AGENDA

Monday, October 17, 2016

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

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

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Previous Regular Meeting

October 03, 2016

5. Petitions, Communications, Remonstrance and Memorials

A letter from the Board of Zoning Appeals regarding recommendations from their October 11, 2016 meeting.

A letter from the City Plan Commission regarding recommendations from their October 11, 2016 meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O. NO. 2016-24 Transfer Funds - MVH/Street Dept. - $42,000.00

P.O. NO. 2016-25 Transfer Funds - Central Services Dept. - $45,000.00

P.O. NO. 2016-26 Rezone from R-1, C-1 & C-4 for an existing Auto Repair & Sales Business & Single Family House to C-4 for Auto Repair, Sales & Parking 1445 E. McKinley Ave.

P.O. NO. 2016-27 Rezone from I-1 to R-1 for Existing Single Family Residential House - 2522 W. 6th St.

8. Resolutions

R2016-28 Fiscal Plan - Watermark Apartments - 53555 Fir Rd. and Toll Rd.

R2016-29 Use Variance - Lawn Mower Repair, Resale Retail Business, Self-Service Mini Storage 3925 Fir Rd

R2016-30 Support of Our Children. Your Future.

9. Ordinances on Second Reading

P.O. NO. 2016-22 Annex and Rezone to S-2 PUD for Watermark Apartments PUD proposed 390 Units & Club House - 53555 Fir Rd and Toll Rd **VOTE (Assigned to Land Use Planning Committee)**

P.O. NO. 2016-23 Civil City Budget and Tax Levy for 2017 **FINAL ADOPTION (Assigned to Budget and Finance Committee)**

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment

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

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 Geoffrey Spiess, ADA Coordinator, at (574) 258-1615.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

October 03, 2016

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Tuesday October 03, 2016, at 7:00 p.m. The meeting was called to order by President Ron Banicki all were asked to stand for the Pledge of Allegiance.

Roll Call.
Present: Mrs. Voelker, Mr. Compton, Mr. Mammolenti, Mr. Deal, Mr. Tanner, Mr. Bellovich, Mr. Canarecci, Mr. Banicki. Absent: Mr. Emmons.

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

The minutes from the September 19, 2016 meeting were approved as received from the City Clerk's Office.

Chief Deputy Mary Ellen Hazen presented the following Appeal and Petitions to the Council, who referred them to the Board of Zoning Appeals and the City Plan Commission, for their recommendation.

APPEAL NO. 2016-38	Use Variance Lawn Mower Repair, Resale Retail Business, Self -Service Mini Storage 3925 Fir Rd.
PETITION NO. 2016-30	Rezone from R-1, C-1 &C-4 for an existing Auto Repair & Sale Business, & Single Family House to C-4 for Auto Repair, Sales & Parking 1445 E. McKinley Ave.
PETITION NO. 2016-31	Rezone from I-1 to R-1 for existing Single Family Residential House – 2522 W. 6th St.

Chief Deputy Clerk Mary Ellen Hazen read **PROPOSED ORDINANCE NO. 2016-21** opening it for public hearing.

PROPOSED ORDINANCE NO. 2016-21

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNCIPAL 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, INDINANA

(Rezone from C-1 to R-3 for Multi- Family 1217 LWW)

Mr. Tanner reported the Land Use Planning Committee recommended this proposed ordinance

should be adopted and moved for acceptance of same upon a second by Mr. Deal motion carried.

Erik Waelchli 52037 Woodridge Dr. South Bend said he planned to buy the property and run four apartments out of the house.

Mrs. Voelker asked if the property was previously used as four apartments. Mr. Walelchli said it was set up with two apartments upstairs and two downstairs. He said the previous owner utilized the two down stairs as their living quarters.

Mrs. Voelker asked if the apartments had ever been rented. Linda Waelchi said the apartment had been apartments for a long time but not rented. She said a realtor suggested opening up the down stairs apartments but she decided it would be easier to keep the 4 apartments.

Mrs. Voelker asked about parking availability. Mrs. Waelchli said there was a 3 stall garage and 5 additional spaces.

Mrs. Voelker mentioned during the winter there was a lot of snow when the snowplow comes through, would they be able to handle that. Mrs. Waechli said they were aware of that it was an issue they could handle.

Mr. Tanner asked for clarification of the language for Premier Rental Apartments. Mr. Waelchli said they want to run high quality apartments.

Mr. Tanner asked if they were intending to make improvements. Mrs. Waelchli said they have budgeted all the improvements that were needed. She mentioned Mrs. Voelker referring them to Indiana Historical Society for suggestions. Mrs. Waelchli said it was a little dated but well maintained, they would be making improvements would start in the spring.

Mr. Canarecci asked what would they like to see go in the vacant land next door to the property. Mrs. Waelchli said they would like to buy the property.

Mrs. Voelker was curious about the recommendations Todd Zeiger from Indiana Historical Society had for the Property. Mrs. Waechli said he had ideas about painting, trimming, and edging by the side. She said he thought she should go bold but she may go with a neutral palette.

Question was called for at 7:11 p.m. on **PROPOSED ORDINANCE 2016-21** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 8). Yes: Mrs. Voelker, Mr. Compton, Mr. Mammolenti, Mr. Deal, Mr. Tanner, Mr. Bellovich, Mr. Canarecci, Mr. Banicki.** Thus it becomes **ORDINANCE NO. 5543**

Chief Deputy Clerk Mary Ellen Hazen read **PROPOSED ORDINANCE NO. 2016-22** opening it for public hearing.

