community. The structures used for the commercial accessory storage are either existing or will be placed behind existing structures. A commercial use to the south and the Indiana Toll Road to the North are adjacent to this property. The nearest residential use is hundreds of feet away across SR 23 which is a 5 lane roadway. The presence of these buildings in the prescribed locat

2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner? YES OR NO and explain your reason why.

   Adjacent uses will not be affected in a negative way. A cleaned up and redeveloped property to fit a more prevalent commercial use in the corridor is the best and most appropriate fit for the subject property.

3. Does the need for the variance arise from some condition peculiar to the property involved? YES OR NO and explain your reason why.

   There is no peculiar situation as most commercial businesses require storage in additional buildings. The use, which pertains to pools and spas, require the additional storage indoors instead of out of doors. The property has little physical limitations for storage area and creates no peculiar situation but the use of the business type requires indoor storage for securing the items for weather and vandalism.

4. *Does strict application of the terms of this chapter constitute an unnecessary hardship if applied to the property for which the variance is sought? YES OR NO and explain your reason why.*

   Yes the strict applications would not allow an accessory building for storage where a business type for pools and spas appears most appropriate to have inside a structure versus outside where exposed to the elements and would be a poor visual display of outside storage of inventory.

5. *Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan? YES OR NO and explain your reason why.*

   This approval would not interfere with the Plan and would complement a location for this type of business use with storage buildings. It is adjoined by storage buildings and the Mall north of the Toll Road, so the SR 23 corridor is fitting for expanded commercial uses exactly like this one.

Filing Procedure for Use Variances

WHEREFORE, Appellant prays and respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance.

Signature of Property Owner / Title Holder	*Signature of Second Property Owner / Title Holder*
Print Name	*Print Name*

CONTACT PERSON:

Name: Chris Godlewski - Abonmarche

Address: 315 West Jefferson Blvd. South Bend, In 46601

Day Phone Number: 574-235-7800

Fax Number:

Email: cgodlewski@abonmarche.com

October 22nd, 2025

I, Gary Wilson, am the owner of 16938, 16960, and 16972 SR 23 HWY South Bend, In 46635. I have authorized Richard Carroll on behalf of Abonmarche Consultants, to apply for 3 applications for a R-1 to C-1 rezoning, Annexation into the City of Mishawaka, and a Use variance to have accessory storage in an C-1 district.

Please use this authorization statement for purposes of applying for and securing the necessary approvals for development on these three parcels.

Sincerely,

Gary Wilson 10/22/25

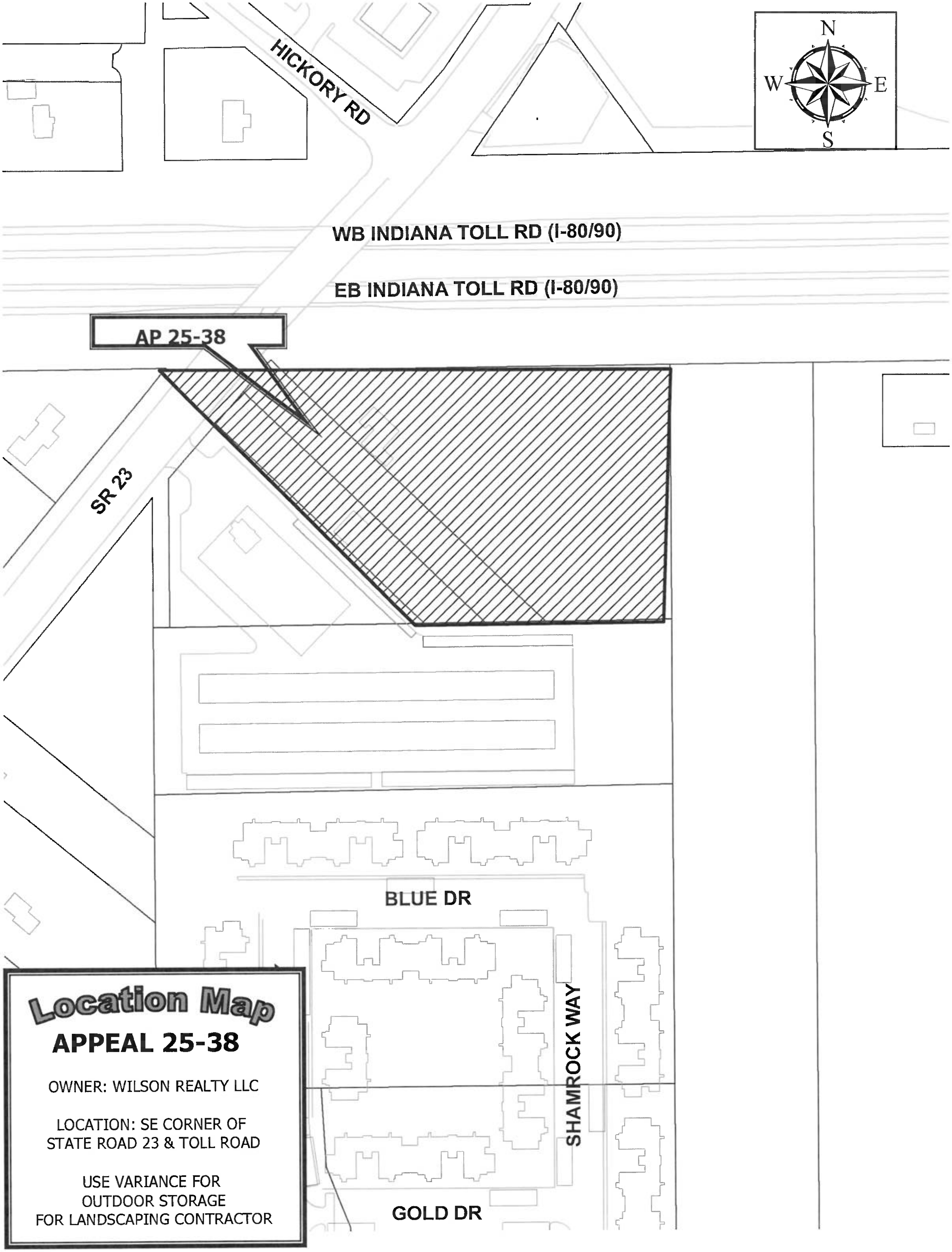
Gary Wilson Date

734 VISTULA RD. OSCEOLA IN 46561

Address

AP 25 - 38 Legal

A parcel of land situate in the North West Quarter (NW 1/4) of the South West Quarter (SW 1/4) of Section Number Twenty-eight (28), Township Number Thirty-eight (38) North, Range Number Three (3) East, bounded by a line running as follows: Beginning at the Northwest corner of said North west Quarter of the South West Quarter of said Section 28; thence South along the West line thereof a distance of 300 feet; thence East 7.5 feet to the point of beginning of the description; thence 720 feet East; thence South 360 feet South; thence West 355 feet; thence North 45 degrees 50 minutes West 510 feet to the North line of SR 23; thence North 44 degrees 10 minutes East along the North line of SR 23, 7 feet to the beginning; said parcel containing 4.5 acres, more or less, and subject to easements, covenants, and right of way record.


N
W
E
S
HICKORY RD
WB INDIANA TOLL RD (I-80/90)
EB INDIANA TOLL RD (I-80/90)
AP 25-38
SR 23
BLUE DR
SHAMROCK WAY
GOLD DR
Location Map
APPEAL 25-38
OWNER: WILSON REALTY LLC
LOCATION: SE CORNER OF
STATE ROAD 23 & TOLL ROAD
USE VARIANCE FOR
OUTDOOR STORAGE
FOR LANDSCAPING CONTRACTOR

Pet 25-17

Deborah S. Block, IAMC, MMC
OCT 2 3 2025
City Clerk
Mishawaka, IN

Mishawaka City Plan Commission and
The Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

October 20, 2025

RE: Annexation and Rezoning request for Devisees of the last will of Helen M. Seggerman, deceased, subject to the rights of Terry L. Seggerman and Cathy Peterson as Co-personal Representatives of the estate of said decedent, being Estate No. 71J01-9303-ES-00116.

Dear Board Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Plan Commission meeting(s) and the Mishawaka Common Council meeting(s) at which our Annexation and Rezoning requests will be heard for our property located in the 553000 Block of Fir Road, St. Joseph County, Indiana.

If you have any questions concerning this matter, please feel free to give me/us a call at ______________________.

Sincerely,

______________________________ ______________________________
Terry L. Seggerman Cathy Peterson

Devisees of the last will of Helen M. Seggerman, deceased, subject to the rights of Terry L. Seggerman and Cathy Peterson as Co-personal Representatives of the estate of said decedent, being Estate No. 71J01-9303-ES-00116.

File No. 250255.3 "C" Md.

PET 25-17

Received
OCT 22 2025
Planning and Community Development

PARCEL: ANNEXATION AND REZONING LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE NORTHEAST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FIR ROAD AND THE SOUTH LINE OF A PARCEL OF GROUND DESCRIBED IN DEED BOOK # 570 ON PAGE # 178 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; SAID POINT ALSO BEING ON THE EXISTING CITY OF MISHAWAKA CORPORATE LIMIT LINE; THENCE NORTH AND NORTHEASTERLY ALONG SAID CORPORATE LIMIT LINE (ALL BEARINGS ASSUMED), A DISTANCE OF 667.50 FEET MORE OR LESS; THENCE SOUTHEASTERLY ALONG SAID CORPORATE LINE, 87.53 FEET MORE OR LESS; THENCE NORTHEASTERLY ALONG SAID CORPORATE LIMIT LINE, A DISTANCE OF 1203.35 FEET MORE OR LESS TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLEVELAND ROAD AND SAID CORPORATE LIMIT LINE; THENCE SOUTH A DISTANCE OF 87.50 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF A PARCEL OF GROUND DESCRIBED IN DEED DOCUMENT NUMBER 2021-12555 AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH ALONG SAID WEST LINE, A DISTANCE OF 647.96 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD, SAID LINE ALSO BEING THE CITY OF MISHAWAKA CORPORATE LIMIT LINE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND CORPORATE LIMIT LINE, A DISTANCE OF 791.48 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL OF GROUND DESCRIBED IN DEED BOOK # 570 ON PAGE # 178; THENCE NORTH AND WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR THE NEXT TWO (2) COURSES; NORTH 58.34 FEET MORE OR LESS AND WEST 660.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 18.99 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

DATE: October 20, 2025

TO THE: HONORABLE MEMBERS OF THE COMMON COUNCIL
CITY OF MISHAWAKA, INDIANA

RE: PETITION FOR ANNEXATION & REZONING FOR:

DEVISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116.
52980 FIR ROAD
GRANGER, INDIANA 46530

THE UNDERSIGNED, DEVISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116, RESPECTFULLY SHOW THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE UNINCORPORATED PORTION OF ST. JOSEPH COUNTY, INDIANA:

PARCEL: ANNEXATION AND REZONING LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, AND THE NORTHEAST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FIR ROAD AND THE SOUTH LINE OF A PARCEL OF GROUND DESCRIBED IN DEED BOOK # 570 ON PAGE # 178 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; SAID POINT ALSO BEING ON THE EXISTING CITY OF MISHAWAKA CORPORATE LIMIT LINE; THENCE NORTH AND NORTHEASTERLY ALONG SAID CORPORATE LIMIT LINE (ALL BEARINGS ASSUMED), A DISTANCE OF 667.50 FEET MORE OR LESS; THENCE SOUTHEASTERLY ALONG SAID CORPORATE LINE, 87.53 FEET MORE OR LESS; THENCE NORTHEASTERLY ALONG SAID CORPORATE LIMIT LINE, A DISTANCE OF 1203.35 FEET MORE OR LESS TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLEVELAND ROAD AND SAID CORPORATE LIMIT LINE; THENCE SOUTH A DISTANCE OF 87.50 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF A PARCEL OF GROUND DESCRIBED IN DEED DOCUMENT NUMBER 2021-12555 AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH ALONG SAID WEST LINE, A DISTANCE OF 647.96 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD, SAID LINE ALSO BEING THE CITY OF MISHAWAKA CORPORATE LIMIT LINE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND CORPORATE LIMIT LINE, A DISTANCE OF 791.48 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL OF GROUND DESCRIBED IN DEED BOOK # 570 ON PAGE # 178; THENCE NORTH AND WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR THE NEXT TWO (2) COURSES; NORTH 58.34 FEET MORE OR LESS AND WEST 660.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 18.99 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

APPROXIMATE PROPERTY ADDRESS: 53000 BLOCK OF FIR ROAD.

THE ABOVE-DESCRIBED PARCEL OF LAND IS PRESENTLY ZONED "R" SINGLE-FAMILY DISTRICT IN THE UNINCORPORATED COUNTY.

PETITIONERS DESIRE TO ANNEX AND REZONE THE REAL ESTATE DESCRIBED ABOVE TO THE "R-3" RESIDENTIAL DISTRICT CLASSIFICATION. THE PURPOSE FOR THE ANNEXATION AND REZONING IS TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL MULTI-FAMILY APARTMENT COMPLEX.

WHEREFORE, THE PETITIONERS 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 ANNEXATING AND REZONING THE ABOVE DESCRIBED PARCEL OF REAL ESTATE LOCATED IN THE CITY OF MISHAWAKA.

TERRY L. SEGGERMAN

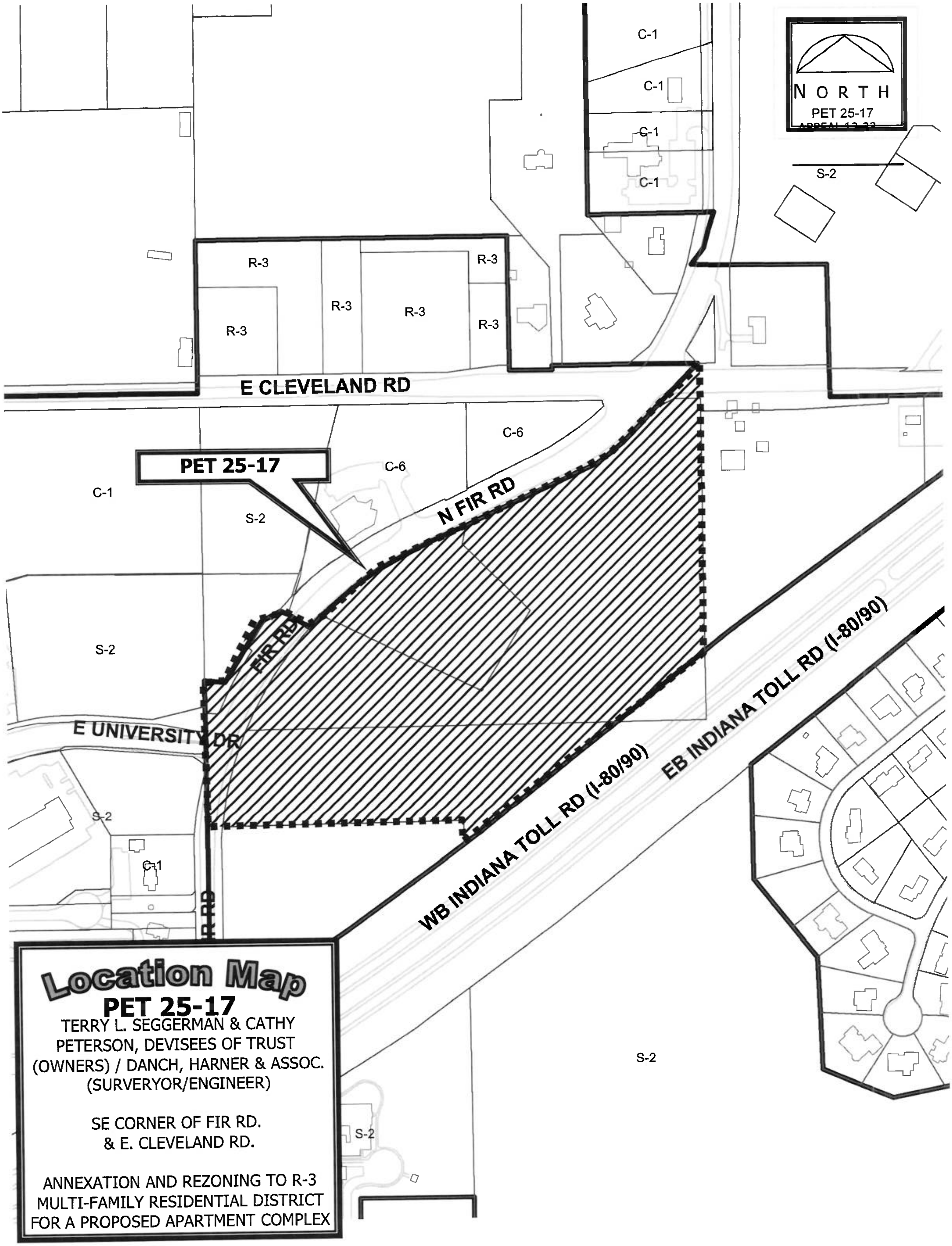
CATHY PETERSON

DEVISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116.

