

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

August 3, 2026

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 August 3, 2026, 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 Microsoft Teams. 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.

City Clerk Debbie-Ladyga Block called roll.

Present: Mrs. Hazen (P), Mrs. Voelker (P), Mr. Carroll (P), Mr. Banicki (P), Mr. Emmons (P), 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 July 27, 2026, were approved as received from the Clerk's Office.

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

RESOLUTION R2026-28

**A RESOLUTION OF THE COMMON COUNCIL, CITY CLERK, AND MAYOR OF
THE CITY OF MISHAWAKA, INDIANA, HONORING DANNY K. GANN FOR HIS
ELECTION AND APPOINTMENT AS THE STATE SURGEON FOR THE VETERANS
OF FOREIGN WARS (VFW) DEPARTMENT OF INDIANA
Honoring Indiana VFW State Surgeon Dan Gann VFW Post 360**

Clerk Block read the resolution in its entirety.

WHEREAS, VFW Post 360 has long been a valued Mishawaka hub for providing service and support to military veterans and their families in our community; and

WHEREAS, Danny K. Gann, a decorated veteran of the United States Army and long-standing member of VFW Post 360, has selflessly dedicated his time, energy, and leadership to fostering support for and providing vital resources to local veterans and their families; and

WHEREAS, Danny K. Gann has served with distinction in multiple VFW and community leadership roles, including Post Commander, All American Post Commander (2022-2023), All State Post Commander (2019-

2020) & (2022-2023), District Quartermaster/All State Quartermaster (2022-2023), Vice-President/Co-Founder Mishawaka Troop Town (2019 – Present), Mishawaka Memorial Day Parade Committee (2023 – Present), Post Quartermaster/Captain All State Quartermaster (2016-2019), Orval B. Holycross Award Winner (2018-2019), Northern Indiana Volunteer Coordinator for Operation Ramp It Up (2018 – Present), President/Co-Founder STOP 22 Michiana (2017-2022); and

WHEREAS, Danny K. Gann's exemplary leadership and dedication to the wider veteran community have been recognized on a state level, culminating in his historic election as the State Surgeon for the VFW Department of Indiana; and

WHEREAS, in this highly prestigious position, Danny K. Gann will assume the critical duties of monitoring the healthcare services, sanitary conditions, and medical standard of care across Indiana VA Medical Centers and State Veterans' Homes, ensuring our state's veterans receive the care they deserve; and

WHEREAS, this notable advancement to state leadership brings distinct honor and recognition not only to Danny K. Gann and VFW Post 360, but to the City of Mishawaka.

NOW, THEREFORE, BE IT RESOLVED by the Common Council, the City Clerk, and the Mayor of the City of Mishawaka that they extend their heartfelt congratulations to Danny K. Gann upon his election and appointment as the VFW State Surgeon for the Department of Indiana and hereby declare August 3, 2026, to be:

DANNY K. GANN DAY

in the City of Mishawaka, and call upon all citizens to join in congratulating, saluting, and thanking Danny K. Gann for his commitment to the City of Mishawaka.

Debbie Ladyga-Block, Mishawaka City Clerk, proud auxiliary member of VFW Post 360, and friend of Dan Gann, spoke in favor of **RESOLUTION R2026-28**. Clerk Block thanked the Council for honoring Mr. Gann with the resolution that evening as he had done so much not just for veterans, but for the Mishawaka community and he also helped bring the Memorial Day parade back. Clerk Block personally thanked Mr. Gann and his wife for allowing him to do the things he was able to do and acknowledged the support of his good friends Stan and Linda Miles and Stan was now the Commander of the Post. Clerk Block thanked the Council once again. Mr. Hixenbaugh thanked Clerk Block.

Stan Miles, 51656 Creekside Drive Granger, IN 46530, Commander of VFW Post 360, and District Commander for the Third District of Indiana, spoke in favor of **RESOLUTION R2026-28**. Mr. Miles stated he had seen all of the hard work and a lot of the things Mr. Gann had brought him in to help him with and they made a pretty good team as Mr. Gann was one of his best friends. Mr. Miles stated Mr. Gann was not finished and as he moved up through the chairs, he would be Department Commander in three years, and he would take the values that he always had and would put them into that office as well. Mr. Miles stated this was a great thing for the City of Mishawaka, and it had been

over sixty years since there had been a Department Commander from Mishawaka. Mr. Miles thanked the Council.

Mrs. Voelker stated she had no idea about all of the things Mr. Gann was involved in and he was a credit to Mishawaka and most importantly a credit to the veterans he served. Mrs. Voelker thanked Mr. Gann.