PROPOSED ORDINANCE NO. 2016-22

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

(Annex and Rezone to S-1 for Watermark Apartments 53555 Fir Road and Toll Road)

Bradley Mosness Project Manager for Abonmarche 750 Lincoln Way East South Bend said it was 29 acres of land along the south side of Indiana Toll Road between Main Street Village Apartments and Fir Road. He said part of the annexation they were requesting a zoning classifications for S-2 Plan Unit Development. Mr. Mosness said it would allow for construction a new Apartment complex of 390 Units. He said it was proposed to be constructed in two phases and would be serviced by City of Mishawaka Utilities. Mr. Mosness expressed his appreciation for the positive recommendations and agrees with the conditions in the staff report. He introduced Jose Kreutz Vice President of Development for Watermark Residential.

Mr. Kreutz said they were proposing what they call a Big House that looks like a large single family home. He explained in each building it would contain 10 apartments, 3 units on the first floor and 7 units on the second floor with a mix of 1, 2, and 3 bedrooms with rental range of $1,100 to $2,300. Mr. Kreutz said amenities include a clubhouse, a 24hour Fitness Center, resort like pools and hot tubs with cabanas, and a dog park. He said their hope was to invest in the community, the first phase would be $45,000,000 investment. Mr. Kreutz anticipated to break ground by the first or second quarter of next year.

Mr. Compton asked how many units would be built in phase one. Mr. Kreutz said 27 buildings plus the club house.

Mr. Compton asked how they would go about contracting. Mr. Kreutz said they procure as many local subs as possible because they have a warranty program. He said as many as the warranty calls for within in a 50-mile area. Mr. Kreutz stated they need to be competitive to stay within the range and they would go with the most qualified competitive bid.

Mrs. Voelker asked if they were the contractors. Mr. Kreutz said they are a company of three divisions, apartment division, retail division, and general contracting division. He mentioned they were the 14th largest apartment builders in the nation, everything they develop they build themselves.

Mrs. Voelker asked if a market study was done for the area. Mr. Kreutz replied yes, the past fourteen months they had tracked everything that's in or coming to the market and believed there was a significant need. He said rents in the areas market were as high or higher than Indianapolis. Mr. Kreutz believed there was a large demand for Class A product type.

Mrs. Voelker asked if the rents were high due to limited quantity. Mr. Kreutz said yes.

Mr. Mammolenti asked for an estimate of rent that would recoup. Mr. Kreutz said rent range from $1100 to $2300 a month. He stated nationwide there were four factors that impact the apartment industry. Mr. Kreutz said the cost of new construction on single family homes has increased rapidly in the last 40 years. He stated 5.6% fewer homeowners since 2006. Mr. Kreutz

said every percent there is a million three to five new renters. He said 90% of homes created today expect to live in a rental due to job opportunities. Mr. Kreutz said the next generation was larger than the millennium group and believes there would be a significant demand to come.

Mr. Mammolenti asked how long does he anticipate the demand with the risk of a market change for single family homes and what would happen to all the apartment complexes that have been approved. Mr. Kreutz said the 7,000 units they have built the last 6 years, their building models are based on the best location and best sub market. He said due to the cost of constructing new homes, he believed they would not see a big move to single family homes as seen in 2002 to 2006. He said the average single family home is $308,000. Mr. Kreutz believed the demand for Class A Apartments will be there for a long time, guessing the next 10 years.

Mr. Mammolenti asked if Watermark would continue to maintain the property. Mr. Kreutz said they would hire a property management company that would help with leasing and maintenance. He said with the first phase of 270 units there would be full time management on the property. Mr. Kreutz mentioned their desire was to hold a significant amount of what they build, market conditions, and the ability to interact with the lenders to dictate what is done with the property. He said they never sell a property for less than what they had invested.

Mr. Mammolenti asked for an estimate of occupancy rate of their current properties. Mr. Kreutz replied 97% plus. He said the style benefits those who want to live in a single family lifestyle. Mr. Kreutz explained each apartment has its own front door and single car garage so it would give that single family feel. He said the style was the largest rental attraction in any market. Mr. Kreutz said by the time they do both phases they would need 390 renters that have the desire to live in a single family home but with none the maintenance burden.

Mr. Canarecci requested the location of their other properties. Mr. Kreutz said they have done 8 projects in the Houston, 5 in Denver, 1 in Terre Haute which was a similar project to what they were proposing, Lexington, Nashville, and Birmingham.

Mr. Canarecci notice the previous project were large markets and asked why Mishawaka. Mr. Kreutz said big markets have a lot of competition. He explained Mishawaka has been consistent, employments good, on the growth curve and no national competitors were considering Mishawaka.

Mr. Canarecci asked with the possibility of competition, could it change their position on occupancy. Mr. Kreutz stated that it was a risky business. He said it would take 3 years until the project was stabilized. Mr. Kreutz explained it takes the financial means to seek the equity.

Mr. Canarecci asked if they were financially in order. Mr. kreutz replied it was not a problem. He said they have equity and 4 proposals for senior debt.

Mrs. Voelker asked for clarification of senior debt. Mr. Kreutz explained was a secured loan through a commercial debt bank.

Mr. Tanner expressed his appreciation to Mr. Kreutz for being well prepared.

PROPOSED ORDINANCE NO. 2016-22 the public hearing closed at 7:28 p.m.

NO VOTE WAS TAKEN AT THIS TIME.

Chief Deputy Clerk Mary Ellen Hazen read **PROPOSED ORDINANCE NO. 2016-23** opening it for public hearing.