PH.NO. ______________________

CONTACT PERSON:

MICHAEL DANCH
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, INDIANA 46628
(574) 234-4003.
MDANCH@DANCHHARNER.COM



NORTH
PET 25-17
C-1
C-1
C-1
C-1
S-2
R-3
R-3
R-3
R-3
R-3
R-3
E CLEVELAND RD
C-6
C-6
PET 25-17
C-1
S-2
N FIR RD
S-2
FIR RD
E UNIVERSITY DR
S-2
C-1
FIR RD
WB INDIANA TOLL RD (I-80/90)
EB INDIANA TOLL RD (I-80/90)
S-2
S-2
Location Map
PET 25-17
TERRY L. SEGGERMAN & CATHY PETERSON, DEVISEES OF TRUST (OWNERS) / DANCH, HARNER & ASSOC. (SURVERYOR/ENGINEER)
SE CORNER OF FIR RD. & E. CLEVELAND RD.
ANNEXATION AND REZONING TO R-3 MULTI-FAMILY RESIDENTIAL DISTRICT FOR A PROPOSED APARTMENT COMPLEX

PET 25-18
Received
OCT 22 2025
Planning and
Community Development

ABONMARCHE

Engineering • Architecture • Land Surveying

10/22/25

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

RE: Petition for Rezoning of R-4 to an S-2 Planned Unit Development
Parcel # 71-09-10-227-102.000-023
Location near the SW Corner of Byrkit and McKinely in Mishawaka, In

OWNER: Owned by Habitat for Humanity of St. Joseph County, Inc.
524 East McKinley Avenue
Mishawaka, In 46545

The undersigned Habitat for Humanity of St. Joseph County, Inc. respectfully show they are, used as a located in the City of Mishawaka, County of St. Joseph, State of Indiana, to – wit:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 3 EAST, IN THE CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A SURVEY NAIL ON THE NORTH LINE OF SAID NORTHEAST QUARTER AT A POINT SITUATED 190.00 FEET, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, (ASSUMED BEARING AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION) FROM A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER BEING WITHIN THE RIGHT OF WAY OF MCKINLEY AVENUE (FORMERLY U.S. HIGHWAY #20), A DISTANCE OF 470.00 FEET TO A SURVEY NAIL; THENCE SOUTH 00 DEGREES 56 MINUTES 19 SECONDS EAST AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 661.59 FEET TO A #5 REBAR ON THE NORTH RIGHT OF WAY LINE OF LASALLE AVENUE AS ESTABLISHED UNDER DEED RECORD 518, PAGE 566, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ON AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID LASALLE AVENUE AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 660.00 FEET TO A SURVEY NAIL ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS WEST, ON AND ALONG SAID EAST LINE BEING WITHIN THE RIGHT OF WAY OF BYRKIT AVENUE, A DISTANCE OF 531.59 FEET TO A SURVEY NAIL SITUATED 130.00 FEET, SOUTH 00 DEGREES 50 MINUTES 19 SECONDS EAST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE A DISTANCE OF 150.00 FEET TOA S SURVEY NAIL; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS WEST AND PARALLEL TO SAD EAST LINE A DISTANCE OF 20.00 FEET TO A SURVEY NAIL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 40.00 FEET TO A

RAILROAD SPIKE; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS WEST AND PARALLEL TOA SAID EAST LINE A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

Petitioners own one hundred percent (%100) owners of the following described real estate which carries a zoning classification of R-4 District and is used as a manufactured home subdivision.

Petitioners desires said real estate to be rezoned to a S-2 PUD District. The petitioners intend to use property for single family, attached single family, multifamily dwellings and an associated clubhouse.

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

Jim Williams, President & CEO
Habitat for Humanity of St. Joseph County

Woodfield Crossing Residential Subdivision – McKinley & Byrkit

Proposed Uses:

1. Residential uses shall be limited to those identified within the R-1, R-2 and R-3 Residential zoning districts. A clubhouse shall be permitted and exclusive use only of the subdivision. A transition of detached and attached single family shall be integrated into the property with the clubhouse fronting McKinley.
2. Off-premise signs/billboards shall be prohibited.
3. Outside storage and display shall be prohibited.
4. Dumpsters shall be screened by a wall matching the building materials of the principal building. Dumpster locations shall be located away from any roads behind principal buildings and located away from internal collector drives.

Road Connections & Traffic:

1. A hierarchy of the internal vehicular road network shall be provided on the conceptual site plan with publicly dedicated local roads with private alleys. Alleys are one-way streets unless otherwise noted and are treated as private roadways with overlapping easements. There will be 4 access points to the subdivision. One existing connection from the North onto McKinely and is an existing connection. One new planned access on the NE side adjacent to the driveway that serves the adjoining businesses. Two additional connections on the SE side and the South side are planned. These connections and Road Right of Ways are to be built and dedicated as Public Roads. All improvements required shall be paid for by the developer and shall be identified as part of the phasing plan for the project.
2. Any additional right-of-way required for both McKinley Avenue and Byrkit Avenue improvements associated with the proposed development project shall be dedicated. An 8' interior path is planned by the site plan and 5' sidewalks. There is a need to coordinate the timing of pending State and City improvements with McKinely for the needed/required improvements of the development. Phasing of improvements associated with this project shall be coordinated with the City Director of Engineering in coordination with other applicable jurisdictions.

Lighting:

1. All site lighting shall be limited to 25 feet in height. 90-degree cut-off fixtures shall be required for both pole and wall mounted fixtures. Shielding of lighting shall be required in the areas to the rear of buildings adjacent to (in sight of) residential areas. All other lighting standards shall follow the Mishawaka Zoning Ordinance. Decorative poles shall be used for street lighting. Low level bollards and other site accent lighting can be utilized if site lines for driving are not impeded.

Signage:

1. A maximum of (4) identifier type signs to be located at each entrance to the subdivision of 1'X4'. The maximum standard for area and height calculations for monument signs shall be further restricted as follows: the maximum sign area shall be limited to a maximum of 75

square feet with a maximum height of any sign not exceeding 4 feet. One subdivision identifier monument sign shall be placed at the mailbox location.

2. Signs shall be located a minimum of 200 feet apart from one another except that signs may be located closer where an entrance drive is located between them.
3. All freestanding signs shall have a masonry base.
4. All signs will have dedicated easements.

Landscaping & Buffering:

1. A Landscape Buffer with evergreen trees, minimum 6' height, spaced 10' to12' max along with a 6' minimum height opaque fence shall be provided along the west property lines abutting existing property, south of the east and west connector road.
2. A 6' minimum height opaque fence shall be provided along the West property line where a landscape buffer cannot be fit between the street and the property line.
3. A 6' minimum height opaque fence shall be provided along the north and west property lines abutting the existing commercial used at the corner of McKinley and Byrkit.
4. All developments within the PUD, including the multi-family residential development, shall comply with the landscape requirements of the zoning district.

Building & Parking Standards:

1. A minimum of (2.0) parking spaces per residential unit shall be provided for single and multi-family residential use. This includes parking on private property only. Garages, parking lots, and on-street parking may be utilized for required parking.
2. All other uses shall comply with the corresponding parking requirements as identified in the City of Mishawaka Zoning Ordinance.
3. A minimum 5' building setback should be provided along McKinley and Byrkit Avenue.
4. A minimum 5' front building setback shall be provided for all housing structures.
5. A rear setback of 25' to the alley centerline as noted as "A" on the site plan.
6. A rear setback of 25' on the north side of the alley centerline and a 15' setback on the south side of the alley centerline as noted "B" on the site plan.
7. A rear setback of 10' on the east side of the alley centerline as noted as "C" on the site plan.
8. A rear setback of 15' on the north side of the alley centerline and a rear setback of 25' on the south side of the alley centerline as noted as "D" on the site plan.
9. A rear setback of 25' on the west side of the alley centerline and a rear setback of 15' on the east side of the alley centerline as noted as "E" on the site plan.
10. A minimum 5' side yard setback for single family detached homes and a 0' side yard setback for all attached dwelling units.
11. A minimum of 2.5' pavement setback on the west property line.
12. No minimum setbacks vertically for all stacked flats where dwellings occupy a floor vertically.

Architectural:

1. The Architectural standards will follow the City of Mishawaka and any prescribed additional standard created by Notre Dame Architecture Department.
2. A central mailbox will be placed at the north end of the interior park.

City of Mishawaka, Indiana
REZONING PROCEDURE

DATE: 10/22/2025

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

RE: PETITION TO REZONE

The undersigned Jim Williams (Habitat for Humanity) respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit: **see attached legal desctiption**.

(Give accurate and complete legal description. Tax key numbers and shortened legals alone are not acceptable. Also give the common address or a definitive common location.)

Petitioner(s) own one hundred (100%) percent of the above-described parcel of land which carries a zoning classification of R-4 District. Said property is *(state the existing use of the real estate)* currently vacant.

Petitioner(s) desire said real estate to be rezoned to S-2 PUD District. Petitioner(s) further state that they intend to utilize said land for *(state the proposed use for the property/ reason for the rezoning)* attached and detached residential units and a clubhouse.
Wherefore, the petitioner(s) pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcel of land located in the City of Mishawaka.

Signature of Property Owner / Title Holder	*Signature of Second Property Owner / Title Holder*
Jim Williams	
Print Name	*Print Name*

CONTACT PERSON:

Name: Steve Ruby

Address: 315 West Jefferson Boulevard, South Bend, IN 46601

Day Phone Number: 574-232-8700

Fax Number:

Email: sruby@abonmarche.com

City of Mishawaka, Indiana
REZONING PROCEDURE

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 3 EAST, IN THE CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A SURVEY NAIL ON THE NORTH LINE OF SAID NORTHEAST QUARTER AT A POINT SITUATED 190.00 FEET, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, (ASSUMED BEARING AND IS USED AS THE BASIS FOR THE BEARINGS IN THIS DESCRIPTION) FROM A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER BEING WITHIN THE RIGHT OF WAY OF MCKINLEY AVENUE (FORMERLY U.S. HIGHWAY #20), A DISTANCE OF 470.00 FEET TO A SURVEY NAIL; THENCE SOUTH 00 DEGREES 56 MINUTES 19 SECONDS EAST AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 661.59 FEET TO A #5 REBAR ON THE NORTH RIGHT OF WAY LINE OF LASALLE AVENUE AS ESTABLISHED UNDER DEED RECORD 518, PAGE 566, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ON AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID LASALLE AVENUE AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 660.00 FEET TO A SURVEY NAIL ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS WEST, ON AND ALONG SAID EAST LINE BEING WITHIN THE RIGHT OF WAY OF BYRKIT AVENUE, A DISTANCE OF 531.59 FEET TO A SURVEY NAIL SITUATED 130.00 FEET, SOUTH 00 DEGREES 50 MINUTES 19 SECONDS EAST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE A DISTANCE OF 150.00 FEET TOA S SURVEY NAIL; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS WEST AND PARALLEL TO SAD EAST LINE A DISTANCE OF 20.00 FEET TO A SURVEY NAIL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 40.00 FEET TO A RAILROAD SPIKE; THENCE NORTH 00 DEGREES 56 MINUTES 19 SECONDS WEST AND PARALLEL TOA SAID EAST LINE A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

ALDOR INVESTMENTS LLC
3504 CORTLAND DR
ELKHART, IN 46514

AUER ROBERT JOHN JR
2124 N BYRKIT
MISHAWAKA, IN 46545

B & B PREMIER HOLDINGS LLC
P.O. BOX 969
50754 GALAXY DR
GRANGER, IN 46530

BELLPROP LLC
AN INDIANA LIMITED LIABILITY CO
550 E 2ND ST
BREMEN, IN 46506

BRATTON LANNY
2002 COVE PL
MISHAWAKA, IN 46545

BRIONES LUIS
2015 HAVEN CT
MISHAWAKA, IN 46545

CABANAW COLLETTE S
1915 COVE PL
MISHAWAKA, IN 46545

CHRISTIANSON JOHN N & MARY J
533 VICTORIA CT
MISHAWAKA, IN 46544

CITY OF MISHAWAKA CITY HALL
600 E 3RD ST
MISHAWAKA, IN 46544

CITY OF MISHAWAKA
REDEVELOPMENT COMMISSION
100 LINCOLNWAY W
MISHAWAKA, IN 46544

CONCORD CAPITAL LLC
9949 MONTIANO DR
NAPLES, FL 34113

COOK ANGELA
2014 HAVEN CT
MISHAWAKA, IN 46545

CRIDER LARRY
2006 N BYRKIT AVE
MISHAWAKA, IN 46545

DEMSKE DEBORAH A
2010 N BYRKIT ST
MISHAWAKA, IN 46545

ERSKINE JERRY D & RITA D
1922 N BYRKIT ST
MISHAWAKA, IN 46545

FAIRCHILD JUANITA L
2009 HAVEN CT
MISHAWAKA, IN 46545

GEURIAN KERRY M
2009 COVE PLACE
MISHAWAKA, IN 46545

GOLD JUSTIN K
2110 N BYRKIT ST
MISHAWAKA, IN 46545

GRANGER COMMUNITY CHURCH
630 E UNIVERSITY DR
GRANGER, IN 46530

ZIMMERMAN LAND CO LTD
186 FREE RD
SHILOH, OH 44878

HALE ERNEST L SR & CHARLOTTE R
2014 COVE PL
MISHAWAKA, IN 46545

HELGE ERIC & LAURA
2008 COVE PL
MISHAWAKA, IN 46545

HUDDLESTON STEVEN
1521 E MCKINLEY AVE
MISHAWAKA, IN 46545

HUDDLESTON STEVEN F & LORI A
1550 E MCKINLEY ST
MISHAWAKA, IN 46544

JONES DAVID & JANE
FAMILY REV TRUST
1212 N MERRIFIELD AVE
MISHAWAKA, IN 46545

JOY CHRISTOPHER C
2014 N BYRKIT
MISHAWAKA, IN 46545

KINDLEY LEONARD G & SUSAN
2003 HAVEN CT
MISHAWAKA, IN 46545

MAHONEY DAVE
1924 LYNN ST.
MISHAWAKA, IN 46545

MARTIN MELISSA J
2003 COVE PL
MISHAWAKA, IN 46545

MARVEL CHARLES DAVIS SR &
JILL CHRISTINE
2204 N BYRKIT AVE
MISHAWAKA, IN 46545

MAYES ELLA
1916 COVE PL
MISHAWAKA, IN 46545

MCFALL RODGER
2008 HAVEN CT
MISHAWAKA, IN 46545

MEEHAN TERRI
2002 HAVEN CT
MISHAWAKA, IN 46545

MORITZ ROBERT A JR
55982 FIR RD
MISHAWAKA, IN 46545

MUSLEH EMAD R
50980 WOODSTREAM CT
GRANGER, IN 46530

NASTOS WILLIAM E JR
1916 HAVEN CT
MISHAWAKA, IN 46545

NELSON BRUCE R & CHERYL K
2008 LYNN ST
MISHAWAKA, IN 46545

PALLO JILL C
2204 N BYRKIT
MISHAWAKA, IN 46545

PARAKEET PROPERTIES LLC
5332 OAKTON DR
SOUTH BEND, IN 46635

PELEG LLC
3202 MISHAWAKA AVE
SOUTH BEND, IN 46615

ROBERTS ALAN & ANDREA
2003 N BYRKIT
MISHAWAKA, IN 46545

SHERRILL BARBARA
1627 E LA SALLE AVE
MISHAWAKA, IN 46545

STEVEN HENSLEY RENTALS LLC
3126 FAIL RD
LA PORTE, IN 46350

SWANK RAY JR
59050 BREMEN HWY
MISHAWAKA, IN 46544

SWANSON KEVIN & RAY KATHERINE
2102 N BYRKIT ST
MISHAWAKA, IN 46545

TAILWIND HOMES LLC
4715 LINCOLNWAY E
MISHAWAKA, IN 46544

TUTTLE KIM D
17646 US HIGHWAY 12
EDWARDSBURG, MI 49112

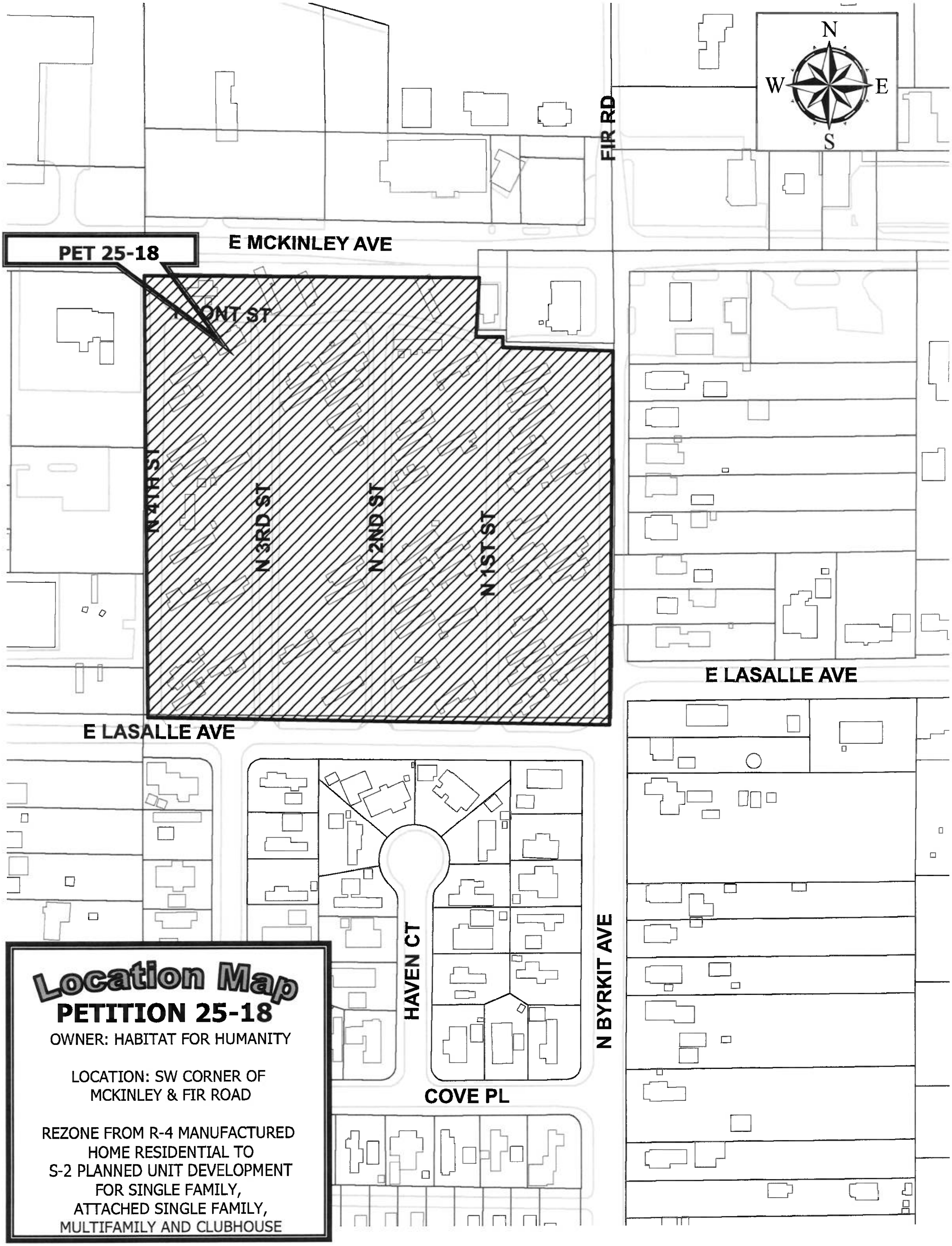
VALDES PEDRO
PO BOX 297
PLYMOUTH, IN 46563

VALLEY INSULATING INC
2104 N LYNN ST
MISHAWAKA, IN 46545

VANDYGRIFFMARLENE
1624 E LASALLE
MISHAWAKA, IN 46545

WEAVER STEVEN
1922 LYNN ST
MISHAWAKA, IN 46545

WHITE MELISSA
2114 N BYRKIT AV
MISHAWAKA, IN 46545



N
W
E
S
FIR RD
E MCKINLEY AVE
PET 25-18
N 4TH ST
N 3RD ST
N 2ND ST
N 1ST ST
E LASALLE AVE
E LASALLE AVE
HAVEN CT
N BYRKIT AVE
COVE PL
Location Map
PETITION 25-18
OWNER: HABITAT FOR HUMANITY
LOCATION: SW CORNER OF MCKINLEY & FIR ROAD
REZONE FROM R-4 MANUFACTURED HOME RESIDENTIAL TO S-2 PLANNED UNIT DEVELOPMENT FOR SINGLE FAMILY, ATTACHED SINGLE FAMILY, MULTIFAMILY AND CLUBHOUSE

City of Mishawaka, Indiana
ANNEXATION PROCEDURE

Pet 25-19

Received
OCT 22 2025
Planning and Community Development

DATE: 10/22/25

Deborah S. Block, IAMC, MMC
OCT 23 2025
City Clerk
Mishawaka, IN

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

RE: Petition for Annexation and Zoning Classification

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

(SEE ATTACHED LEGAL DESCRIPTION)

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located 16938, 16960, and 16972 SR HWY 23 South Bend, In 46635 and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a (*C-1 zoning classification desired*) District. Petitioners further state they intend to utilize said land for (Pool & Spa Commercial Sales).