Mr. Hixenbaugh thanked Mr. Gann for everything that he did in Mishawaka. Mr. Hixenbaugh stated it was embedded in the lengthy resolution, but one of the important things that they had interacted with him on in the past several years was the Troop Town project and he along with others affiliated with the VFW and community members at large, but he in particular had been a driving force behind that. Mr. Hixenbaugh stated for them to be able to partner with the community to provide services to their homeless veteran population was one of the things that he was most proud of that they had accomplished in Mishawaka in recent memory and Mr. Gann deserved a great deal of credit for that. Mr. Hixenbaugh stated the things that he did not just in conjunction with the bigger projects, but the day-to-day work that he did at the VFW to keep it humming along but also to provide support to the veterans in their community that the resolution referenced was worthy of acknowledgement. Mr. Hixenbaugh congratulated Mr. Gann on having been selected for the position and he wanted to admit that he did not know that there was a surgeon for the state of Indiana through the VFW, but it was interesting to learn more about it and the role that he was going to play. Mr. Hixenbaugh asked Mr. Gann to let them know if there was anything the Council could do to support him in the endeavor once he moves into the role and thanked him once again for what he did on a daily basis to make Mishawaka a better community. Mr. Hixenbaugh asked Mr. Gann if he had anything he would like to say.

Dan Gann, 4309 Douthart Place Mishawaka, IN 46544, spoke in favor of **RESOLUTION R2026-28**. Mr. Gann stated he was very humbled by the resolution, and it meant a lot to serve the Mishawaka community, and it was exactly the type of community he wanted to serve. Mr. Gann stated after he was blown up in 2003 over in Iraq, he asked God why he was still there and he found the VFW and from there, he found all of the projects that needed help. Mr. Gann stated he was very humbled to be a public servant to the City of Mishawaka and St. Joseph County as well as the state of Indiana and he definitely planned on throwing a lot more into what he was doing. Mr. Gann thanked the Council once again.

Mr. Hixenbaugh thanked Clerk Block for being the proponent of putting the resolution together and bringing it to the Council's attention. Clerk Block stated it was her honor and her pleasure.

Question was called for at 6:08PM for **RESOLUTION R2026-28 Motion passed by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The resolution passed 9-0.

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

PROPOSED ORDINANCE NO. 2026-25

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

**Annex & Rezone north 220’ to C-1 General Commercial & south 310’ to I-1 Light
Industrial – southside of Lincolnway E. approximately 665’ east of Bittersweet Rd. – 12340
Lincolnway E.**

PUBLIC HEARING – NO VOTE

John Piraccini, 633 Windy Cove Court Mishawaka, IN 46544, Coldwell Banker Commercial Real Estate Group, spoke in favor of **PROPOSED ORDINANCE NO. 2026-25**. Mr. Piraccini stated they went through the Plan Commission first and initially met with Ken Prince, Derek Spier, and the rest of the staff and went over their thoughts and this was the product of what they all put together. Mr. Piraccini stated this would be a split zone where they would have commercial in the front and then industrial in the back, which was the initial intention. Mr. Piraccini stated the preliminary site plan in front of the Council was very preliminary and some of it may be adjusted with more buildings going east and west, but it was basically just the zoning and the annexation portion that they were looking for at that time. Mr. Piraccini stated this was surrounded by the city on both sides, and the utilities were out in front of the property. Mr. Piraccini stated this would be an improvement on the area as they had an old car lot before and then an old mechanic building with an old storage building in the back with a guy living in a tent in the back and things of that nature when they went through the property. Mr. Piraccini stated the original owner had passed away, and his daughters were not in possession of it, and he was representing them as well as the buyer, but it had been cleaned up considerably and they wanted to bring it into the city. Mr. Piraccini stated the group involved, Build Indiana, seemed to be doing this type of work in South Bend and Warsaw and took on some of the projects trying to meet that need of leasing industrial types of buildings. Mr. Piraccini stated they saw a decent market for that that were flex spaces from 1,600 square feet to 2,400 square feet. Mr. Piraccini stated it should be a really good project, and they received a unanimous vote and did not have any objections or remonstrance at the Plan Commission meeting. Mr. Piraccini stated Mike Rozycki was present that evening from Abonmarche Consultants if there were any real details that the Council would like to ask about. Mr. Piraccini stated with this place, they were still working through going to get the final site plan put together, but they wanted to get the process going for the annexation site.

Mrs. Hazen asked what kind of businesses would rent the space and what for. Mr. Piraccini stated it was going to be light industrial with no outside storage, so it would be C-1 in the front, but they were not sure what they were going to do with that at that point, which they had told the staff so it would likely be small businesses and they had seen more of that where, for example, someone may just have needed an overhead door and a service door or two units, so it would probably be mostly smaller industrial-based businesses.