PROPOSED ORDINANCE NO. 2016-23

CIVIL CITY BUDGET AND TAX LEVY FOR 2017

(Assigned to Budget and Finance Committee)

Rebecca Miller, City Controller said the assed value was estimated to increase $49,000,000 for the year 2017 and with a growth quotient of 3.8% which calculates over a million dollars in new money. She said unfortunately the Circuit Breaker loss increased by $568,000. Ms. Miller stated there would be a health insurance increase budgeted for $840,000. She said they were under spending this year and budgeting less for capital expenditures, gas, and oil. Ms. Miller explained their plans to budget the expenditures to match the expected revenue in the income tax funds such as public safety and CEDIT to reserve what they do have. She said with the challenges, they were still providing a 1% wage increase, still paying into the employees PERF, and would also be able to provide quality health insurance coverage. Ms. Miller stated the overall budget would go down to $50,545,983 which was a decrease of 4.5%. She said the largest decrease was in the capital outlay major category. Ms. Miller mentioned the advertisement in tax increase of 2.77. She said the rate would stay static at 1.99.

Mrs. Voelker expressed her appreciation of Ms. Miller's hard work.

Mr. Mammolenti thanked Ms. Miller for her hard work and for attending all the budget meetings. He also thanked the department heads for attending the budget meetings.

PROPOSED ORDINANCE NO. 2016-23 the public hearing closed at 7:35 p.m.

NEW BUSINESS

Bryan Tanner announced "The Oaks" Neighborhood Meeting would be Wednesday October 12, 2016 at 6:00 P.M. at the Albright United Methodist Church in the gym. The speakers would be Dick Curry and Marsha Wells speaking on the Mishawaka School Referendum.

Matt Mammolenti and Ross Deal announced their Neighborhood Meeting on October 19, 2016 at 7:00 P.M. the speaker would be Phil Blasko, Superintendent of Parks.

ADJOURNMENT 7:36 p.m.

Mary Ellen Hazen_____/s/
Mary Ellen Hazen, Chief Deputy Clerk

Ronald S. Banicki_____/s/
Ronald S. Banicki, President

City of Mishawaka

DAVID A. WOOD, MAYOR **DEPARTMENT OF CITY PLANNING**

October 12, 2016

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 12 2016
CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
October 11, 2016, Public Hearing

Honorable Members:

A regular meeting of the Mishawaka Board of Zoning Appeals was held on the above referenced date at which time the following Use Variance was considered:

APPEAL #16-38 An appeal submitted by Joseph Chowattukunnel requesting a Use Variance for **3925 Fir Road** to allow lawn mower repair and resale on an I-1 Light Industrial zoned property.

The Board, with a vote of 3-0, recommended approval subject to the following conditions:

1. The Use Variance shall be limited to small outdoor equipment repair and resale, including but not limited to mowers, weed trimmers, edgers, and snow and leaf blowers.

2. Outside display of merchandise is permitted only during the hours of operation of the business.

3. No outside storage of inoperable equipment, materials, and/or parts will be permitted.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Joseph Chowattukunnel

STAFF REPORT

Location: 3925 Fir Road

Date: October 11, 2016

Appeal: 16- 38

Prepared By: DJS

GENERAL INFORMATION

Applicant:	Joseph Chowattunkunnel / Mowers and More (Martha and Jack Guerra)
Status:	Property Owner / Tenant
Request:	Use Variance to allow mower/outdoor equipment repair and resale in an existing self-storage facility
Zoning Classification:	I-1 Light Industrial
Lot Size:	4.66 acres
Applicable Regulations:	Section 137-585 thru 137-587 / Industrial I-1 District & Section 137-42 / Board of Zoning Appeals - Use Variance

SPECIAL INFORMATION

Area Development Pattern:	North:	R-1 Single-Family Residential (Residential)
	South:	R-1 Single-Family Residential (Vacant/Agricultural)
	East:	I-1 Light Industrial (Multi-Unit Storage Facility/Contractors)
	West:	S-2 Planned Unit Development (Residential/Savannah Pass Subdivision)
Thoroughfare:	Fir Road	
School District:	Penn-Harris-Madison	
Township:	Penn	
Public Utilities:	Available	
Comprehensive Plan:	Industrial (Manufacturing, Warehousing and Distribution)	

ANALYSIS

The Appellant is requesting a use variance to allow mower/outdoor equipment repair and resale in an existing self-storage facility located at 3925 Fir Road. The facility includes one (1) multi-unit storage building approximately 30'x200' (6,000 sq. ft.) in size. Mowers and More, the mower/outdoor equipment repair and resale business, will continue to lease the entire building and occupy the office and four (4) eastern units for their business. A majority of the structure will continue to be available for storage.

Planning Staff discovered that the Mowers and More business relocated to this building from their prior location at 1215 East Jefferson Boulevard in early August. A letter was mailed to Mr. Chowattunkunnel, the Appellant and property owner, informing him that lawn mower (outdoor equipment) service and sales is not a permitted use in the I-1 Light Industrial District. Staff believes that the proposed use variance would be more appropriate for this site than rezoning to a commercial district which permits lawn mower

service and sales to preclude other commercial uses. Even though the entire building will be leased to Mowers and More, the underlying I-1 Light Industrial zoning will be maintained to continue to allow use as a self-storage facility as originally designed. The building and site were designed and constructed under St. Joseph County regulations as it was not annexed into the City of Mishawaka until 2001. When annexed, the property was given an I-1 Light Industrial District classification to reflect the existing use as a self-storage facility.

The Appellant indicates in their petition that the property and building have been used as a self-storage facility for nearly 25 years since being constructed in 1989. However, in the last several years, the facility has remained largely vacant and unleased due to the increased availability and multitude of other multi-unit storage facilities in the area. The lack of revenue has made it difficult for the owner to pay commercial rate property taxes and basic monthly utility payments.

Mowers and More, which had been in business for over 5 years at their prior location on Jefferson Boulevard, repairs lawn mowers and other outdoor equipment (weed trimmers, edgers, snow and leaf blowers, etc) and resales them to the general public. It is a small family owned business operated solely by Martha and Jack Guerra, who have written a detailed letter describing the business. This letter is included with the petition.