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 structure(s).

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

Wherefore, Petitioners 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 (*C-1 zoning classification*).

Property Owner Signature

Contact Person:

Abonmarche - Chris Godlewski
315 W. Jefferson Blvd
South Bend, IN 46601
cgodlewski@abonmarche.com
574-232-7800

October 22nd, 2025

I, Gary Wilson, am the owner of 16938, 16960, and 16972 SR 23 HWY South Bend, In 46635. I have authorized Richard Carroll on behalf of Abonmarche Consultants, to apply for 3 applications for a R-1 to C-1 rezoning, Annexation into the City of Mishawaka, and a Use variance to have accessory storage in an C-1 district.

Please use this authorization statement for purposes of applying for and securing the necessary approvals for development on these three parcels.

Sincerely,

Gary Wilson 10/22/25

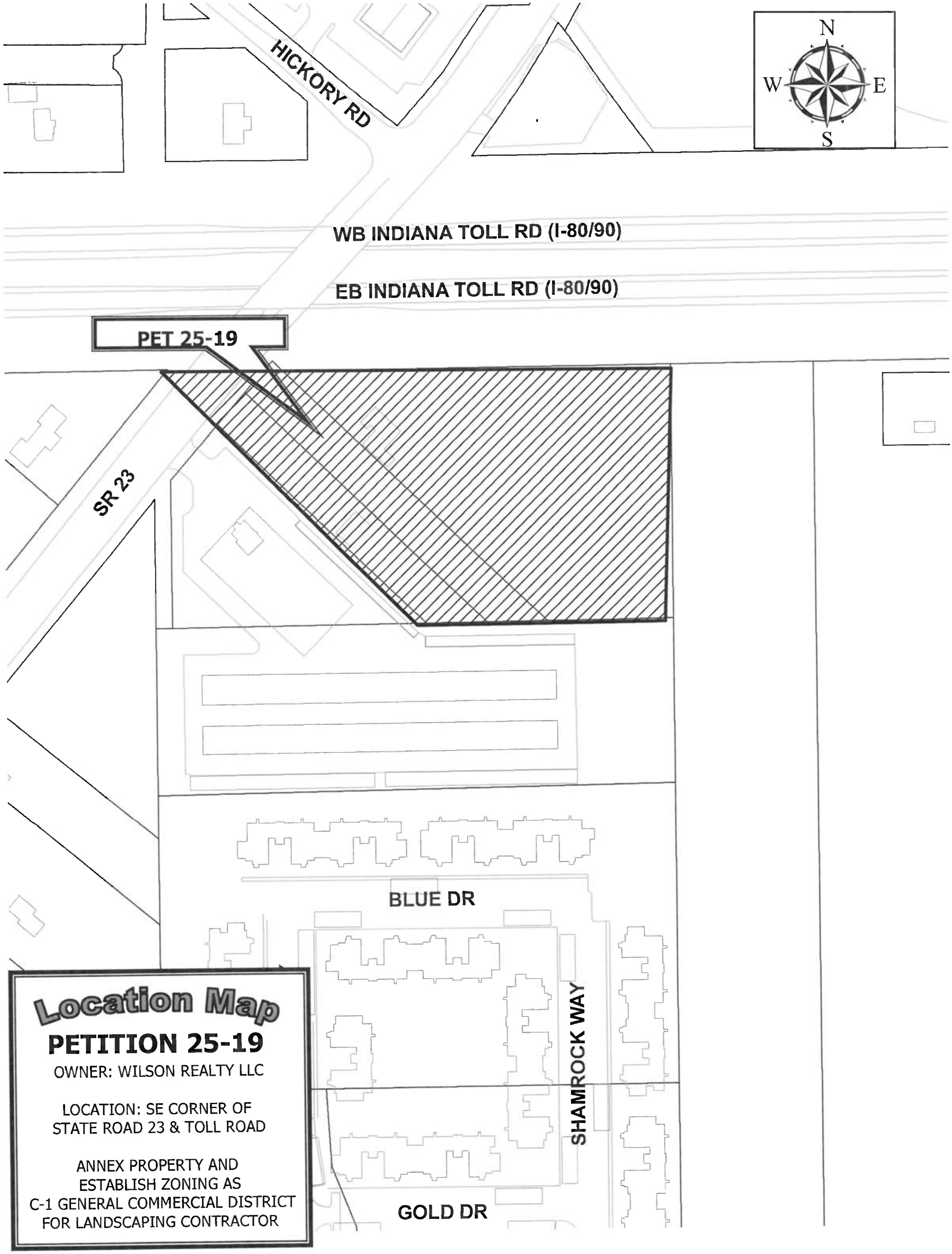
Gary Wilson Date

734 VISTULA RD. OSCEOLA IN 46561

Address

PET 25 - 19 Legal

A parcel of land situate in the North West Quarter (NW 1/4) of the South West Quarter (SW 1/4) of Section Number Twenty-eight (28), Township Number Thirty-eight (38) North, Range Number Three (3) East, bounded by a line running as follows: Beginning at the Northwest corner of said North west Quarter of the South West Quarter of said Section 28; thence South along the West line thereof a distance of 300 feet; thence East 7.5 feet to the point of beginning of the description; thence 720 feet East; thence South 360 feet South; thence West 355 feet; thence North 45 degrees 50 minutes West 510 feet to the North line of SR 23; thence North 44 degrees 10 minutes East along the North line of SR 23, 7 feet to the beginning; said parcel containing 4.5 acres, more or less, and subject to easements, covenants, and right of way record.


N
W
E
S
HICKORY RD
WB INDIANA TOLL RD (I-80/90)
EB INDIANA TOLL RD (I-80/90)
PET 25-19
SR 23
BLUE DR
SHAMROCK WAY
GOLD DR
Location Map
PETITION 25-19
OWNER: WILSON REALTY LLC
LOCATION: SE CORNER OF STATE ROAD 23 & TOLL ROAD
ANNEX PROPERTY AND ESTABLISH ZONING AS C-1 GENERAL COMMERCIAL DISTRICT FOR LANDSCAPING CONTRACTOR

Pet 25-20

Received

OCT 22 2025

Planning and
Community Development

Deborah S. Block, IAMC, MMC

OCT 23 2025

City Clerk
Mishawaka, IN

DATE: October 21, 2025

Honorable Members of the

Common Council

City of Mishawaka, Indiana

and

Mishawaka City Plan Commission

City of Mishawaka, Indiana

RE: PETITION TO REZONE

The undersigned Wal-Mart Stores, Inc. respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit (Defined on page 2). Petitioner(s) own one hundred (100%) percent of the above-described parcel of land which carries a zoning classification of C-1 (General Commercial) District. Said property is currently a Walmart Supercenter and Sam's Club. Petitioner(s) desire a portion of said real estate to be rezoned to C-10 (Filling Station Commercial) District (Area defined on Page 3). Petitioner(s) further state that they intend to utilize said land for a Walmart Fueling Station. Wherefore, the petitioner(s) respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above-described parcel of land located in the City of Mishawaka.

Signature of Property Owner

____

CONTACT PERSON:

NAME: Gabriel Loth

ADDRESS: 7068 Ledgestone Commons, Bartlett, TN 38133

PHONE NUMBER: (901) 384-0404 (Ext. 140)

EMAIL: GabrielLoth@CarlsonConsulting.net

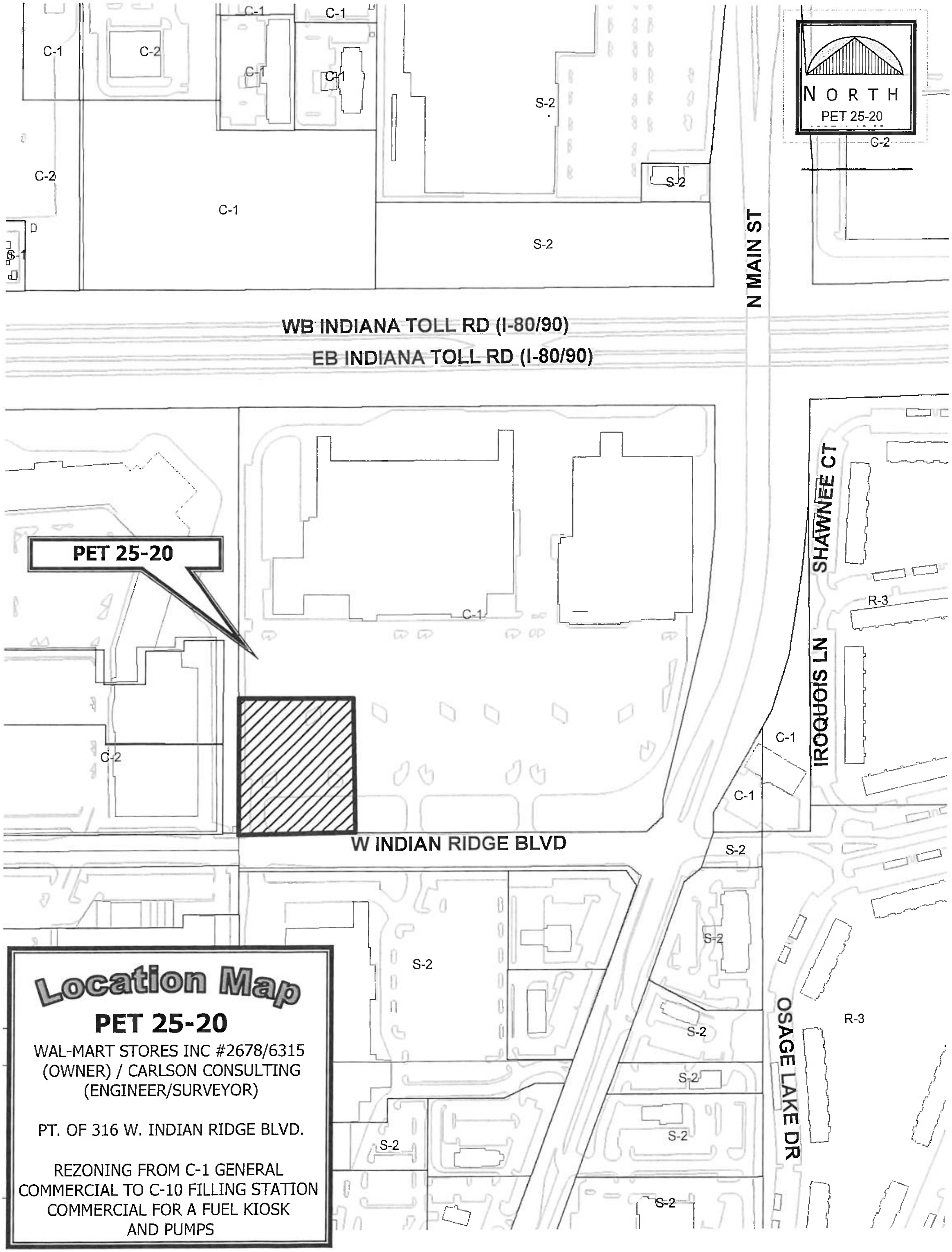
LEGAL DESCRIPTION OF WALMART PARCEL:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON DISK FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 08 MINUTES, 05 SECONDS WEST (ASSUMED), ALONG THE EAST LINE OF SAID QUARTER OF SAID SECTION, A DISTANCE OF 287.56 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE OF SAID QUARTER OF SAID SECTION AND THE SOUTH RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID TOLL ROAD, A DISTANCE OF 125.00 FEET TO A POINT IN CONCRETE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET EXTENDED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET EXTENDED, A DISTANCE OF 279.26 FEET TO A 5/8" PIN W/CAP SET; THENCE SOUTH 03 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 251.63 FEET TO A 5/8" PIN W/CAP SET; THENCE SOUTH 11 DEGREES, 27 MINUTES 08 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 206.95 FEET TO A 5/8" PIN W/CAP SET; THENCE SOUTH 11 DEGREES 50 MINUTES 08 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 279. 50 FEET TO A 5/8" PIN W/CAP SET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 45 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 58.52 FEET TO A 5/8" PIN W/CAP SET; THENCE SOUTH 62 DEGREES 04 MINUTES 05 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.05 FEET TO A 5/8" PIN W/CAP SET, SAID PIN ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN RIDGE BOULEVARD; THENCE NORTH 89 DEGREES 56 MINUTES 46 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF INDIAN RIDGE BOULEVARD, A DISTANCE OF 1042.33 FEET TO A 5/8" PIN W/CAP SET, SAID PIN ALSO BEING ON THE EAST LINE OF THE PROPERTY CONVEYED TO FIRST CAPITAL INSTITUTIONAL REAL ESTATE LTD, AS RECORDED IN DOCUMENT NUMBERS 8902143 AND 8902147 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID PROPERTY CONVEYED TO FIRST CAPITAL INSTITUTIONAL REAL ESTATE LTD., A DISTANCE OF 1081.93 FEET TO A 5/8" PIN W/CAP SET, SAID PIN ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE NORTH 89 DEGREES, 42 MINUTES 59 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TOLL ROAD, A DISTANCE OF 1199.20 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PORTION TO BE REZONED:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON DISK FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 08 MINUTES, 05 SECONDS WEST (ASSUMED), ALONG THE EAST LINE OF SAID QUARTER OF SAID SECTION, A DISTANCE OF 287.56 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE OF SAID QUARTER OF SAID SECTION AND THE SOUTH RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE SOUTH 89 DEGREES 42 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID TOLL ROAD, A DISTANCE OF 125.00 FEET TO A POINT IN CONCRETE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET EXTENDED; THENCE SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET EXTENDED, A DISTANCE OF 279.26 FEET; THENCE SOUTH 03 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 251.63 FEET; THENCE SOUTH 11 DEGREES, 27 MINUTES 08 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 206.95 FEET; THENCE SOUTH 11 DEGREES 50 MINUTES 08 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 279.50 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 45 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 58.52 FEET; THENCE SOUTH 62 DEGREES 04 MINUTES 05 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.05 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF INDIAN RIDGE BOULEVARD; THENCE NORTH 89 DEGREES 56 MINUTES 46 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF INDIAN RIDGE BOULEVARD, A DISTANCE OF 738.33 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 56 MINUTES 46 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF INDIAN RIDGE BOULEVARD, A DISTANCE OF 304.00 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED TO FIRST CAPITAL INSTITUTIONAL REAL ESTATE LTD, AS RECORDED IN DOCUMENT NUMBERS 8902143 AND 8902147 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE 357.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 46 SECONDS EAST 304.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST 357.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.491 OF AN ACRE, MORE OR LESS.


NORTH
PET 25-20
N MAIN ST
WB INDIANA TOLL RD (I-80/90)
EB INDIANA TOLL RD (I-80/90)
SHAWNEE CT
IROQUOIS LN
W INDIAN RIDGE BLVD
OSAGE LAKE DR
PET 25-20
C-1
C-2
S-2
R-3
Location Map
PET 25-20
WAL-MART STORES INC #2678/6315 (OWNER) / CARLSON CONSULTING (ENGINEER/SURVEYOR)
PT. OF 316 W. INDIAN RIDGE BLVD.
REZONING FROM C-1 GENERAL COMMERCIAL TO C-10 FILLING STATION COMMERCIAL FOR A FUEL KIOSK AND PUMPS

PETITION 25-12

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2025-22

ORDINANCE NO. ______

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

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

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

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

PARCEL ID NO: 027-1033-056608 – NORTH PARCEL

A TRACT OF LAND IN THE SOUTHEAST PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, 8 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 6 RODS; THENCE WEST, 40 RODS; THENCE SOUTH, 6 RODS; THENCE EAST, 40 RODS TO THE PLACE OF BEGINNING EXCEPT THE EAST 101.04 FEET THEREOF DEEDED TO THE STATE OF INDIANA FOR STATE ROAD 331 (ALSO KNOWN AS BREMEN HIGHWAY) BY DEED RECORDED AUGUST 9, 1976 IN DEED RECORD 820, PAGE 292.

PARCEL ID NO: 027-1033-057002 – SOUTH PARCEL

THAT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST

QUARTER OF SAID SECTION 28; THENCE RUNNING NORTH ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 8 RODS; THENCE WEST 40 RODS, THENCE SOUTH 8 RODS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE EAST ALONG SAID SOUTH LINE 40 RODS THE PLACE OF BEGINNING, BUT EXCEPTING FROM THIS REAL

ESTATE, THE SUBJECT REAL ESTATE, THAT PART WHICH WAS PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS AS RECORDED IN DEED RECORD 792, PAGE 261 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE WEST BOUNDARY OF S.R. 331 (ALSO KNOWN AS BREMEN HIGHWAY) SOUTH 89 DEGREES 32'18" WEST 41.15 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION: 1) THENCE SOUTH 89 DEGREES 32'18" WEST 75.00 FEET ALONG SAID SOUTH LINE; 2) THENCE NORTH 16 DEGREES 39'57" EAST, 51.33; 3) THENCE NORTH 00 DEGREES 19'00" WEST, 82.95 FEET TO THE NORTH LINE OF THE SUBJECT REAL ESTATE; 4) THENCE NORTH 89 DEGREES 32'18" EAST 60.00 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID S.R. 331; 5) THENCE SOUTH 00 DEGREES 19'00" EAST 127.93 FEET ALONG SAID WEST BOUNDARY; 6) THENCE SOUTH 00 DEGREES 25'00" EAST, 4.07 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow for a shooting range and follow the C-1 General Commercial District standards for architectural materials at 3717 & 3729 Bremen Highway.