Mrs. Voelker asked if the front would be a space for a more retail-like business. Mr. Piraccini stated at that time it was zoned C-1, so they did not have a plan for it and they just thought eventually they would either market it or develop it, but the goal was to take care of the backside of it at that point in time and since it went up against a railroad track, it was kind of a good fit for industrial.

The public hearing on the proposed ordinance was closed at 6:15PM and pursuant to Indiana law, the Council would conduct the vote on the matter at their next regularly scheduled council meeting on August 17, 2026, at 6PM in the Common Council Chambers.

PROPOSED ORDINANCE NO. 2026-26

AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2026

Additional Appropriations: County Economic Development Income Tax: Capital Outlays: 2209-50-445-15 Training Center Improvements \$500,000.00 Public Safety Local Income Tax: Capital Outlays: 2240-50-443-93 Fire Station Improvements \$500,000.00 Total: \$1,000,000.00

Mr. Emmons reported the Budget & Finance Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. The committee report passed unanimously.

Rebecca Maguire, City Controller, spoke in favor of **PROPOSED ORDINANCE NO. 2026-26**. Mrs. Maguire stated she was requesting approval for a \$500,000 additional appropriation in the budget of the CEDIT fund for training center improvements and they hoped to build a training center of the 5th Street property which would assist both the fire department and the police department in their training endeavors. Mrs. Maguire stated the second item was fire station improvements coming out of the Public Safety Local Income Tax. Mrs. Maguire stated there had been mold found at fire station one and this was for removal of the HVAC system, mold remediation, and temporary housing.

Mr. Hixenbaugh stated he appreciated the leadership of the administration to bring this project forward and he thought that both of the expenditures were important of course, but he was particularly excited about the training facility and what that would do to further support their public safety services in Mishawaka.

Mr. Emmons asked with regard to the fire station improvements, she had mentioned temporary housing and if that was just housing used as a place for sleeping and eating because he saw a trailer out there in the plan but it did not seem to be that big to house 8 to 10 people. Mrs. Maguire stated her understanding was that it would be a shift of three that were going to be house in the trailer at one time. Mr. Emmons asked where the rest of them would be at. Mrs. Maguire stated she was not sure how they would be staging all of the personnel.

Mrs. Voelker asked if she knew how long the project would take. Mrs. Maguire stated she did not and she didn't want to misspeak as she did not know for sure how long it would take.

Question was called for at 6:19PM for **PROPOSED ORDINANCE NO. 2026-26 Motion passed by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5995.**

PROPOSED ORDINANCE NO. 2026-27

AN ORDINANCE DECLARING AND DETERMINING THE REDUCTION OF BUDGET APPROPRIATIONS FOR THE YEAR ENDING DECEMBER 31, 2026
Reduction of Budgeted Appropriations: County Economic Development Income Tax:
Capital Outlays: 2209-50-445-17 Park Improvements \$500,000.00 Total: \$500,000.00

Mrs. Voelker reported the Budget & Finance Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. The committee report passed unanimously.

Rebecca Maguire, City Controller, spoke in favor of **PROPOSED ORDINANCE NO. 2026-27.** Mrs. Maguire stated they rarely had a reduction, but it seemed fitting in the CEDIT fund in their previous ordinance, they added \$500,000 to the budget for the training facility and park improvements, the project that had changed its scope so they were replacing \$500,000 with this \$500,000 so that the balance in the CEDIT fund did not change with the reduction.

Question was called for at 6:21PM for **PROPOSED ORDINANCE NO. 2026-27 Motion passed by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5996.**

NEW BUSINESS

Mr. Carroll announced that the 2nd District neighborhood meeting would take place on Thursday August 13th at 7PM at the Blair Hills pool complex. Mr. Carroll stated all Mishawaka were welcome and their guest speaker was still to be determined.

Mr. Mammolenti announced Tuesday August 4th was National Night Out with the local police and they had a couple of different locations, but the one he helped out with and had for several years was Twin Branch and they have a gathering that would offer pizza, hot dogs, Jimmy John's, prizes for kids, and prizes for adults. Mr. Mammolenti stated it would start at 5:45PM, would be held at Twin Branch Pavillion at Twin Branch Park, and all were welcome. Mr. Hixenbaugh stated if memory served, the other large event location was at Merrifield North tomorrow at roughly the same time.

ADJOURNMENT 6:23PM

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

Gregg A. Hixenbaugh /s/
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.