In short, the business had to move from their Jefferson Boulevard location due to a change in ownership and lack of space for their growing inventory. The Fir Road location provides adequate parking, approximately 8 spaces within the existing parking area near the southeast corner of the building, for the two employees and minimal customers. The business does not emit any point source pollution nor generate any hazardous waste other than a limited amount of oil from servicing small engines. All oil is properly collected and recycled off-site with no oil being improperly disposed of on the premises. Metal parts are recycled at a South Bend-based auto yard, and plastic parts are recycled at the owner's home in South Bend via the residential recycling program.

Following the approval or denial of the use variance, the tenant must remove the existing "Mowers and More" freestanding sign since it was erected without the proper permits and is located too close to the public right-of-way. Staff recommends that this sign be installed as a wall sign flush on the eastern building façade. If it is relocated as a wall sign than the existing "Chowattunkunnel Self Storage" sign can be maintained. Only one freestanding sign is allowed. The proper permits must be obtained by a licensed and bonded sign contractor for the City of Mishawaka for any relocated signs.

All pertinent City Departments have reviewed and approved this request with the Engineering and Water Departments offering the following comment:

1. This site utilizes a mound system for septic service. The tenant, Mowers and More, have acknowledged the special caution necessary to safeguard the functionality of the mound system.
2. The site is located within the 5-year time of travel well head protection (WHP) area which requires a WHP application from the St. Joseph County Health Department.

RECOMMENDATION

The Staff recommends **in favor** of Appeal 16-38 for a use variance to allow mower/outdoor equipment repair and resale in an existing self-storage facility located at 3925 Fir Road subject to the following conditions:

1. The use variance shall be limited to small outdoor equipment repair and resale, including but not limited to mowers, weed trimmers, edgers, and snow and leaf blowers.
2. Outside display of merchandise is permitted only during the hours of operation of the business.
3. No outside storage of inoperable equipment, materials and/or parts will be permitted.

This recommendation is based on the following reasons:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because the proposed use will have no impact on the adjacent industrial and residential uses. A large physical separation and buffering is present between the existing building and adjacent properties. Furthermore, the use will not significantly increase traffic along Fir Road. All environmental regulations pertaining to the use will be followed.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner due to the large separation and existing mature trees and vegetation between the use and adjacent residential properties. Other commercial and industrial uses are present along Fir Road and Day Road to the north. Additionally, industrial uses that would be more intensive than the proposed use are currently permitted on the property.

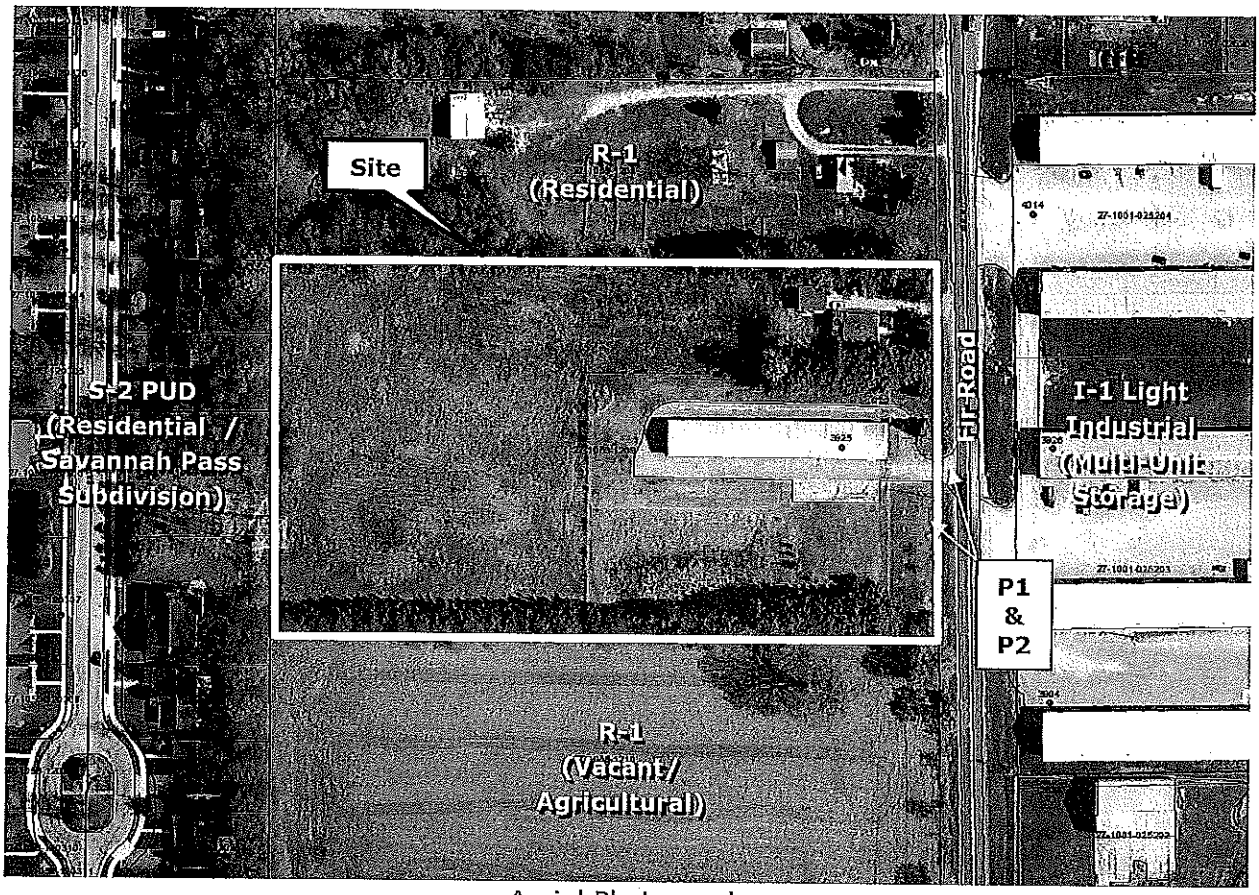
3. The need for a use variance arises from some condition peculiar to the property involved because the current zoning permits various more intensive industrial uses, but prohibits the less intensive mower/outdoor equipment repair and resale use. A use variance would allow the proposed use, while maintaining the industrial zoning should the use of the structure ever revert to a self-storage facility as originally designed.