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

All other previously approved development standards and conditions of approval per Ordinance 5057 shall remain applicable to the property.

This recommendation is based upon the following findings of fact per Indiana Code Section 36-7-4-603:

1. *The Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. An indoor shooting range, together with the other commercial uses in the PUD, are reasonably consistent with that guided use.*
2. *Current conditions and the character of current structures and uses in each district – The subject property currently includes two residential houses, one uninhabitable and one being a rental, and has been approved for commercial development including multi-tenant buildings. Adjacent buildings and uses include a vacant property, stormwater detention basin, and two restaurants with drive-thru facilities to the north; a credit union and vacant outlot to the east; a mini-storage facility and bypass access ramp to the south; and an access drive and single family residential in unincorporated St. Joseph County to the west.*
3. *The most desirable use for which the land in each district is adopted – The requested PUD amendment will allow the site to be developed with a different commercial use than originally envisioned over 15 years ago. Permitted uses within the original PUD were limited to C-1 General Commercial uses, multi-tenant commercial buildings, self-lock storage facilities without outside*

storage, and one restaurant with drive-thru facilities. The PUD was subsequently amended to allow for two additional restaurants with drive-thru facilities.

4. *Conservation of property values – The proposed amendment should not be injurious to property values in the surrounding area. A 6' high screening fence and landscaping is required along the west property line adjacent to the remaining residential uses in unincorporated St. Joseph County. Furthermore, the proposed exterior architectural materials will be commercial grade high quality materials than have been utilized throughout the city on other commercial buildings.*
5. *Responsible development and growth – The proposed amendment to allow for a commercial use not currently permitted per the PUD is desirable given the existing permitted and adjacent commercial uses.*

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 ____________________, 2025, at ________ o'clock ___.M.

____

Presiding Officer

ATTEST:

____

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ________ day of ___________________, 2025, at _________ o'clock ____.M.

____

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this ________ day of __________________, 2025, at ________o'clock ____.M.

____

David A. Wood, Mayor

STAFF REPORT

Location: 3717 & 3729 Bremen Highway
Part of the Gateway Plaza – Bremen Highway PUD

Date: Sept. 9, 2025

Petition: 25- 12

Prepared By: DJS

GENERAL INFORMATION

Applicant:	KLT Properties LLC / Midwest Shooting Center Managed Services LLC / Metro Consulting Assoc.
Status:	Property Owner / Contingent Owner & Tenant / Site Design & Engineering Consultant
Request:	Amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development to allow an indoor shooting range and follow the C-1 General Commercial District standards for architectural materials
Zoning Classification:	S-2 Planned Unit Development District / Permitted C-1 General Commercial uses and multi-tenant commercial buildings
Lot Size:	2.92 acres
Applicable Regulations:	Section 137-671 to 137-679 / S-2 Planned Unit Development District (Ord. 5057); Section 137-41 / Amendment to Zoning Ordinance & Zoning Map; and Indiana Code 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern:	North:	S-2 Planned Unit Development District (Vacant & Stormwater Detention Basin / Permitted for C-1 General Commercial Use, Multi-Tenant Commercial, and a Restaurant with Drive-Thru)
	South:	S-2 Planned Unit Development (Mini-Storage Facility & St. Joseph Parkway Access Ramp / All Secure Self Storage)
	East:	C-1 General Commercial (Credit Union / United Federal Credit Union & Vacant Outlot)
	West:	Unincorporated St. Joseph County (INDOT & All Access Storage Access Road, and Single-Family Residential)

Thoroughfare:	Bremen Highway & Veldman Drive
Council District:	1
School District:	Penn-Harris-Madison
Township:	Penn
Public Utilities:	All utilities are available and/or will be extended to/throughout the site at the developer's expense
Comprehensive Plan:	General Commercial

ANALYSIS

The contingent owner/tenant, Midwest Shooting Center Managed Services LLC, and the site design/engineering consultant, Metro Consulting Associates, are requesting to amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development (PUD) to allow for an indoor shooting range and certain exterior building materials.

Per the applicable PUD regulations (Ordinance 5057), permitted uses within the overall 16.8 acre PUD were limited to C-1 General Commercial uses, multi-tenant commercial buildings, self-lock storage facilities with no outside storage restricted to an 8.3 acre area south of high-tension power lines adjacent to the U.S. 20 bypass, and one restaurant with drive-thru facilities. The PUD was further amended twice (Ordinance 5825 & 5895) to allow for two (2) additional restaurants with drive-thru facilities including the existing Wendy's (3625 Bremen Highway) and a proposed Starbuck's. An automobile service shop was also added as a permitted use prior to the proposed Starbuck's.

An indoor shooting range is only permitted via a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District. In addition to being a conditional use in these districts, indoor shooting ranges are also subject to a 750' separation requirement from any school, park, church, and/or hospital. No such land uses are present within a 750' radius from the property.

Due to the recession in the late 2000s and difficulty in assembling the individual properties, the 16.8 acre property has not been able to be developed as a cohesive development as originally envisioned. When approved, there were six homes within the PUD. Only three single-family homes remain within the PUD boundaries. The home in the northwest corner (215 Elmwood Avenue) is owner-occupied. The two houses within the subject parcels are owned by KLT Properties, which developed the All Secure Storage facility to the south. One was damaged by fire and is uninhabitable, and the one at 3717 Bremen Highway is unoccupied. All existing structures will be razed with the redevelopment of the properties.

The applicants are proposing to redevelop the property for the Midwest Shooting Center. Per the preliminary site plan, the 13,190 sq. ft. building will be in the northeast corner of the property with parking areas to the south and west. Veldman Drive, which currently ends at the north property line of the subject parcels, shall be extended through the site and connect to the storage unit property to the south. This access drive will be private and located within an ingress/egress easement on the future subdivision plat. When Veldman Drive is completely constructed between Meijer Drive to the north and the storage unit development, the existing access drive to the west between Elmwood Road and All Access Storage shall be permanently closed/blocked at the southern terminus.

Based on four (4) parking spaces per 1,000 sq. ft. of gross floor area, which is the applicable ratio for the proposed use, a total of 53 parking spaces are required for the 1,390 sq. ft. building. The preliminary site plan shows a total of 87 parking spaces including four (4) ADA compliant spaces. A future parking area is shown in the southwest corner of the property west of the access drive. If this parking area is not included in the final site plan and not accounted for in the stormwater drainage calculations, a future administrative site plan will be required prior to construction of the additional parking area.

Although not specifically requested in the applicant's petition, the PUD shall also be amended to follow the C-1 General Commercial District standards for architectural materials (Section 137-302(14) a). The preliminary building elevations show an exterior insulation and finish system (EIFS) on all façades exclusive of windows and doors. Currently the PUD requires 100% architecturally appropriate materials for all facades visible from the public right-of-way, of which EIFS is not included. EIFS is identified as an appropriate architectural material per the C-1 General Commercial design review guidelines.

Landscaping is required per the minimum landscaping and screening regulations for commercial property (Section 137-815), and the landscaping and additional perimeter screening/fencing per the PUD regulations (Ord. 5057).

Similar to when the original Planned Unit Development was approved, the applicant is only proposing to establish, or in this case, amend the permitted uses and development requirements of the planned unit development. If approved, a detailed Final Planned Unit Development site plan must be submitted to address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements.

As previously mentioned, a subdivision plat will be required to combine the two existing parcels and dedicate all necessary easements (ingress-egress, utility, drainage, etc.) Although not required, it is recommended that the plat be submitted concurrent with the final site plan.

The final site plan and subdivision plat must be approved with all city review comments addressed, and the erosion control bond filed before any permitting or beginning construction.

All other previously approved development standards and conditions of approval per Ordinance 5057 shall remain applicable.

In addition to the prior comments in this report, the Planning Department has several comments relating to the future final site plan, including but not limited to, adhering to the required 20' pavement setback from the east property line, and reviewing and revising the access road (Veldman Drive) alignment if determined to be unfunctional due to tight turning radii.

In addition to the prior comments in this report, the Engineering Department requested several edits, including but not limited to, reviewing the radii for the curvature of the roadway (Veldman Drive extension) as it looks tight, coordinating the connection to the existing stormwater detention basin to the north with the adjacent owner, designing the stormwater drainage system and basin volume to handle back-to-back 100 year 24 hour storm everts due to poor draining soils, and noted that the drive to the west is not Elmwood Drive (as labeled) but rather a private driveway (access drive to storage unit development).

The Electric Department commented that they will need to discuss electric needs with the contractor prior to construction.

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

RECOMMENDATION

Staff recommends **approval** to amend a part of the Gateway Plaza – Bremen Highway Planned Unit Development (PUD) to allow an indoor shooting range and follow the C-1 General Commercial District standards for architectural materials.

All other previously approved development standards and conditions of approval per Ordinance 5057 shall remain applicable to the property.

This recommendation is based upon the following findings of fact per Indiana Code Section 36-7-4-603:

1. The Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. An indoor shooting range, together with the other commercial uses in the PUD, are reasonably consistent with that guided use.
2. Current conditions and the character of current structures and uses in each district – The subject property currently includes two residential houses, one uninhabitable and one being a rental, and has been approved for commercial development including multi-tenant buildings. Adjacent buildings and uses include a vacant property, stormwater detention basin, and two restaurants with drive-thru facilities to the north; a credit union and vacant outlot to the east; a mini-storage facility and bypass access ramp to the south; and an access drive and single family residential in unincorporated St. Joseph County to the west.
3. The most desirable use for which the land in each district is adopted – The requested PUD amendment will allow the site to be developed with a different commercial use than originally envisioned over 15 years ago. Permitted uses within the original PUD were limited to C-1 General Commercial uses, multi-tenant commercial buildings, self-lock storage facilities without outside

storage, and one restaurant with drive-thru facilities. The PUD was subsequently amended to allow for two additional restaurants with drive-thru facilities.

4. Conservation of property values – The proposed amendment should not be injurious to property values in the surrounding area. A 6' high screening fence and landscaping is required along the west property line adjacent to the remaining residential uses in unincorporated St. Joseph County. Furthermore, the proposed exterior architectural materials will be commercial grade high quality materials than have been utilized throughout the city on other commercial buildings.
5. Responsible development and growth – The proposed amendment to allow for a commercial use not currently permitted per the PUD is desirable given the existing permitted and adjacent commercial uses.

ATTACHMENTS

Aerial, Photographs, Petition, Preliminary Site Plan & Exterior Building Elevations, Location Map

Aerial Photograph
Two Unoccupied Single-Family Residential Houses -3717 & 3729 Bremen Highway
Proposed Midwest Shooting Center

P1. Looking easterly along the south property line from the All Access Storage access drive.

P2. Looking northeasterly toward the site from the All Access Storage Unit access drive.

P3. Looking northeasterly toward the property from All Access Storage to the south.

P4. Looking north toward the property from All Access Storage to the south.

P5. Looking north toward the property and existing fire damaged house at 3729 Bremen Highway.

P6. Looking westerly toward the property and existing unoccupied house at 3717 Bremen Highway.

P7. Looking westerly along the south property line from Bremen Highway.

PET 25-12

Received

AUG 20 2025

Planning and
Community Development

August 18, 2025

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

RE: PETITION FOR PUD AMENDMENT

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

Legal Description (see attached)

PARCEL ID NO: 027-1033-056608 – NORTH PARCEL
3717 Bremen Highway, Mishawaka, Indiana 46544

PARCEL ID NO: 027-1033-057002 – SOUTH PARCEL
3729 Bremen Highway, Mishawaka, Indiana 46544

Petitioner(s) own one hundred (100%) percent of the above-described parcel of land which carries a zoning classification of S-2 Planned Unit Development with an existing use of single family residential.

Petitioner(s) desire said real estate be amended to allow for a shooting range to be added as a permitted use.

Wherefore, the petitioner(s) 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 amending the PUD of the above-described parcel of land located in the City of Mishawaka.

William J. Veldman

William J. Veldman
5222 W Western Avenue
South Bend, IN 46619
(574) 532-3434

LEGAL DESCRIPTIONS

PARCEL ID NO: 027-1033-056608 – NORTH PARCEL

A TRACT OF LAND IN THE SOUTHEAST PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, 8 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER THEREOF; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 6 RODS; THENCE WEST, 40 RODS; THENCE SOUTH, 6 RODS; THENCE EAST, 40 RODS TO THE PLACE OF BEGINNING EXCEPT THE EAST 101.04 FEET THEREOF DEEDED TO THE STATE OF INDIANA FOR STATE ROAD 331 (ALSO KNOWN AS BREMEN HIGHWAY) BY DEED RECORDED AUGUST 9, 1976 IN DEED RECORD 820, PAGE 292.

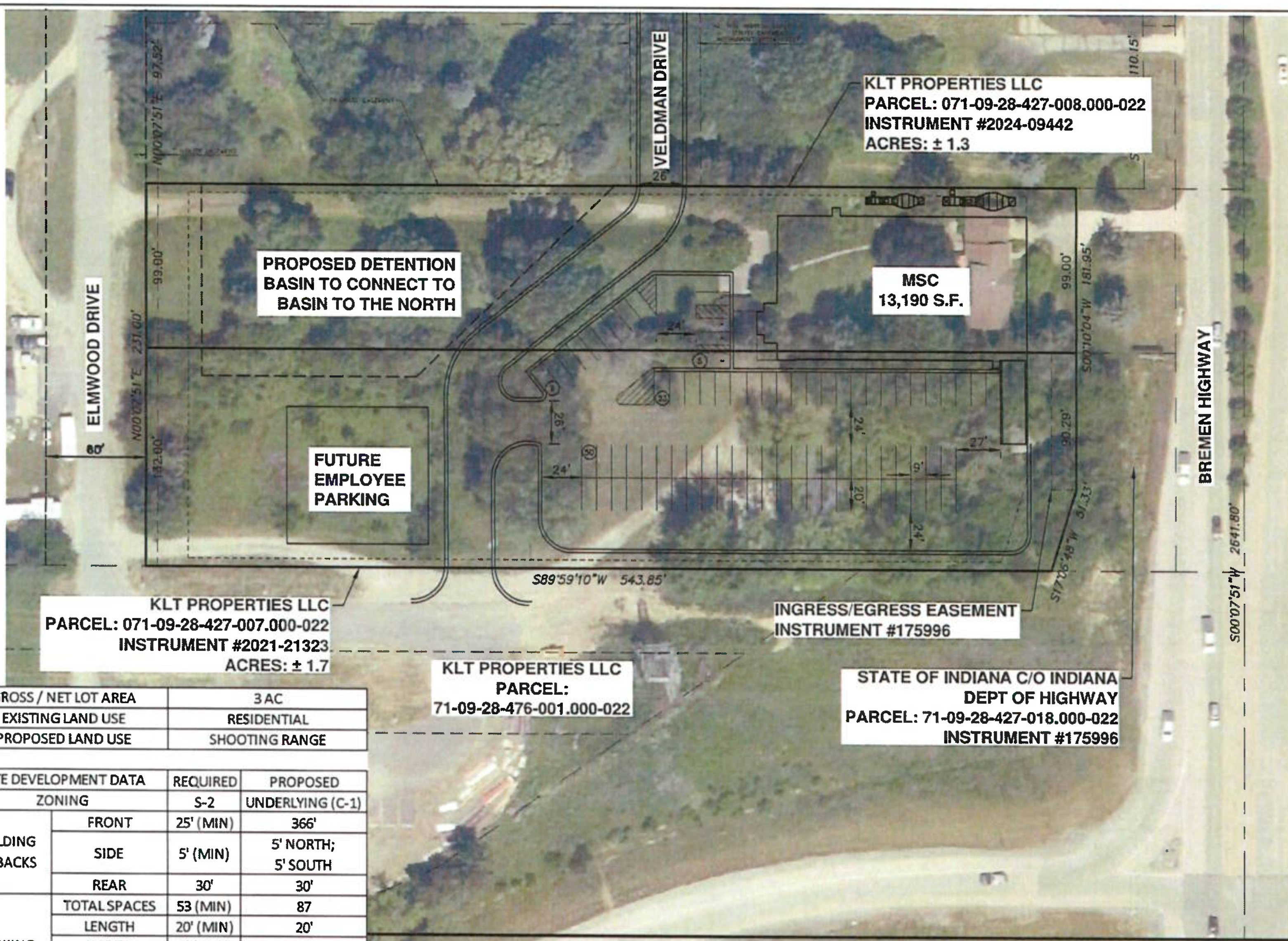
PARCEL ID NO: 027-1033-057002 – SOUTH PARCEL

THAT OF THE N0RTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE RUNNING NORTH ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 8 RODS; THENCE WEST 40 RODS, THENCE SOUTH 8 RODS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE EAST ALONG SAID SOUTH LINE 40 RODS THE PLACE OF BEGINNING, BUT EXCEPTING FROM THIS REAL ESTATE, THE SUBJECT REAL ESTATE, THAT PART WHICH WAS PURCHASED BY THE STATE OF INDIANA FOR THE U.S. 20 BYPASS AS RECORDED IN DEED RECORD 792, PAGE 261 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE WEST BOUNDARY OF S.R. 331 (ALSO KNOWN AS BREMEN HIGHWAY) SOUTH 89 DEGREES 32'18" WEST 41.15 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION: 1) THENCE SOUTH 89 DEGREES 32'18" WEST 75.00 FEET ALONG SAID SOUTH LINE; 2) THENCE NORTH 16 DEGREES 39'57" EAST, 51.33; 3) THENCE NORTH 00 DEGREES 19'00" WEST, 82.95 FEET TO THE NORTH LINE OF THE SUBJECT REAL ESTATE; 4) THENCE NORTH 89 DEGREES 32'18" EAST 60.00 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID S.R. 331; 5) THENCE SOUTH 00 DEGREES 19'00" EAST 127.93 FEET ALONG SAID WEST BOUNDARY; 6) THENCE SOUTH 00 DEGREES 25'00" EAST, 4.07 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.