4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the current I-1 Light Industrial zoning would not allow for the proposed mower/outdoor equipment repair and resale use.

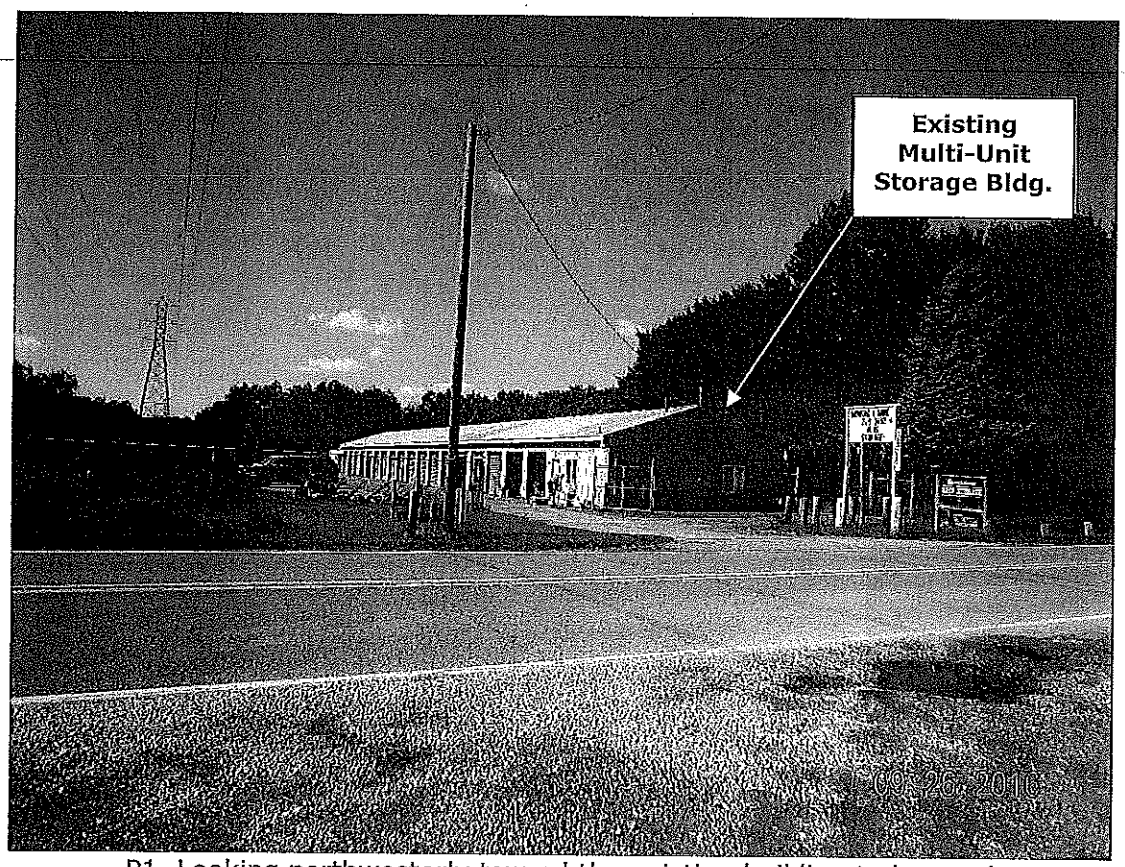
5. Although the proposed use is not consistent with the recommended industrial use as identified in the 2000 Mishawaka Comprehensive Plan, mower/outdoor equipment repair and resale is a desirable and less intensive use of the property and consistent with the goals and objectives of the Comprehensive Plan.

ATTACHMENTS

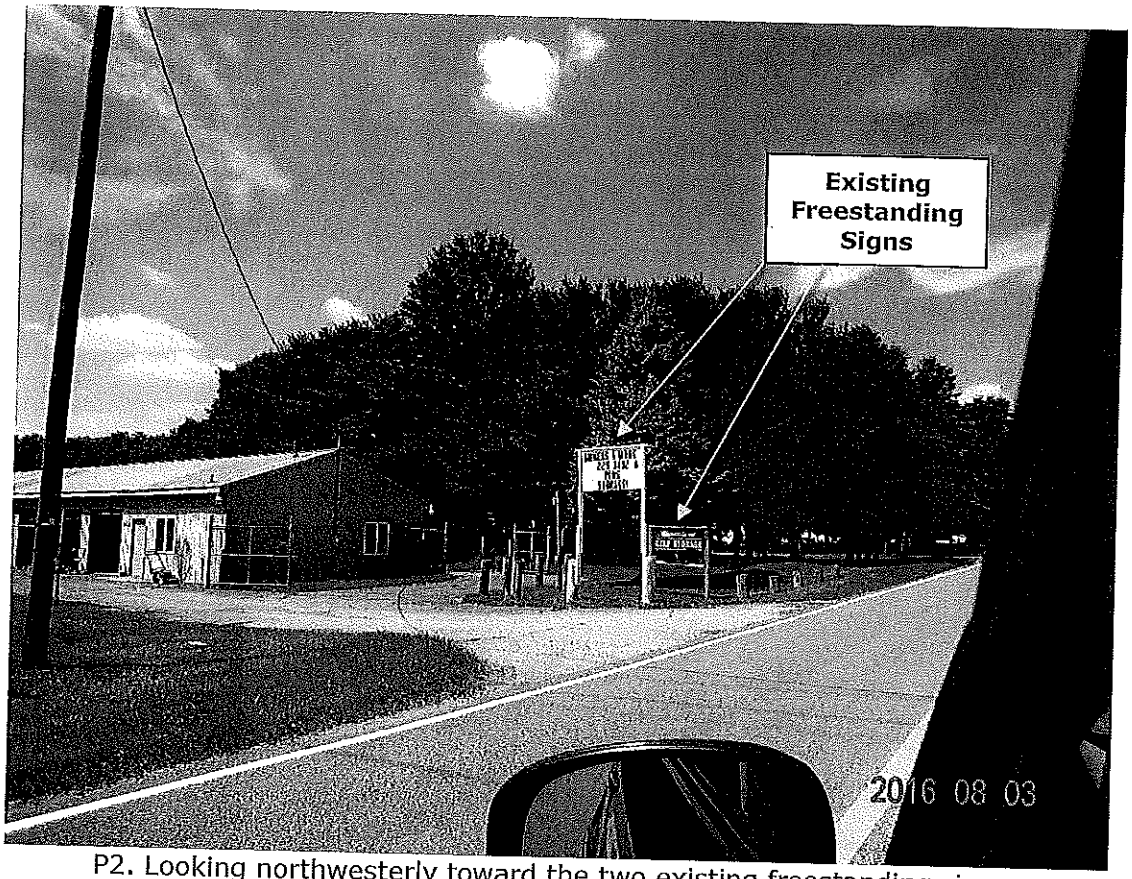
Aerial, Photographs, Variance Petition, Location Map



Aerial Photograph
3925 Fir Road –Chowattunkunnel Self-Storage Facility



P1. Looking northwesterly toward the existing building to be used for mower/outdoor equipment repair and resale.



P2. Looking northwesterly toward the two existing freestanding signs.

City of Mishawaka

DAVID A. WOOD, MAYOR **DEPARTMENT OF CITY PLANNING**

October 12, 2016

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 12 2016
CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 11, 2016, Public Hearing
Certification of Proposed Ordinances

Honorable Members:

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

PETITION #16-30 An petition submitted by Michael Thompson and Janice Johnson requesting to rezone a portion of **1445 East McKinley Avenue** from C-1 General Commercial District to C-4 Automobile Oriented Commercial District and **2123 Lynn Street** from R-1 Single Family Residential to C-4 Automobile Oriented Commercial District.

The Commission, with a vote of 7-0, recommended approval.

PETITION #16-31 A petition submitted by Gary G. and Karen McGrew Gholson requesting to rezone **2522 West Sixth Street** from I-1 Light Industrial District to R-1 Single Family Residential District.

The Commission, with a vote of 7-0, recommended approval.

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

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: Michael Thompson
Gary Gholson

STAFF REPORT

Location: 1445 E McKinley Avenue and 2123 Lynn Street Date: October 11, 2016

Petition: 16 30 Prepared By: CH

GENERAL INFORMATION

Applicant:	Michael Thompson and Janice Johnson
Status:	Property Owners
Request:	Rezone to C-4 Automobile Oriented Commercial
Zoning Classification:	C-4 Automobile Oriented Commercial, C-1 General Commercial, R-1 Single Family Residential
Lot Size:	1.15 acres
Applicable Regulations:	Section 137-379 to 137-380 C-4 Automobile Oriented Commercial Section 137-41 Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern:	North:	C-4 Automobile Oriented Commercial
	South:	R-1 Single Family Residential
	East:	C-1 General Commercial and I-1 Light Industrial
	West:	C-4 Automobile Oriented Commercial and R-1 Single Family Residential

Thoroughfare:	McKinley Highway
School District:	School City of Mishawaka
Township:	Penn Township
Public Utilities:	All utilities are available and existing
Comprehensive Plan:	General Commercial

ANALYSIS

This site is currently occupied by Thompson Auto Diagnostic for commercial auto repair and retail auto sales. The business has operated at this location since 1993. The rear 20'-25' of the property at 1445 E McKinley has been zoned C-1 General Commercial since at least 2003. Staff could not find any additional history regarding this zoning. The petitioner desires to rezone the entire site, as well as the residential lot to the south to expand the commercial auto repair, retail auto sales and parking in the future.

There is an existing 9,321 square foot commercial building with 24 parking spaces at 1445 E. McKinley and a 1,951 square foot single family home at 2123 Lynn Street. The single family home will remain in use until the current owner, Janice Johnson, leaves the home. Rezoning the property at 2123 Lynn Street will result in the house becoming non-conforming.

New or expanded parking areas shall be hard-surfaced. Gravel or stone surfaces shall not be considered an acceptable stable surface when used for vehicular traffic and parking. Any paving addition over 9,600 square feet requires a final site plan. An opaque 7' fence between the C-4 zoning and residential districts and landscaping requirements will need to be installed when new development takes place.

City Departments have reviewed the request and have the following objections or concerns: Engineering will require a proper oil interceptor to be installed for any auto repair or detail shop. According to the owner, the oil interceptor was installed when the building was constructed in 1993.