K:\2025\1051 JOB FOLDERS\1051-25-13669\Drawings\Plan Sets\1051-25-13669 LA.dwg

GROSS / NET LOT AREA	3 AC
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	SHOOTING RANGE

SITE DEVELOPMENT DATA		REQUIRED	PROPOSED
ZONING		S-2	UNDERLYING (C-1)
BUILDING SETBACKS	FRONT	25' (MIN)	366'
	SIDE	5' (MIN)	5' NORTH; 5' SOUTH
	REAR	30'	30'
PARKING	TOTAL SPACES	53 (MIN)	87
	LENGTH	20' (MIN)	20'
	WIDTH	9' (MIN)	9'
	AISLE	24' (MIN)	24'
	ADA SPACES	4 (MIN)	4

MCA
Dynamic. Daring. Diverse. DIFFERENT.
45345 5 MILE RD.
PLYMOUTH, MI 48170
(800) 525-6016

Revisions

Project Number	Date		
1051-25-13669	8/11/25		
P.M.	Checked by	Drawn by	Crew/Book
DLG	CS	DKG	BOOK

Client
SFV SERVICES

Project
MIDWEST SHOOTING CENTER

State
IN

County
ST. JOESEPH

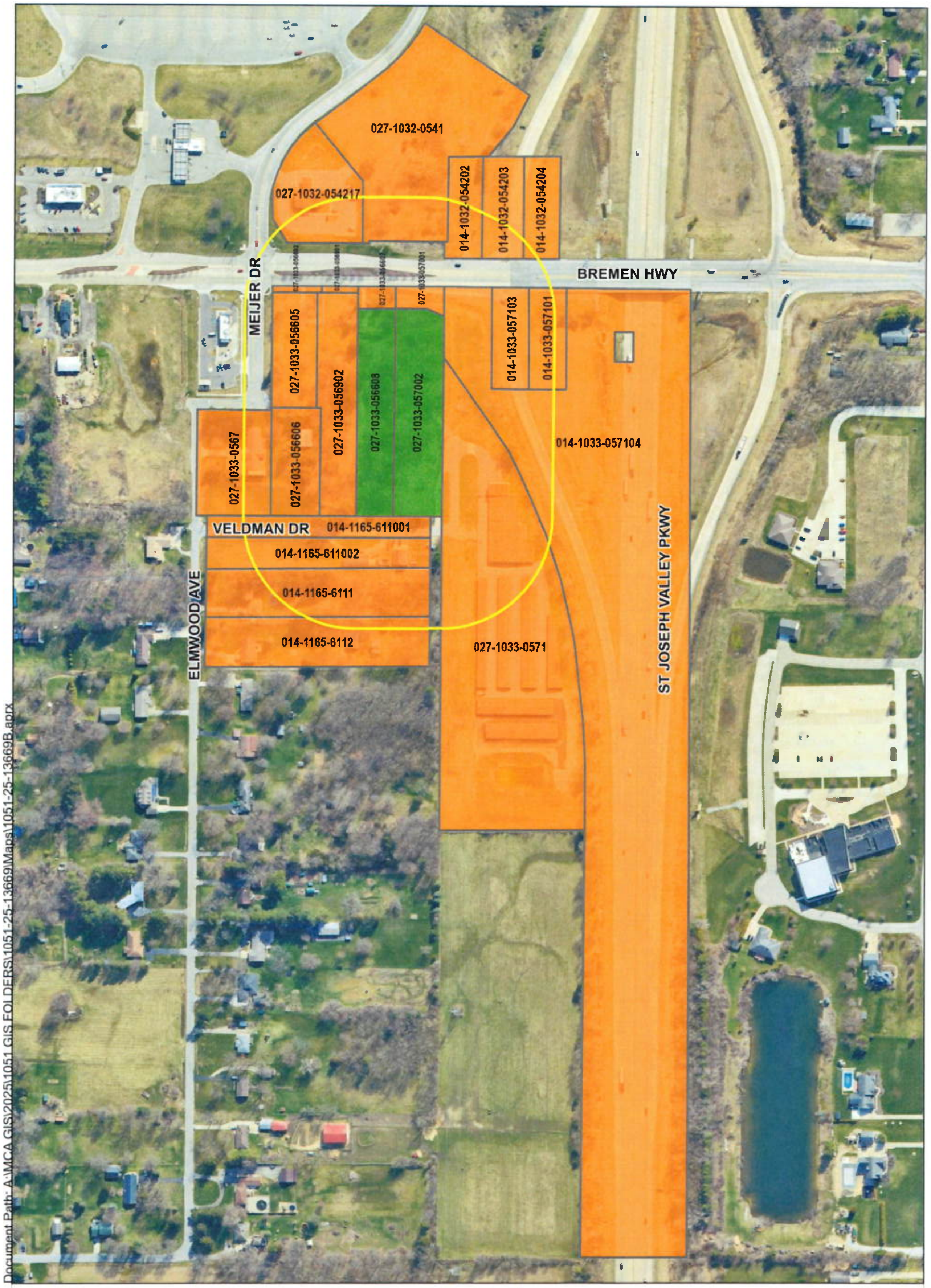
Community
MISHAWAKA

Township	Range	Section
37N	03E	28

Title
CONCEPT PLAN

Drawing Scale
1" = 60'

Sheet Number
01



Document Path: A:\MCA GIS\2025\1051 GIS FOLDERS\1051-25-13669\Maps\1051-25-13669B.aprx

3717 & 3729 BREMEN HWY, MISHAWAKA, IN 46544

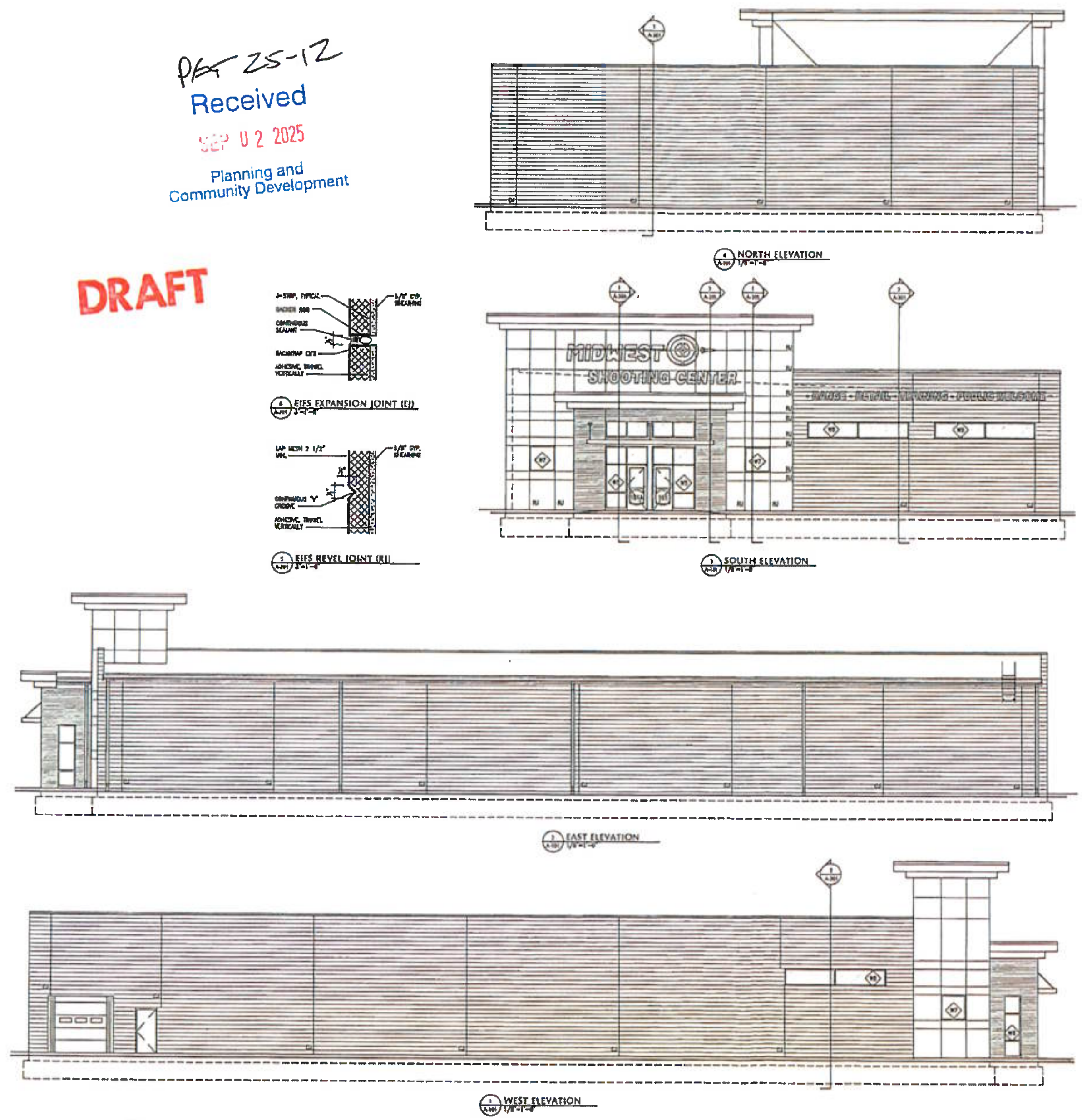
Legend

- 300 foot buffer
- Purchased Parcels
- Parcels within 300 feet

0 275 550
Feet

METRO CONSULTING ASSOCIATES

8/14/2025



WALL TYPE LEGEND

TYPE	RATINGS STC	CONSTRUCTION DESCRIPTION
S1		ONE COAT PRIMER AND TWO FINISH COATS; 5/8" GYP. BOARD; ACOUSTICAL INSULATION WHERE SCHEDULED; 3 5/8" METAL STUDS AT 16" O.C.; 5/8" GYP. BOARD; ONE COAT PRIMER AND TWO FINISH COATS
S2		ONE COAT PRIMER AND TWO FINISH COATS; 5/8" GYP. BOARD; ACOUSTICAL INSULATION WHERE SCHEDULED; 6" METAL STUDS AT 16" O.C.; 5/8" GYP. BOARD; ONE COAT PRIMER AND TWO FINISH COATS
S3	>44	3 LAYERS OF 5/8" TYPE "X" GYP. BOARD; ISO MAX ISOLATION CLIP AT 48" O.C. HORIZONTAL AND 24" O.C. VERTICAL WITH 7/8" HAT CHANNEL; FILL VOID WITH ACOUSTICAL INSULATION; 6" METAL STUDS AT 16" O.C.; 5/8" TYPE "X" GYP. BOARD
S4		ONE COAT PRIMER AND TWO FINISH COATS; 5/8" GYP. BOARD; ACOUSTICAL INSULATION; 6" METAL STUDS AT 16" O.C.; 7/16" OSB SHEATHING; 1" RIGID INSULATION; UTILITY BRICK VENEER WITH ANCHORS AT 16" O.C.
M1		ONE COAT PRIMER AND TWO FINISH COATS; 5/8" GYP. BOARD; 2" METAL "Z" FURRING VERTICAL AT 24" O.C. WITH 2" RIGID INSULATION; CONCRETE BLOCK, NOMINAL SIZE AS INDICATED; #5 REBAR IN GROUTED CONC AS NOTED; ONE COAT OF BLOCK FILLER AND TWO FINISH COATS
M2	>54	3 LAYERS OF 5/8" TYPE "X" GYP. BOARD; ISO MAX ISOLATION CLIP AT 48" O.C. HORIZONTAL AND 24" O.C. VERTICAL WITH 7/8" HAT CHANNEL; FILL VOID WITH ACOUSTICAL INSULATION; CONCRETE BLOCK, NOMINAL SIZE AS INDICATED; #5 REBAR IN GROUTED CONC. AT 24" O.C.

ROOF TYPE LEGEND

TYPE	RATINGS STC	CONSTRUCTION DESCRIPTION
R1	>71	3 LAYERS OF 5/8" TYPE "X" GYP. BOARD; 7/8" METAL HAT CHANNEL AT 24" O.C.; PRECAST HOLLOWCORE PLANK
R2		ROOF MEMBRANE; 2 LAYERS OF ROOF INSULATION, TOTAL 6"; VAPOR RETARDER; 1 1/2" METAL DECK; STEEL STRUCTURE AS SCHEDULED

KEYNOTE LEGEND

1. PREFINISHED METAL COPING CAP, SEE DETAIL 1/A-300
2. EXTERIOR INSULATION FINISH SYSTEM (EIFS), SEE SECTIONS FOR THICKNESS AND DETAILS
3. EIFS REVEAL JOINT "RJ", SEE DETAIL 5/A-201
4. PREFINISHED METAL SIGN BY OWNER, MOUNT ON HOLD-OFF STUDS, COORDINATE
5. 1 1/2" EIFS OVER FLUID-APPLIED WRB ON 6" METAL FRAMING

LEGEND

CJ CONTROL JOINT, REFER TO STRUCTURAL DRAWINGS

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PRELIMINARY NOT FOR CONSTRUCTION

BEILHARZ ARCHITECTS INCORPORATED

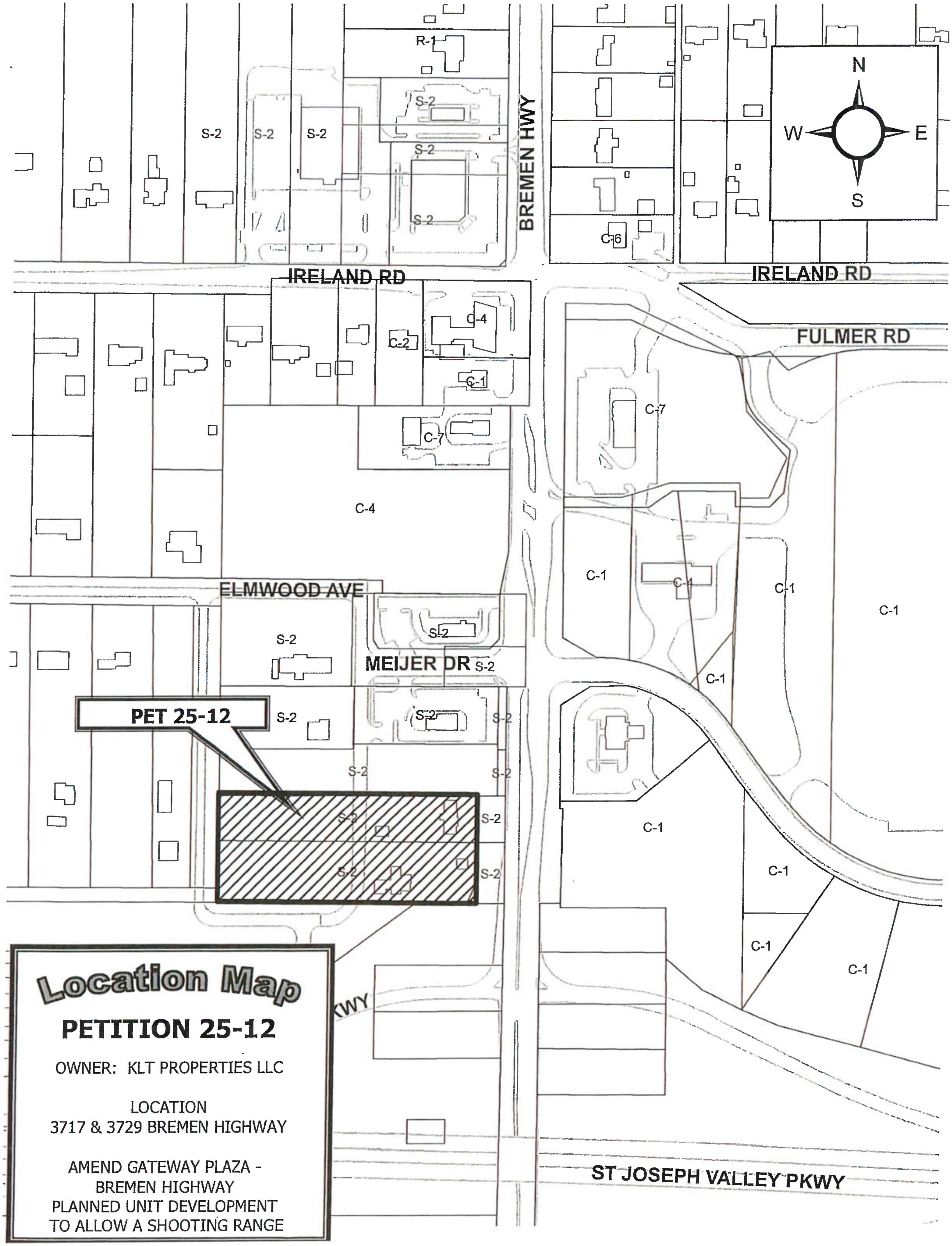
MIDWEST SHOOTING CENTER

ISSUE DATE
1 04-18-2025 DD SET

Midwest Shooting Center
INDOOR SHOOTING RANGE AND RETAIL CENTER
ADDRESS
ANYWHERE, USA

EXTERIOR ELEVATIONS
BUILDING SECTIONS

PROJECT: CS-5025
DRAWN BY: JM
CHECKED BY: JG
SHEET
A-201
OF


Location Map
PETITION 25-12
OWNER: KLT PROPERTIES LLC
LOCATION
3717 & 3729 BREMEN HIGHWAY
AMEND GATEWAY PLAZA - BREMEN HIGHWAY PLANNED UNIT DEVELOPMENT TO ALLOW A SHOOTING RANGE
PET 25-12
BREMEN HWY
IRELAND RD
FULMER RD
ELMWOOD AVE
MEIJER DR
ST JOSEPH VALLEY PKWY
N
S
E
W
R-1
S-2
C-1
C-2
C-4
C-6
C-7

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
Generated 9/19/2025 11:47:25 AM

Proposed Ordinance No. 2025-25

Ordinance / Resolution Number: ________

Be it ordained/resolved by the **Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2026** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **MISHAWAKA CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

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

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Mishawaka Common Council	Common Council and Mayor	10/27/2025

Funds

Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	$49,604,404	$40,871,178	2.9865
0254	LOCAL INCOME TAX	$3,673,500	$0	0.0000
0341	FIRE PENSION	$2,150,000	$0	0.0000
0342	POLICE PENSION	$1,308,000	$0	0.0000
0706	LOCAL ROAD & STREET	$1,065,000	$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	$4,225,519	$5,140,361	0.3756
1109	MUNICIPAL EMERGENCY MEDICAL SERVICES	$720,000	$0	0.0000
1151	CONTINUING EDUCATION	$186,200	$0	0.0000
1301	PARK & RECREATION	$5,830,729	$8,278,019	0.6049
1310	PARK NONREVERTING - CAPITAL	$467,000	$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$313,000	$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	$800,000	$2,317,254	0.1693
2411	ECONOMIC DEV INCOME TAX CEDIT	$7,401,000	$0	0.0000
6290	CUMULATIVE SEWER	$175,000	$0	0.0000
		$77,919,352	**$56,606,812**	**4.1363**

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
Generated 9/19/2025 11:47:25 AM

Name		Signature
Lou Ann Hazen	Aye ☐ Nay ☐ Abstain ☐	
Kate Voelker	Aye ☐ Nay ☐ Abstain ☐	
Ron Banicki	Aye ☐ Nay ☐ Abstain ☐	
Matt Carroll	Aye ☐ Nay ☐ Abstain ☐	
Dale "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	
Matt Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Lacy Hahn	Aye ☐ Nay ☐ Abstain ☐	
Anthony Violi	Aye ☐ Nay ☐ Abstain ☐	
Gregg Hixenbaugh	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah Ladyga-Block	City Clerk	

MAYOR ACTION (For City use only)

Name		Signature	Date
David A. Wood	Approve ☐ Veto ☐		

In accordance with IC 6-1.1-17-16(k), we state our intent to isssue debt after December 1 and before January 1 — Yes ☐ No ☑

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31 — Yes ☐ No ☑

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: September 19, 2025

To: Honorable Members of the Common Council

From: Rebecca Maguire – Controller

Re: Civil City 2026 Budget

The first reading of the 2026 Civil City Budget is scheduled for September 22nd. Due to significant revenue reductions expected as a result of Senate Bill 1, reductions have been made wherever possible. These reductions, coupled with payroll obligations, have resulted in a modest 1.21% increase over 2025.

Please contact me with any questions.

c: David A. Wood – Mayor

Budget Form 2 - Estimate of Miscellaneous Revenue

Year: 2026 County: St. Joseph Unit: 0117 - Mishawaka Civil City

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
0101 - GENERAL	R109	Alcoholic Beverage/Liquor Excise Tax Distribution	$3,107	$45,000
0101 - GENERAL	R110	Casino/Riverboat Distribution	$285,840	$285,840
0101 - GENERAL	R111	Cigarette Tax Distribution	$11,731	$23,462
0101 - GENERAL	R114	Motor Vehicle/Aircraft Excise Tax Distribution	$598,373	$1,117,606
0101 - GENERAL	R135	Commercial Vehicle Excise Tax Distribution (CVET)	$36,285	$97,340
0101 - GENERAL	R136	ABC Gallonage Tax Distribution	$60,337	$120,674
0101 - GENERAL	R138	Local Income Tax (LIT) Certified Shares	$1,549,756	$4,038,954
0101 - GENERAL	R202	Food and Amusement Licenses and Permits	$0	$6,500
0101 - GENERAL	R203	Planning, Zoning, and Building Permits and Fees	$255,926	$745,000
0101 - GENERAL	R207	Street and Curb Cuts Permits	$9,375	$22,000
0101 - GENERAL	R208	Dog Licenses	$265	$100
0101 - GENERAL	R209	Other Licenses and Permits	$1,255	$4,450
0101 - GENERAL	R408	Emergency Medical Services Fees	$583,025	$2,500,000
0101 - GENERAL	R423	Other Charges for Services, Sales, and Fees	$157,916	$210,000
0101 - GENERAL	R502	Court Costs and Fees	$8,815	$21,500
0101 - GENERAL	R902	Earnings on Investments and Deposits	$53,652	$2,000,000
0101 - GENERAL	R906	Refunds and Reimbursements	$2,228,368	$6,554,299
0101 - GENERAL	R910	Transfers In - Transferred from Another Fund	$0	$0
0101 - GENERAL	R913	Other Receipts	$250	$600
		GENERAL	**$5,844,276**	**$17,793,325**
0254 - LOCAL INCOME TAX	R139	Local Income Tax (LIT) for Public Safety	$1,457,581	$3,840,124
0254 - LOCAL INCOME TAX	R913	Other Receipts	$0	$0
		LOCAL INCOME TAX	**$1,457,581**	**$3,840,124**
0341 - FIRE PENSION	R111	Cigarette Tax Distribution	$1,062,836	$1,980,000
0341 - FIRE PENSION	R913	Other Receipts	$0	$0
		FIRE PENSION	**$1,062,836**	**$1,980,000**
0342 - POLICE PENSION	R111	Cigarette Tax Distribution	$580,046	$1,100,000

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
0342 - POLICE PENSION	R913	Other Receipts	$0	$0
		POLICE PENSION	**$580,046**	**$1,100,000**
0706 - LOCAL ROAD & STREET	R113	Local Road and Street Distribution	$464,648	$929,297
0706 - LOCAL ROAD & STREET	R913	Other Receipts	$0	$0
		LOCAL ROAD & STREET	**$464,648**	**$929,297**
0708 - MOTOR VEHICLE HIGHWAY	R108	Other Taxes	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	R114	Motor Vehicle/Aircraft Excise Tax Distribution	$73,080	$136,494
0708 - MOTOR VEHICLE HIGHWAY	R116	Motor Vehicle Highway Distribution	$1,073,129	$2,146,259
0708 - MOTOR VEHICLE HIGHWAY	R135	Commercial Vehicle Excise Tax Distribution (CVET)	$4,432	$0
0708 - MOTOR VEHICLE HIGHWAY	R137	Wheel Tax/Surtax Distribution	$472,767	$850,000
0708 - MOTOR VEHICLE HIGHWAY	R406	Street Maintenance and Other Transportation Fees	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	R913	Other Receipts	$0	$0
		MOTOR VEHICLE HIGHWAY	**$1,623,408**	**$3,132,753**
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES	R407	911 Telephone Service	$241,133	$400,000
		MUNICIPAL EMERGENCY MEDICAL SERVICES	**$241,133**	**$400,000**
1151 - CONTINUING EDUCATION	R205	Gun Permits	$90,889	$72,000
1151 - CONTINUING EDUCATION	R409	Document and Copy Fees	$0	$0
1151 - CONTINUING EDUCATION	R423	Other Charges for Services, Sales, and Fees	$0	$0
1151 - CONTINUING EDUCATION	R505	Other Court and Clerk Receipts	$0	$0
1151 - CONTINUING EDUCATION	R913	Other Receipts	$143	$2,000
		CONTINUING EDUCATION	**$91,032**	**$74,000**

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
1301 - PARK & RECREATION	R114	Motor Vehicle/Aircraft Excise Tax Distribution	$110,781	$206,911
1301 - PARK & RECREATION	R135	Commercial Vehicle Excise Tax Distribution (CVET)	$6,718	$0
1301 - PARK & RECREATION	R411	Park and Recreation Receipts	$0	$0
1301 - PARK & RECREATION	R913	Other Receipts	$354,686	$1,518,111
		PARK & RECREATION	**$472,185**	**$1,725,022**
1310 - PARK NONREVERTING - CAPITAL	R411	Park and Recreation Receipts	$0	$0
1310 - PARK NONREVERTING - CAPITAL	R913	Other Receipts	$57,728	$313,950
		PARK NONREVERTING - CAPITAL	**$57,728**	**$313,950**
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	R111	Cigarette Tax Distribution	$43,013	$86,026
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	R913	Other Receipts	$0	$0
		CUMULATIVE CAPITAL IMP (CIG TAX)	**$43,013**	**$86,026**
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R114	Motor Vehicle/Aircraft Excise Tax Distribution	$20,379	$86,026
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R135	Commercial Vehicle Excise Tax Distribution (CVET)	$1,236	$0
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R913	Other Receipts	$0	$0
		CUMULATIVE CAPITAL DEVELOPMENT	**$21,615**	**$86,026**
2411 - ECONOMIC DEV INCOME TAX CEDIT	R140	Local Income Tax (LIT) for Economic Development	$2,074,182	$5,452,916
2411 - ECONOMIC DEV INCOME TAX CEDIT	R913	Other Receipts	$0	$0
		ECONOMIC DEV INCOME TAX CEDIT	**$2,074,182**	**$5,452,916**
6290 - CUMULATIVE SEWER	R114	Motor Vehicle/Aircraft Excise Tax Distribution	$0	$0
6290 - CUMULATIVE SEWER	R135	Commercial Vehicle Excise Tax Distribution (CVET)	$0	$0
6290 - CUMULATIVE SEWER	R209	Other Licenses and Permits	$0	$0

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2025	January 1 - December 31, 2026
6290 - CUMULATIVE SEWER	R913	Other Receipts	$68,509	$90,000
		CUMULATIVE SEWER	**$68,509**	**$90,000**
		0117 - MISHAWAKA CIVIL CITY Total	**$14,102,192**	**$37,003,439**

Budget Form 1 - Budget Estimate

Year: 2026 County: St. Joseph Unit: Mishawaka Civil City

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CONTROLLER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$3,577,848	$3,577,848
0101 - GENERAL	CONTROLLER	SUPPLIES	Office Supplies		Office Supplies	$15,000	$15,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges		Other Services and Charges	$1,767,500	$1,767,500
0101 - GENERAL	CONTROLLER	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$600,000	$600,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$203,801	$203,801
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SUPPLIES	Other Supplies		Other Supplies	$4,000	$4,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$31,750	$31,750
0101 - GENERAL	MAYOR	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$210,042	$210,042
0101 - GENERAL	MAYOR	SUPPLIES	Office Supplies		Office Supplies	$1,000	$1,000
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$21,000	$21,000
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$216,151	$216,151
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SUPPLIES	Office Supplies		Office Supplies	$1,500	$1,500
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$11,500	$11,500
0101 - GENERAL	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	$0	$0
0101 - GENERAL	PLANNING & ZONING	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$378,475	$378,475
0101 - GENERAL	PLANNING & ZONING	SUPPLIES	Operating Supplies		Operating Supplies	$5,000	$5,000
0101 - GENERAL	PLANNING & ZONING	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$10,000	$10,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$483,742	$483,742
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SUPPLIES	Operating Supplies		Operating Supplies	$10,000	$10,000
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$19,000	$19,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$870,206	$870,206
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SUPPLIES	Other Supplies		Other Supplies	$1,094,550	$1,094,550
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$117,000	$117,000
0101 - GENERAL	LAW DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$75,321	$75,321
0101 - GENERAL	LAW DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	$500	$500
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$53,000	$53,000
0101 - GENERAL	ENGINEER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$517,220	$517,220
0101 - GENERAL	ENGINEER	SUPPLIES	Office Supplies		Office Supplies	$4,000	$4,000
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$17,700	$17,700
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$188,704	$188,704
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SUPPLIES	Office Supplies		Office Supplies	$1,000	$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$106,250	$106,250
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$344,914	$344,914
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SUPPLIES	Operating Supplies		Supplies	$2,000	$2,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$4,800	$4,800
0101 - GENERAL	CODE ENFORCEMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$437,885	$437,885
0101 - GENERAL	CODE ENFORCEMENT	SUPPLIES	Operating Supplies		Supplies	$3,500	$3,500
0101 - GENERAL	CODE ENFORCEMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$43,000	$43,000
0101 - GENERAL	FIRE DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$19,593,849	$19,593,849
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	$492,500	$492,500
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$395,800	$395,800
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHAL)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$17,086,345	$17,086,345
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHAL)	SUPPLIES	Other Supplies		Other Supplies	$121,000	$121,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHAL)	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$136,600	$136,600
0101 - GENERAL	CEMETERY	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$30,000	$30,000
0101 - GENERAL	REDEVELOPMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$193,251	$193,251
0101 - GENERAL	REDEVELOPMENT	SUPPLIES	Office Supplies		Office Supplies	$1,000	$1,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$105,200	$105,200
					0101 - GENERAL Total	**$49,604,404**	**$49,604,404**
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	$150,000	$150,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$935,000	$935,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$937,500	$937,500
0254 - LOCAL INCOME TAX	NO DEPARTMENT	DEBT SERVICE	Payments on Bonds and Other Debt Principal		Principal	$1,621,000	$1,621,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0254 - LOCAL INCOME TAX	NO DEPARTMENT	DEBT SERVICE	Payments on Bonds and Other Debt Interest		Interest	$30,000	$30,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					0254 - LOCAL INCOME TAX Total	**$3,673,500**	**$3,673,500**
0341 - FIRE PENSION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$2,146,000	$2,146,000
0341 - FIRE PENSION	NO DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	$1,000	$1,000
0341 - FIRE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$3,000	$3,000
0341 - FIRE PENSION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					0341 - FIRE PENSION Total	**$2,150,000**	**$2,150,000**
0342 - POLICE PENSION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$1,305,500	$1,305,500
0342 - POLICE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$2,500	$2,500
0342 - POLICE PENSION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					0342 - POLICE PENSION Total	**$1,308,000**	**$1,308,000**
0706 - LOCAL ROAD & STREET	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Capital Outlays	$1,065,000	$1,065,000
0706 - LOCAL ROAD & STREET	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					0706 - LOCAL ROAD & STREET Total	**$1,065,000**	**$1,065,000**
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PERSONAL SERVICES	Salaries and Wages		Salary and Wages	$3,133,019	$3,133,019
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	SUPPLIES	Other Supplies		Supplies	$54,000	$54,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$38,500	$38,500
0708 - MOTOR VEHICLE HIGHWAY	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	PERSONAL SERVICES	Salaries and Wages		Personal Services	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	SUPPLIES	Other Supplies		Other Supplies	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$1,000,000	$1,000,000
0708 - MOTOR VEHICLE HIGHWAY	CONSTRUCTION & RECONSTRUCTION	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap	$0	$0
					0708 - MOTOR VEHICLE HIGHWAY Total	**$4,225,519**	**$4,225,519**
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$720,000	$720,000
1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					1109 - MUNICIPAL EMERGENCY MEDICAL SERVICES Total	**$720,000**	**$720,000**
1151 - CONTINUING EDUCATION	NO DEPARTMENT	SUPPLIES	Operating Supplies		Other Supplies	$45,000	$45,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$50,000	$50,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Vests	$91,200	$91,200
1151 - CONTINUING EDUCATION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					1151 - CONTINUING EDUCATION Total	**$186,200**	**$186,200**

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
1301 - PARK & RECREATION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$3,962,729	$3,962,729
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	$578,000	$578,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$1,290,000	$1,290,000
1301 - PARK & RECREATION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	$0	$0
					1301 - PARK & RECREATION Total	$5,830,729	$5,830,729
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$0	$0
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SUPPLIES	Operating Supplies		Other Supplies	$203,000	$203,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$172,500	$172,500
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Equipment	$91,500	$91,500
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					1310 - PARK NONREVERTING - CAPITAL Total	$467,000	$467,000
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$313,000	$313,000
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	NO DEPARTMENT	DEBT SERVICE	Payments on Bonds and Other Debt Principal		Debt Service	$0	$0
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					2379 - CUMULATIVE CAPITAL IMP (CIG TAX) Total	$313,000	$313,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$400,000	$400,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$400,000	$400,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	$0	$0
					2391 - CUMULATIVE CAPITAL DEVELOPMENT Total	**$800,000**	**$800,000**
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SUPPLIES	Other Supplies		Other Supplies	$780,000	$780,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Other Services & Charges	$5,071,000	$5,071,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$1,550,000	$1,550,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$0	$0
					2411 - ECONOMIC DEV INCOME TAX CEDIT Total	**$7,401,000**	**$7,401,000**
6290 - CUMULATIVE SEWER	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Professional Services	$0	$0
6290 - CUMULATIVE SEWER	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Other Capital Outlays	$175,000	$175,000
6290 - CUMULATIVE SEWER	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Circuit Breaker	$0	$0
					6290 - CUMULATIVE SEWER Total	**$175,000**	**$175,000**
					UNIT TOTAL	**$77,919,352**	**$77,919,352**

1st Reading 9-22-25
2nd Reading
Passed
Failed
Continued To

Deborah S. Block, IAMC, MMC
SEP 17 2025
City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2025-26

ORDINANCE NO. ______

AN ORDINANCE AMENDING PART I, CHAPTER 62, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED.

WHEREAS, the City of Mishawaka, Indiana, has heretofore constructed and has in operation a sewage works for the purpose of collecting sewage and waste and conveying the same away from the premises where produced and disposing of the same in a sanitary manner; and

WHEREAS, the Common Council believes that it is necessary to amend the schedule of rates and charges in three phases so as to produce sufficient revenue to pay expenses of maintenance and operation, to provide funds for necessary replacements and improvements to the sewage works, to provide adequate money for working capital, and to pay the principal and interest on the outstanding and proposed revenue bonds in accordance with the applicable bond ordinances; and

WHEREAS, Indiana Code 36-9-23-1 et seq., requires that the rates and charges to be collected for the use of and the service rendered by such sewage works be fixed by Ordinance, finally adopted after due notice and public hearing; and

WHEREAS, the Common Council held a public hearing after due notice at which users of the sewage works, owners of property served or to be served by the works, and other interested persons were heard concerning the proposed fees set forth below;

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

Section 1. Section 62-147 WASTEWATER DISCHARGE LIMITATIONS, Section 62-183 RATES BASED ON WATER USAGE, STRENGTH OF DISCHARGE, Section 62-184 SCHEDULE OF RATES: MISHAWAKA WASTEWATER UTILITY and Sections 62-243 and 62-362 TIF CREDIT shall be amended as follows:

62-147 WASTEWATER DISCHARGE LIMITATIONS

Any waters or wastes containing metallic ions, or other toxic ions as determined and established from time to time by the board of public works and safety. Chemical constituents shall not exceed the following concentrations for grab or composite samples:

Mercury	0.0003 mg/l

62-183 RATES BASED ON WATER USAGE, STRENGTH OF DISCHARGE.

The surcharges to be charged for the treatment of extra strength sewage shall be determined by the following table. The surcharge shall become effective should the concentration of Carbonaceous BOD5 (Biochemical Oxygen Demand), TSS (Total Suspend Solids), P (Phosphorus) or $N\text{-}NH_3$ (Ammonia Nitrogen) exceed the concentrations listed in 62-147 (8). The surcharge shall be charged for each pound of the particular pollutant in excess of these concentrations –

Phase One effective upon passage of the amending rate ordinance; Phase Two effective January 1, 2027; Phase Three effective January 1, 2028; Phase Four effective January 1, 2029; Phase Five effective January 1, 2030 in the amounts as follows:

Pollutant	Phase One	Phase Two	Phase Three	Phase Four	Phase Five
cBOD5	$0.559	$0.580	$0.602	$0.625	$0.648
TSS	0.480	0.498	0.517	0.536	0.556
P	13.449	13.953	14.476	15.019	15.582
$N\text{-}NH_3$	1.628	1.689	1.752	1.818	1.886

62-184 SCHEDULE OF RATES

(A) Every person whose premises are served by the Wastewater Utility shall be charged for the service provided. Notwithstanding the provisions of 62-181, the sewage rates and charges shall be based on the quantity of water used on or in the property or premises subject to such rates and charges as the same is measured by the water meter there in use plus a customer charge, and plus a base charge based on the size of water meter installed as adjusted by the Meter Equivalency Factor, except as herein otherwise provided. For the puropse of billing and collecting the charges for sewage service, the water meters shall be read monthly and the users shall be billed each month (or period equaling a month). If for any reason the monthly meter reading is not available, a bill will be prepared, based on the estimated usage, and a correction will be made when meter readings are available. The water usage schedule on which the amount of said rates and charges shall be determined is as follows:

(1) Flow charges – Phase One effective upon passage of the amending rate ordinance; Phase Two effective January 1, 2027; Phase Three effective January 1, 2028; Phase Four effective January 1, 2029; Phase Five effective January 1, 2030 in the amounts as follows:

Flow rate per month	Phase One	Phase Two	Phase Three	Phase Four	Phase Five
Rate per 100 cubic feet	$2.13	$2.21	$2.23	$2.32	$2.40

(2) Customer charges – Phase One effective upon passage of the amending rate ordinance; Phase Two effective January 1, 2027; Phase Three effective January 1, 2028; Phase Four effective January 1, 2029; Phase Five effective January 1, 2030 in the amounts as follows:

Customer Charge	Phase One	Phase Two	Phase Three	Phase Four	Phase Five
Per month	$2.45	$2.55	$2.65	$2.75	$2.86

(3) Base charges – Phase One effective upon passage of the amending rate ordinance;

Phase Two effective January 1, 2027; Phase Three effective January 1, 2028; Phase Four effective January 1, 2029; Phase Five effective January 1, 2030 in the amounts as follows:

Meter <u>Size</u>	**Equivalency <u>Factors</u>**	**Phase <u>One</u>**	**Phase <u>Two</u>**	**Phase <u>Three</u>**	**Phase <u>Four</u>**	**Phase <u>Five</u>**
Residential	1.0	$54.64	$56.48	$55.99	$57.98	$60.05
5/8"	1.0	54.64	56.48	55.99	57.98	60.05
1"	2.5	136.58	141.19	139.96	144.94	150.12
1 1/4"	4.0	218.53	225.90	223.94	231.91	240.20
1 1/2"	5.8	316.87	327.56	324.72	336.27	348.29
2"	10.0	546.33	564.76	559.87	579.79	600.50
3"	23.0	1,256.56	1,298.95	1,287.70	1,333.52	1,381.15
4"	41.0	2,240.00	2,315.56	2,295.50	2,377.18	2,462.10
6"	92.0	5,026.31	5,195.85	5,150.85	5,334.12	5,524.67
8"	164.0	8,959.94	9,262.17	9,181.95	9,508.65	9,848.33
10"	256.0	13,986.23	14,458.00	14,332.78	14,842.76	15,372.98

(4) Single family residential properties served by a water meter smaller than 1 1/4" shall be billed based on a Meter Equivalency Factor of 1.

(5) The Base Charge shall be based on a meter size of not more than one size smaller than the service line in which the meter is installed.

(6) The monthly sewer bill for any service where the user is not a metered water customer shall be estimated and determined by means and methods satisfactory to the Authority.

62-243 SEWER INSURANCE FUND AND CHARGES

(A) The sum of $3.76 per month shall be added for all single-family residential use sewer customers within the corporate city limits of the city (not including commercial, industrial, or bulk water customers) upon passage of the amending rate ordinance. All sums of money so collected shall be deposited in a separate fund of the city's wastewater utility, entitled "Sewer Insurance Fund".

(B) All collected under section 62-246 shall also be deposited into this fund.

(C) All sums of money so collected shall be used solely to repair or replace failing private sewer connections, and for administrative and inspection costs associated with the program, including material, labor, and equipment for sewer lateral repairs or inspection.

62-362 TIF CREDIT

(A) Wastewater Utility customers whose premises are served by the utility and are located within the City limits shall receive a credit applied towards their monthly sewer bill in recognition of the portion of the principal and interest on Wastewater Utility bonds paid by the City from TIF revenues.

(B) Monthly credits – Phase One effective upon passage of the amending rate ordinance; Phase Two effective January 1, 2028 in the amounts as follows:

Flow credit rate per month	Phase One	Phase Two	Phase Three	Phase Four	Phase Five
Credit per 100 cubic feet	$0.191	$0.191	$0.135	$0.135	$0.135

(1) Base Rate Monthly Credit

Meter Size	Equivalency Factors	Phase One	Phase Two	Phase Three	Phase Four	Phase Five
Residential	1.0	$8.21	$8.21	$5.81	$5.81	$5.81
5/8"	1.0	8.21	8.21	5.81	5.81	5.81
1"	2.5	20.54	20.54	14.52	14.52	14.52
1 1/4"	4.0	32.86	32.86	23.24	23.24	23.24
1 1/2"	5.8	47.64	47.64	33.69	33.69	33.69
2"	10.0	82.14	82.14	58.09	58.09	58.09
3"	23.0	188.93	188.93	133.61	133.61	133.61
4"	41.0	336.79	336.79	238.17	238.17	238.17
6"	92.0	755.71	755.71	534.42	534.42	534.42
8"	164.0	1,347.14	1,347.14	952.66	952.66	952.66
10"	256.0	2,102.86	2,102.86	1,487.09	1,487.09	1,487.09

(C) Single family residential properties serviced by a water meter smaller than 1 1/4" shall receive a Base Charge TIF Credit based on a Meter Equivalency Factor of 1.

(D) The TIF Credit shall be in effect upon passage of the amending rate ordinance.

Section 2. This ordinance shall be in full force and effect from and after its passage, signing by the Mayor, and legal publication as provided by law.

PASSED and adopted by the Common Council of the City of Mishawaka on the _____ day of __________, 2025, at _____ o'clock __.m.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka on the _____ day of ___________, 2025, at _____ o'clock __.m.

____
Deborah S. Block, City Clerk

APPROVED by me this _____ day of ___________, 2025, at _____ o'clock __.m.

____
David A. Wood, Mayor

Dear Council Members,

The purpose of this correspondence is to formally present and justify the proposed rate adjustment for Mishawaka Utilities Wastewater (MUWW). After a thorough review of both current operating conditions and future capital requirements along with a modest fractional increase in the Payment in Lieu of Taxes (PILOT), I hereby recommend a **3.75% increase in rates annually over the next five years**,

Justification for Rate Adjustments

1. **Capital Investment Needs**
   MUWW faces significant infrastructure demands, including rehabilitation of aging sewer lines, facility modernization, and increased regulatory compliance requirements. These projects are critical to ensuring environmental protection, public health, and system reliability. Current revenues will not insufficient to fund these obligations without an incremental rate adjustment.
2. **Operational Expenditures**
   Rising costs for labor, materials, energy, and regulatory compliance directly impact the wastewater utility's operating budget. While MU has consistently managed its resources prudently, inflationary pressures and increased service demands necessitate a sustainable rate structure to maintain operational excellence.
3. **Industry Standard Approach**
   Incremental, predictable rate adjustments are considered best practice in utility management. By implementing a steady 3.75% annual increase, the City avoids the volatility and hardship of large, irregular rate hikes. This approach balances fiscal responsibility with affordability for our ratepayers.
4. **Continued Financial Contribution to the City (PILOT)**
   The modest fractional increase in PILOT is both reasonable and appropriate. MUWW, as a City-owned enterprise, contributes directly to the City's financial stability through this mechanism. The adjustment ensures that the utility's contributions remain aligned with its expanded revenue base, while still preserving the majority of revenues for direct reinvestment in utility operations and capital needs.

Community Value and Impact

Mishawaka Utilities, in all its divisions, remains one of the City's greatest assets. Rates remain competitive when compared to surrounding communities, and our utilities consistently deliver safe, reliable, and affordable service. The proposed increase represents an investment in sustaining this legacy—protecting both current service levels and future reliability.

Moreover, by strengthening MUWW's financial position, the City of Mishawaka reinforces its long-term fiscal health. Ratepayer dollars remain here in our community, funding local infrastructure, supporting local jobs, and ensuring our residents benefit directly from their contributions.

Conclusion

The proposed five-year plan of **3.75% annual wastewater rate adjustments, is necessary, prudent, and in the best interest of the City of Mishawaka and its citizens**. It reflects careful planning, responsible stewardship, and a proactive approach to meeting both present and future needs.

On behalf of Mishawaka Utilities, I respectfully request the Common Council's favorable consideration and approval of this proposal.

Respectfully submitted,

Matthew M. Lentsch
Executive Director of Development & Government Affairs
City of Mishawaka

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Moreover, by strengthening MUWW's financial position, the City of Mishawaka reinforces its long-term fiscal health. Ratepayer dollars remain here in our community, funding local infrastructure, supporting local jobs, and ensuring our residents benefit directly from their contributions.

Conclusion

The proposed five-year plan of **3.75% annual wastewater rate adjustments, is necessary, prudent, and in the best interest of the City of Mishawaka and its citizens**. It reflects careful planning, responsible stewardship, and a proactive approach to meeting both present and future needs.

On behalf of Mishawaka Utilities, I respectfully request the Common Council's favorable consideration and approval of this proposal.

Respectfully submitted,

Matthew M. Lentsch
Executive Director of Development & Government Affairs
City of Mishawaka

Outlook

Postponement request of the MUWW rate plan for 2nd reading at the Mishawaka Common Council meeting to Monday November 3rd.

From Matthew Lentsch <matthew.lentsch@mishawaka.in.gov>
Date Tue 10/21/2025 3:18 PM
To DL-Council <DL-Council@mishawaka.in.gov>
Cc DL-Clerk <DL-Clerk@mishawaka.in.gov>; Stull, Ian <ian.stull@bakertilly.com>; Rowe, Jeff <jeff.rowe@bakertilly.com>; Jill Norton <jnorton@mishawaka.in.gov>; Debra Gregg <dgregg@mishawaka.in.gov>; Cindy Reinoehl <cindy.reinoehl@mishawaka.in.gov>; DL-MAYOR <DL-MAYOR@mishawaka.in.gov>; Tim Healy <tim.healy@tylin.com>

Subject: Request to Postpone 2nd Reading – MUWW Rate Plan

Council President Hixenbaugh and Members of the Common Council,

Out of respect for the Council's deliberative process and our shared commitment to transparency, I respectfully request that we **postpone the second reading** of the Mishawaka Utilities Wastewater (MUWW) rate plan currently scheduled for the upcoming meeting.

Over the past week, several thoughtful questions have been raised regarding implementation timing, customer impact, capital sequencing, and alignment with our long-term asset management plan. To ensure we provide **complete, data-driven responses**—and that each member has what they need for an informed vote—we would like additional time to finalize materials with the Controller's Office, MU leadership, and our financial advisors.

Specifically, we are preparing:

- A concise "At-a-Glance" summary of the 5-year rate plan
- A Q&A addendum addressing all outstanding Council questions.

If acceptable, please **defer the second reading to the next regular Council meeting**, to November 3rd 2025. In the meantime, I am available—along with MC, the Controller's Office, and Baker Tilly—for **briefings** or a **work session** to walk through materials and answer questions.

Thank you for your consideration and for your continued partnership in ensuring a well-understood, fiscally responsible, and sustainable plan for our community.

With appreciation,

Matthew Lentsch
Executive Director of Development & Government Affairs
City of Mishawaka
matthew.lentsch@mishawaka.in.gov

Matthew Lentsch
Executive Director of Development and Governmental Affairs
City of Mishawaka
100 Lincolnway West
Mishawaka, IN 46544
matthew.lentsch@mishawaka.in.gov
P: (574) 258-1635
F: (574) 258-1710

Mishawaka Utilities Wastewater (MUWW) Comprehensive Rate Plan – Questions & Answers

Q: Why is Mishawaka Utilities Wastewater (MUWW) proposing a new rate plan?

A: The proposed five-year rate plan is part of a long-term strategy to ensure that Mishawaka's wastewater system remains reliable, compliant, and sustainable. The plan provides the financial stability needed to maintain infrastructure, meet federal and state environmental regulations, and protect public health and safety.

Q: What is included in this rate plan?

A: The plan proposes a **modest 3.75% annual increase** in wastewater rates over five years, beginning in **2026**. This gradual "stair-step" approach allows the utility to responsibly fund essential capital projects, system maintenance, and regulatory compliance while minimizing the impact on customers.

Q: How long has it been since wastewater rates were increased?

A: It has been **over six years** since Mishawaka Utilities Wastewater last implemented a rate adjustment. During that time, operational costs, construction expenses, and regulatory requirements have all increased significantly. The current plan ensures that MUWW can continue meeting service demands without compromising quality or compliance.

Q: How has TIF funding supported wastewater operations, and is that subsidy ending?

A: Over the past several years, the **City's Tax Increment Financing (TIF)** districts have helped subsidize key wastewater infrastructure projects—particularly those supporting economic development and neighborhood revitalization. However, as those TIF districts mature and the obligations phase out, this **temporary subsidy is expiring**. The new rate plan replaces those outside supports with a sustainable, utility-based funding model that keeps MUWW self-sufficient and strong long-term.

Q: If we raise rates for wastewater, can we lower them in another utility?

A: No. Each of Mishawaka's utilities—Electric, Water, Wastewater, and Solid Waste—is operated as a **stand-alone enterprise fund**, meaning each must remain financially independent and self-sustaining. Transferring revenue between utilities would be irresponsible and inequitable, effectively "strengthening one utility at the expense of another."
This rate plan ensures that **each utility remains strong and properly funded**, maintaining the exceptional level of service our residents expect.

Q: How will these funds be used?

A: Rate revenues will directly support:

- **Critical infrastructure upgrades** to aging sewer systems and treatment equipment.
- **Environmental compliance** with EPA and IDEM mandates under the City's Long-Term Control Plan (LTCP).
- **Ongoing maintenance and modernization** of pump stations, sewer lines, and plant facilities.
- **Debt service and capital reserves** to protect ratepayers from future financial shocks.

Q: How does this rate plan support sustainability?

A: Sustainability means more than environmental stewardship—it also means financial and operational health. This plan ensures that MUWW can continue operating efficiently while protecting natural resources and the St. Joseph River. The proactive investments funded through the rate plan will:

- Reduce system overflows and improve water quality.
- Replace aging infrastructure before failure, saving long-term costs.
- Support future growth and development in Mishawaka without burdening future generations.

Q: Why now?

A: Many of Mishawaka's wastewater assets are nearing the end of their useful life. Delaying investment would increase the risk of costly failures, potential regulatory penalties, and environmental harm. The City's comprehensive asset management plan—developed with Baker Tilly—identified this timeline as the most responsible and cost-effective path forward.

Q: How affordable are Mishawaka's utilities compared to other communities?

A: Even with the proposed increases, Mishawaka Utilities will continue to provide **some of the most affordable combined utility services (electric, water, wastewater, and solid waste)** in Indiana. Our rates are consistently below state and regional averages, while maintaining a reputation for **exceptional reliability, service quality, and sustainability**.

Q: What happens if the rate plan is not approved?

A: Without the proposed plan, MUWW would face increasing financial pressure that could lead to deferred maintenance, potential service disruptions, and noncompliance with environmental standards. The cost of emergency repairs or federal penalties could far exceed the incremental rate adjustments being proposed.

Q: How will these funds be used?

A: Rate revenues will directly support:

- **Critical infrastructure upgrades** to aging sewer systems and treatment equipment.
- **Environmental compliance** with EPA and IDEM mandates under the City's Long-Term Control Plan (LTCP).
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- Replace aging infrastructure before failure, saving long-term costs.
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A: Even with the proposed increases, Mishawaka Utilities will continue to provide **some of the most affordable combined utility services (electric, water, wastewater, and solid waste)** in Indiana. Our rates are consistently below state and regional averages, while maintaining a reputation for **exceptional reliability, service quality, and sustainability**.

Q: What happens if the rate plan is not approved?

A: Without the proposed plan, MUWW would face increasing financial pressure that could lead to deferred maintenance, potential service disruptions, and noncompliance with environmental standards. The cost of emergency repairs or federal penalties could far exceed the incremental rate adjustments being proposed.

Q: If approved, when will the new rates take effect?

A: If adopted by the **Mishawaka Common Council**, the first rate adjustment will go into effect **January 1, 2026**. Subsequent annual adjustments will occur each January through **2030**, ensuring predictable, manageable rate changes for customers.

Q: How does this benefit residents and businesses?

A: A well-maintained wastewater system benefits everyone by:

- Protecting property values and public health.
- Supporting continued economic development and neighborhood reinvestment.
- Ensuring that Mishawaka remains one of Indiana's most livable, affordable, and well-managed cities.

Q: How were these rates determined?

A: The rate analysis was developed by **Baker Tilly**, an independent financial consultant, in coordination with the City's **Controller's Office** and **Mishawaka Utilities management team**. The analysis was based on a detailed review of operational costs, asset replacement schedules, capital needs, and long-term financial projections to ensure fairness and transparency.

Q: How will Mishawaka ensure accountability for these funds?

A: All rate revenues are restricted to the operation, maintenance, and capital improvement of the wastewater utility. The City will continue to provide regular financial reporting to the Common Council and maintain strict adherence to Indiana Utility accounting standards.

Q: What's the big picture?

A: This is not just a rate plan—it's a reinvestment in Mishawaka's future. By responsibly managing our wastewater infrastructure today, we ensure clean water, safe neighborhoods, and fiscal stability for decades to come.

As Mayor Wood often says: *"We hire the best, plan for the worst, and serve with pride. This plan reflects that commitment."*

PROPOSED ORDINANCE NO. 2025 – 27

ORDINANCE NO. __________

AN ORDINANCE AMENDING ORDINANCE 5907AA FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT, MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2025.

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

Section 1. Ordinance number 5907AA passed by the Common Council of the City of Mishawaka, Indiana, on the 28th of October 2024 is hereby amended as follows:

POLICE DEPARTMENT	**ANNUAL**
IDACS SPECIALIST ASSISTANT COORDINATOR	1,000

Section 2. 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 ________________ 2025 at _________o'clock, __. m.

____
Gregg A. Hixenbaugh, Presiding Officer

ATTEST:

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

PRESENTED BY ME, to the Mayor on this ________ day of ___________ 2025, at _____ o'clock, ___. m.

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

APPROVED BY ME this _______ day of _____________ 2025, at ______ o'clock, __.m.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: October 2, 2025

To: Honorable Members of the Common Council

From: Rebecca Maguire – Controller

Re: 2025 Civil City Salary Amendment

On first reading, an additional paid certification is requested for the Assistant Indiana Data and Communications System (IDACS) Coordinator.

Historically, in the salary ordinance, there has been one certification for the IDACS Coordinator. Additional coverage is needed and is currently being utilized. For 2025, the Assistant Coordinator will receive a $1,000 stipend. Specialized training is required for employees who are IDACS certified, and this responsibility is in addition to their regular job function.

Thank you for your consideration. Please contact me with any questions.

c: David A. Wood, Mayor
Alex Arendt, Police Chief

City Hall • 100 Lincolnway West • Mishawaka, IN 46544
Phone: (574) 258-1622 • Fax: (574) 258-1724 • www.mishawaka.in.gov

Deborah S. Block, IAMC, MMC
OCT 02 2025
City Clerk
Mishawaka, IN

PROPOSED ORDINANCE 2025-28

ORDINANCE __________

AN ORDINANCE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT ELECTED OFFICIALS, SWORN PUBLIC SAFETY, MISHAWAKA PARK DEPARTMENT, AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026.

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

Section 1. The biweekly salaries of all employees of the City of Mishawaka except Elected Officials, sworn Public Safety, the Mishawaka Park Department, and the Mishawaka Utilities for the year beginning January 1, 2026, shall be payable in 27 bi-weekly pay periods commencing on January 2, 2026.

	BIWEEKLY SALARY
MAYOR'S EXECUTIVE ASSISTANT	$ 2,307.70
MAYOR'S ADMINISTRATIVE ASSISTANT	$ 1,916.07
MAYOR'S EXECUTIVE SECRETARY	$ 1,623.98
CONTROLLER	$ 4,038.46
DEPUTY CONTROLLER	$ 2,985.58
ACCOUNTANT	$ 2,259.58
PAYROLL CLERK	$ 1,887.35
BOOKKEEPER A	$ 1,930.38
BOOKKEEPER B	$ 1,589.74
BOOKKEEPER C	$ 1,488.41
SENIOR PURCHASING AGENT	$ 2,154.15
PURCHASING AGENT	$ 1,849.58
CERTIFICATIONS:	
CPA CERTIFICATION FT	192.31
CERTIFIED PUBLIC FUNDS INVESTMENT MGR*	19.24
ADVANCED CPFIM*	38.47
INDIANA ACCREDITED MUNICIPAL CLERK (IAMC)	50.00
CERTIFIED PUBLIC FINANCE ADMINISTRATOR*	57.70
ADVANCED CPFA*	76.93
CERTIFIED PURCHASING PROFESSIONAL	38.46
*advanced supersedes previous award	
CHIEF DEPUTY CLERK I	$ 1,954.75
CHIEF DEPUTY CLERK II	$ 1,838.37
CERTIFICATIONS:	
CERTIFIED PROFESSIONAL	50.00
IN ACCREDITED MUNICIPAL CLERK (IAMC)	57.70
CERTIFIED PUBLIC FINANCE ADMINISTRATOR	61.54
IN ACCREDITED MUNICIPAL CLERK ADVANCED (IAMCA)	61.54
CERTIFIED MUNICIPAL CLERK (CMC)*	76.93
MASTER MUNICIPAL CLERK (MMC)*	
*only one may be held at a time	
HR DIRECTOR	$ 2,637.28
SAFETY DIRECTOR	$ 2,688.16

ASST DIRECTOR	$ 1,909.00
OFFICE ADMINISTRATOR	$ 1,634.40
HR OFFICE MANAGER	$ 1,623.25
HR OFFICE ASSISTANT	$ 1,592.31
HR MASTERS CERTIFICATION	57.70
HR CERTIFICATION	19.23
DIRECTOR OF IT	$ 3,383.65
PUBLIC SAFETY ADMINISTRATOR	$ 2,786.54
NETWORK ADMINISTRATOR	$ 2,667.11
SYSTEMS ADMINISTRATOR	$ 2,667.11
TIER II HELP DESK	$ 2,149.61
TIER I HELP DESK	$ 2,030.19
IT OFFICE COORDINATOR	$ 1,990.39
IDACS SPECIALIST COORDINATOR	57.69
CORPORATE COUNSEL	$ 2,770.19
1st DEPUTY CITY ATTORNEY	$ 2,853.20
2nd DEPUTY ASST CITY ATTORNEY	$ 785.96
COUNCIL ATTORNEY	$ 785.96
DIRECTOR OF ENGINEERING	$ 4,038.46
ASSISTANT DIRECTOR	$ 2,983.32
PROJECT MANAGER	$ 2,891.56
TRAFFIC MANAGER	$ 2,465.61
CONSTRUCTION COORDINATOR	$ 2,217.32
TECHNICIAN	$ 2,202.90
GIS COORDINATOR	$ 2,465.61
PROJECT COORDINATOR	$ 1,837.44
LOCATOR/INSPECTOR	$ 1,885.48
OFFICE ADMINISTRATOR	$ 1,634.40
OFFICE MANAGER	$ 1,623.25
PE BONUS FT	192.31
IDEM REVIEW BOARD BONUS	153.85
FIRE ADMINISTRATIVE ASSISTANT	$ 1,916.07
FIRE OFFICE ADMINISTRATOR	$ 1,634.28
FIRE EXECUTIVE SECRETARY	$ 1,623.98
FIRE OFFICE MANAGER	$ 1,618.75
SERVICES DIVISION DIRECTOR	$ 2,786.54
TRAINER	$ 2,193.60
RECRUITER	$ 2,101.39
FORENSIC SCIENCE LAB TECHNICIAN/ PROPERTY ROOM SPECIALIST	$ 2,128.49
POLICE RECRUIT	$ 1,939.52
ADMINISTRATIVE ASSISTANT	$ 1,916.07
DIGITAL MEDIA/STATISTICAL	$ 1,783.13
PROPERTY MANAGER	$ 1,783.13
EXECUTIVE SECRETARY	$ 1,624.38
ADMINISTRATIVE SECRETARY	$ 1,644.64
SERVICES ADMINISTRATOR	$ 1,841.11
OFFICE MANAGER	$ 1,786.57
PROPERTY CLERK	$ 1,573.39
SECRETARY	$ 1,624.03
PARKING PERSONNEL	$ 1,624.03

CROSSING GUARDS	21 pays@ 411.90
ANNUAL CLOTHING:	
PARKING PERSONNEL	600
FORENSIC SCI. LAB ANALYST/PR. SP.	1,000
IDACS SPECIALIST ASSISTANT COORDINATOR	11.54–38.46
MAJOR CRIMES EVIDENCE TECHNICIAN	76.93
CROSSING GUARD SUBSTITUTE	20 per day
SUMMER SCHOOL CROSS GUARD	20 per day
DIRECTOR OF CODE ENFORCEMENT	$ 2,884.62
OFFICE ADMINISTRATOR	$ 1,634.40
OFFICE MANAGER	$ 1,623.25
CODE ENF OFFICER A	$ 2,211.91
CODE ENF OFFICER B	$ 1,856.69
BUILDING COMMISSIONER	$ 2,884.62
ASSISTANT BUILDING COMMISSIONER	$ 2,619.11
OFFICE ADMINISTRATOR	$ 1,634.40
OFFICE MANAGER	$ 1,623.25
INSPECTOR A	$ 2,663.13
COMBINATION INSPECTOR	$ 2,461.54
INSPECTOR B	$ 2,418.70
PERMIT TECH I	$ 1,927.09
EXECUTIVE DIRECTOR	$ 4,038.46
SENIOR PLANNER/ECONOMIC DEVELOPMENT SPECIALIST	$ 2,454.38
CITY PLANNER	$ 2,936.83
SENIOR PLANNER	$ 2,464.51
ASSOCIATE PLANNER	$ 2,122.96
ADMINISTRATIVE PLANNER	$ 1,895.47
OFFICE MANAGER	$ 1,611.03
CERTIFICATIONS:	
FELLOW OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT (FASLA)	96.16
AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP)	57.70
DIRECTOR OF COMMUNITY DEVELOPMENT	$ 3,050.99
TIF CONSTRUCTION MANAGER	$ 2,891.56
PROGRAM CONSTRUCTION MANAGER	$ 2,624.75
PROGRAM COORDINATOR	$ 1,916.71
GRANT MANAGER	$ 2,407.57
GRANT SPECIALIST	$ 1,639.89
CENTRAL SERVICES ASSISTANT	$ 2,587.50
STREET COMMISSIONER	$ 3,269.23
OFFICE ADMINISTRATOR	$ 1,811.27
OFFICE MANAGER	$ 1,671.92
SECRETARY	$ 1,589.94

	BIWEEKLY HOURLY
PART-TIME HELP	7.25-30.00
CENTRAL SERVICES:	
FLEET MAINTENANCE TECHNICIAN	25.95
CENTRAL SERVICES/MVH:	
GROUP 1	24.67
GROUP 2	23.39
GROUP 3	22.45
NIGHT BONUS/SHIFT DIFFERENTIAL	.55/.60
PROJECT COORDINATOR	1.00
CDL TRAINER - ANNUAL	2500
TANKER	50
CDL B	200
CDL A	400
	ANNUAL/MISC
BOARD OF PUBLIC WORKS AND SAFETY	
PRESIDENT	1500
MEMBER	1000
PLAN COMMISSION	600
BZA MEMBER	375
INSURANCE STIPEND:	
ASST CITY ATTORNEY & COUNCIL ATTORNEY	500 per month
FULL-TIME HOURLY EMPLOYEE STIPEND	2000

Section 2. The City will contribute a match of 100% of the employees' contribution, not to exceed 1% of the employee's base biweekly pay, for all employees eligible for participation in the State's 457(b) plan.

Section 3. All full-time hourly employees will receive a $2,000 stipend paid in the following amounts: Quarter 1 - $250, Quarter 2 - $250, Quarter 3 - $250, and Quarter 4 - $1,250, or at the discretion of the Controller.

Section 4. A Longevity Bonus will be provided annually to Central Service and Motor Vehicle Highway Teamster employees. 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 employee's anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. The said schedule is based upon completed years of service.

Years of Service	Annual Increments	Bonus
5	0	150
6	75	225
7	75	300
8	75	375
9	75	450
10	75	525

An additional $80.00 will be added for each year of service after the 10th year.

Section 5. Longevity Bonus will be provided annually to the Civil City's non-union employees. 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 employee's anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. The said schedule is based upon completed years of service.

Years of Service	Annual Increments	Bonus
5	0	150
6	75	225
7	75	300
8	75	375
9	75	450
10	75	525

An additional $150.00 will be added for each year of service after the 10th 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 _________2025, at _________ o'clock, ______. m.

____
Gregg Hixenbaugh, Presiding Officer

ATTEST:

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

PRESENTED BY ME, to the Mayor on this _____ day of ________ 2025, at _______ o'clock, ______. m.

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

APPROVED BY ME this __________day of _________ 2025, at ______o'clock, _____. m.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: October 2, 2025

To: Honorable Members of the Common Council

From: Rebecca Maguire – Controller

Re: 2026 Civil City Salary Ordinances

Requested on first reading are the salary ordinances for Elected Officials, Civil City, Fire, and Police.

Changes for 2026 include:

New Combination Inspector position in the Building Department
Annual stipend for full-time hourly employees
Addition/Change for Asst IDACs Coordinator and Coordinator
4.5% contractual increase for Fire union employees
Reduction of Employer Deferred Compensation Match from 2% to 1%

Also, it should be noted that 2026 has 27 biweekly pay dates and not the usual 26.

Thank you for your consideration. Please contact me with any questions.

c: David A. Wood, Mayor

Deborah S. Block, IAMC, MMC
OCT 02 2025
City Clerk
Mishawaka, IN

PROPOSED ORDINANCE 2025-29

ORDINANCE __________

AN ORDINANCE FIXING THE SALARIES OF ALL SWORN POLICE EMPLOYEES OF THE CITY OF MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026.

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

Section 1. The biweekly salaries of sworn police officers for the year beginning January 1, 2026, shall be payable in 27 biweekly pay periods commencing on January 2, 2026.

	BIWEEKLY SALARY 2026
POLICE CHIEF	$ 4,040.48
ASSISTANT CHIEF	$ 3,841.44
CAPTAIN	$ 3,634.62
LIEUTENANT	$ 3,576.92
SERGEANT	$ 3,519.23
1st CLASS OFFICER	$ 3,461.54
2nd CLASS OFFICER	$ 2,577.11
PROBATION	$ 2,341.05
NIGHT SHIFT DIFFERENTIAL	$26.92
POLICE:	
UNIFORM ALLOWANCE – semi-annual	2,050
	ANNUAL/MISC
EQUIPMENT MAINT ALLOWANCE	1,250
RESIDENCY STIPEND	2,500
SPECIALTY PAY:	
MAJOR CRIMES DETECTIVE	2,000
MAJOR CRIMES EVIDENCE TECHNICIAN	2,000
SWAT	1,000
DRE – DRUG RECOGNITION EXPERT	500
EMERGENCY RESPONSE TEAM	500
EVIDENCE TECHNICIAN	500
FACT – FATAL ALCOHOL & CRASH TEAM	500
NEGOTIATOR	500
SVU – SPECIAL VICTIMS UNIT	1,000
TRAFFIC TECHNICIAN/DIAGRAMMER	500
BREATH TEST OPERATOR	250
INSTRUCTORS	500
MOTORCYCLE	250

Section 2. 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 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 a match of 100% of the employees' contribution, not to exceed 1% of the employees' base bi-weekly pay, for all employees eligible for participation in the State's 457(b) plan.

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 _________________2025, at ________ o'clock, _____. m.

____
Gregg Hixenbaugh, Presiding Officer

ATTEST:

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

PRESENTED BY ME, to the Mayor on this ____________day of ____________2025, at _____o'clock, ____. m.

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

APPROVED BY ME this ________day of _____________________2025, at ____o'clock, ____. m.

____
David A. Wood, Mayor

PROPOSED ORDINANCE 2025-30

ORDINANCE _______

AN ORDINANCE AMENDING ORDINANCE 5910AA FIXING THE SALARIES OF ALL SWORN FIRE EMPLOYEES OF THE CITY OF MISHAWAKA FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026

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

Section 1. Ordinance number 5910AA passed by the Common Council of the City of Mishawaka, Indiana, on October 29, 2024, is hereby amended as follows:

Section 2. The biweekly salaries of sworn fire employees for the year beginning January 1, 2026, shall be payable in 27 biweekly pay periods commencing on January 2, 2026.

	2026 BIWEEKLY SALARY
FIRE CHIEF	$ 4,038.46
ASSISTANT CHIEF	$ 3,820.39
BATTALION CHIEF	$ 3,657.28
CAPTAIN	$ 3,478.76
QI SPECIALIST/EMS MENTOR 3	$ 3,478.76
FIRE INSPECTOR CAPT	$ 3,478.76
LIEUTENANT	$ 3,392.97
EMS MENTOR 4	$ 3,392.97
FIRE INSPECTOR LT	$ 3,392.97
DRIVER OPERATOR	$ 3,311.86
1st CLASS FIREFIGHTER	$ 3,232.01
MASTER FIREFIGHTER	$ 3,092.68
PROBATION - FF/EMT	$ 2,811.78

ANNUAL/MISC:

CERTIFICATIONS:	
ADVANCED EMT	1,000
PARAMEDIC	2,000
LEAD PARAMEDIC	6,000
DAILY RIDE PAY:	
EMT/PARAMEDIC	100
SUPERVISING PARAMEDIC	150
UNIFORM ALLOWANCE:	
1ST YEAR OF SERVICE	750
AFTER 1ST YEAR OF SERVICE	1,500

SPECIALTY PAY:

WATER RESCUE/RECOVERY LEADER	1,050
WATER DIVE/RESCUE TEAM MEMBER	950
DIVER APPRENTICE	500
DRONE OPERATOR	750
SELF-CONTAINED BREATHING APPARATUS TEAM TECHNICIAN	1,000
MECHANIC	2,500
INFORMATION TECHNOLOGY	1,500

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 a match of 100% of the employees' contribution, not to exceed 1% of the employee's base biweekly pay, for all employees eligible for participation in the State's 457(b) plan.

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 ______________________ 2025, at _____ o'clock, ______. m.

____

Gregg Hixenbaugh, Presiding Officer

ATTEST:

____

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this ________ day of __________________ 2025, at

________ o'clock, __. m.

____

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED BY ME this ________ day of ______________ 2025, at _________ o'clock, ____. m.

____

David A. Wood, Mayor

PROPOSED ORDINANCE NO. 2025 - 31

ORDINANCE NO. ________

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026

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

Section 1. The biweekly salaries of the following elected officials of the City of Mishawaka, Indiana, for the fiscal year beginning January 1, 2026, shall be payable in 27 equal biweekly pay periods beginning January 2, 2026 in the following amounts:

	Biweekly salary
Mayor	$ 3,530.54
Clerk	2,884.62
Council member	769.24
Council President Stipend	76.93

Section 2. Clerk Certifications

IN ACCREDITED MUNICIPAL CLERK ADVANCED (IAMCA)	61.54
IN ACCREDITED MUNICIPAL CLERK (IAMC)	50.00
CERTIFIED MUNICIPAL CLERK (CMC)	61.54
MASTER MUNICIPAL CLERK (MMC)	76.93
CERTIFIED PUBLIC FINANCE ADMINISTRATOR (CPFA)	57.90

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

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

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

Section 5. The City will contribute a match of 100% of the elected official's contribution not to exceed 1% of the employee's base biweekly pay for all employees eligible for participation in the State's 457(b) plan.

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

This_______ day of _________, 2025, at _____ o'clock, ___. m.

____
Gregg Hixenbaugh, President

ATTEST:

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

PRESENTED BY ME to the Mayor, this ______ day of__________2025, at

______ o'clock, ____. m.

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

APPROVED BY ME this ______day of _____________ 2025, at ____o'clock,

____. m.

____
David A. Wood, Mayor