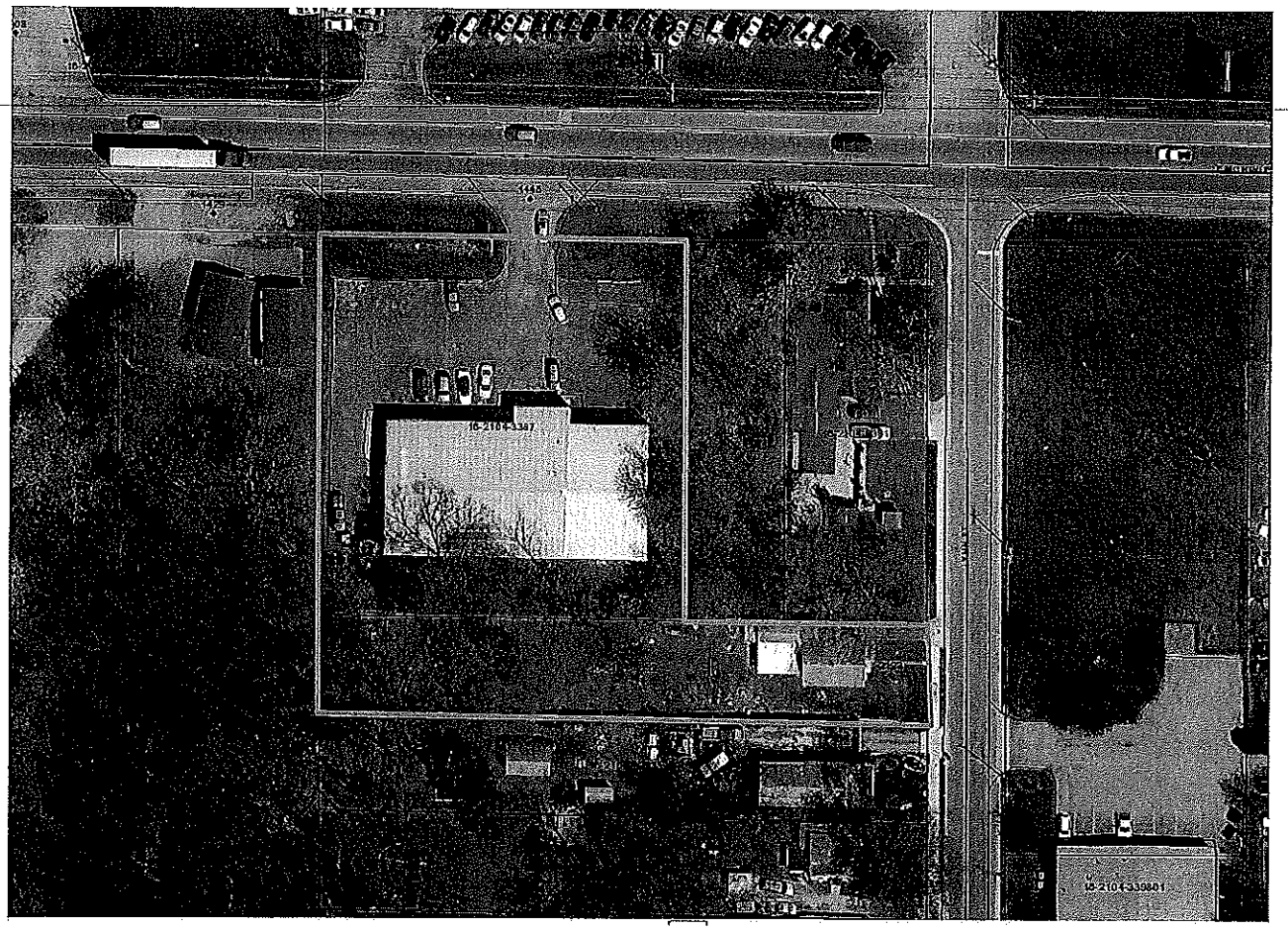
RECOMMENDATION

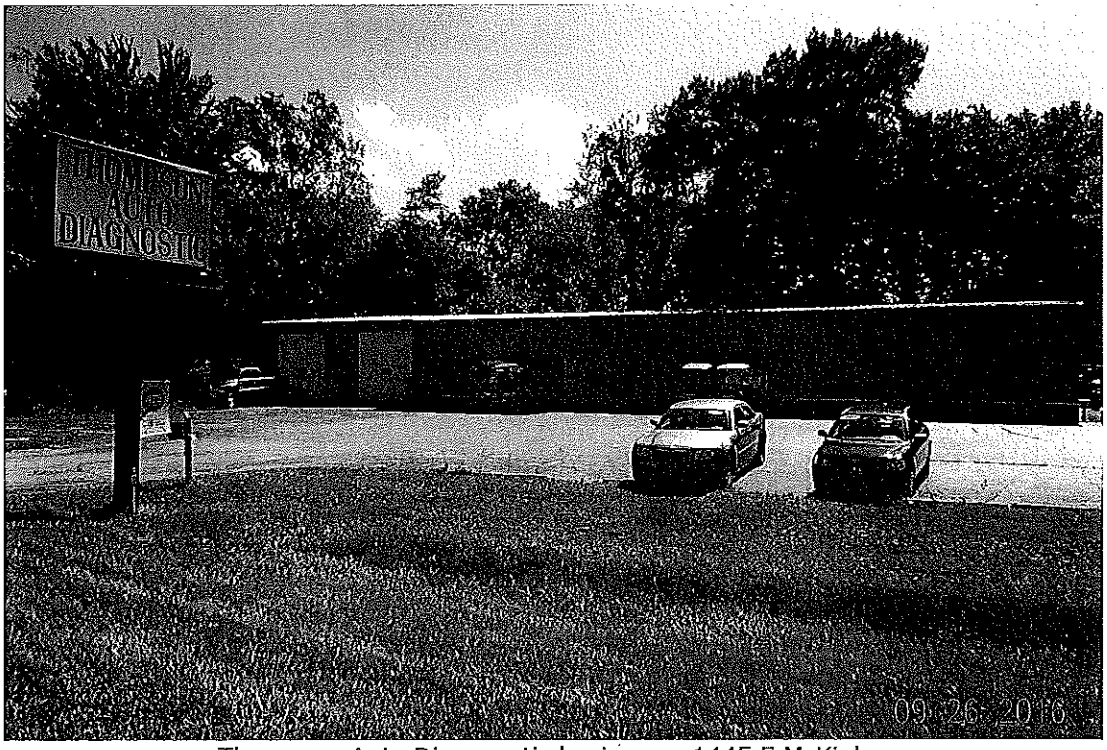
Staff recommends in favor of Petition # 16-30 to rezone approximately 1.15 acres located at 1445 E McKinley Highway, to C-4 Automobile Oriented Commercial. This recommendation is based on the following findings of fact:

1. Existing Conditions- The property is currently used as an automobile business and a single family home. Other automobile uses along McKinley extend further south.
2. Character of Buildings – The character of the buildings along McKinley Highway is commercial, a number of them automobile oriented.
3. The most desirable/highest and best use – Because of the parcel location along the corridor and the property's historical use, the most desirable use for the property is automobile oriented commercial.
4. Conservation of property values- The proposed zoning will not be injurious to property values in the surrounding neighborhood, because commercial uses already exist along the McKinley Highway corridor.
5. Comprehensive Plan- The Mishawaka 2000 Comprehensive Plan identified the McKinley Highway corridor as general commercial. The petition to zone to C-4 Automobile Oriented Commercial is consistent with the Comprehensive Plan.

ATTACHMENTS

Aerial Photo, Site Photographs, Petition, and Annexation Diagram





Thompson Auto Disagnostic business – 1445 E McKinley

House at 2123 Lynn

STAFF REPORT

Location: 2522 W. 6th Street

Date: October 11, 2016

Petition: 16- 31

Prepared By: DJS

GENERAL INFORMATION

Applicant:	Gary G. Gholson & Karen McGrew Gholson
Status:	Property Owners
Request:	Rezone from I-1 Light Industrial to R-1 Single Family Residential
Zoning Classification:	I-1 Light Industrial
Lot Size:	Approximately 0.14 acres (41' x 150')
Applicable Regulations:	Sec. 137-164 / Residential R-1 District, Sec. 137-40 / Plan Commission, & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern:	North:	Norfolk Southern Railroad & C-1 General Commercial (Cor-a-Vent retail store/showroom) and C-4 Automobile Oriented Commercial (Used Car Sales) north of Railroad
	South:	R-1 Single Family Residential (Residential Use)
	East:	I-1 Light Industrial (Manufacturing/Hartford Glass Co.)
	West:	I-1 Light Industrial (Personal Storage/Owned by Petitioner)
Thoroughfare:	West 6th Street	
School District:	School City of Mishawaka	
Township:	Penn	
Public Utilities:	All available	
Comprehensive Plan:	Industrial (Manufacturing, Warehousing and Distribution)	

ANALYSIS

The Petitioner is requesting to rezone an existing vacant single family dwelling at 2522 W. 6th Street from I-1 Light Industrial to R-1 Single Family Residential.

In the request for rezoning, the Petitioner indicates their intent to rezone the property for use as a single family residential property that will be rented to an acquaintance. The property including an approximate 690 sq. ft. home was purchased by the Petitioner in September 2012. From 2010 to 2012, Hoosier EMS, Inc. owned and occupied the property, together with the adjacent 396 sq. ft. office and 2,880 sq. ft. vehicular storage buildings, as a private ambulance service business. The home to be rezoned was not used as a residence during this period resulting in a loss of its legal non-conforming status. The Petitioner also owns the adjacent office and vehicular storage buildings at 2526 W. 6th Street and plans to use them for personal storage. These two buildings will remain on property zoned I-1 Light Industrial.

The subject property is located within a transitional mixed use area consisting primarily of single family residential uses with scattered industrial/warehousing and commercial uses. To the north, across the railroad, are commercial uses zoned C-1 General Commercial and C-4 Auto Oriented Commercial. To the south are residential uses zoned R-1 Single Family Residential. To the east are manufacturing uses zoned I-1 Light Industrial. To the west are manufacturing/warehousing and legal non-conforming residential uses zoned I-1 Light Industrial.

According to tax records, the dwelling was constructed in 1949 as a private residence. The home remained residential in its use until the early 2000s and has since been vacant with limited office/storage use between 2010 and 2012. Prior to the 1980s, residential uses were permitted in the industrial districts. Around 1986, the industrial districts were amended to prohibit residential uses.

Several industrial zoned properties with legal non-conforming residential uses exist along the north side of W. 6th Street to the west. All of the properties in the neighborhood to the south are zoned R-1 with single-family homes. The mixed uses and predominantly residential nature of the area is consistent with the proposed rezoning to R-1 Single Family Residential.

All departments have reviewed the proposed rezoning and recommend approval.

RECOMMENDATION

The Planning Department recommends **approval** of Petition 16-31 to rezone 2522 W. 6th Street from I-1 Light Industrial District to R-1 Single Family Residential District. This recommendation is based upon the following Findings of Fact:

1. Existing Conditions – The subject property is located within a transitional mixed use area consisting primarily of single family residential uses with scattered industrial/warehousing and commercial uses. Several legal non-conforming residences are present on industrial zoned parcels to the west of the subject property on the north side of W. 6th Street. The railroad borders the property to the north.

2. Character of Buildings in the Area – The existing buildings in the area are predominantly single family residential structures within the neighborhood to the south with larger industrial/warehousing structures adjacent to the east and west. A small structure, previously used as an office, is also located on the parcel immediately adjacent to the west.

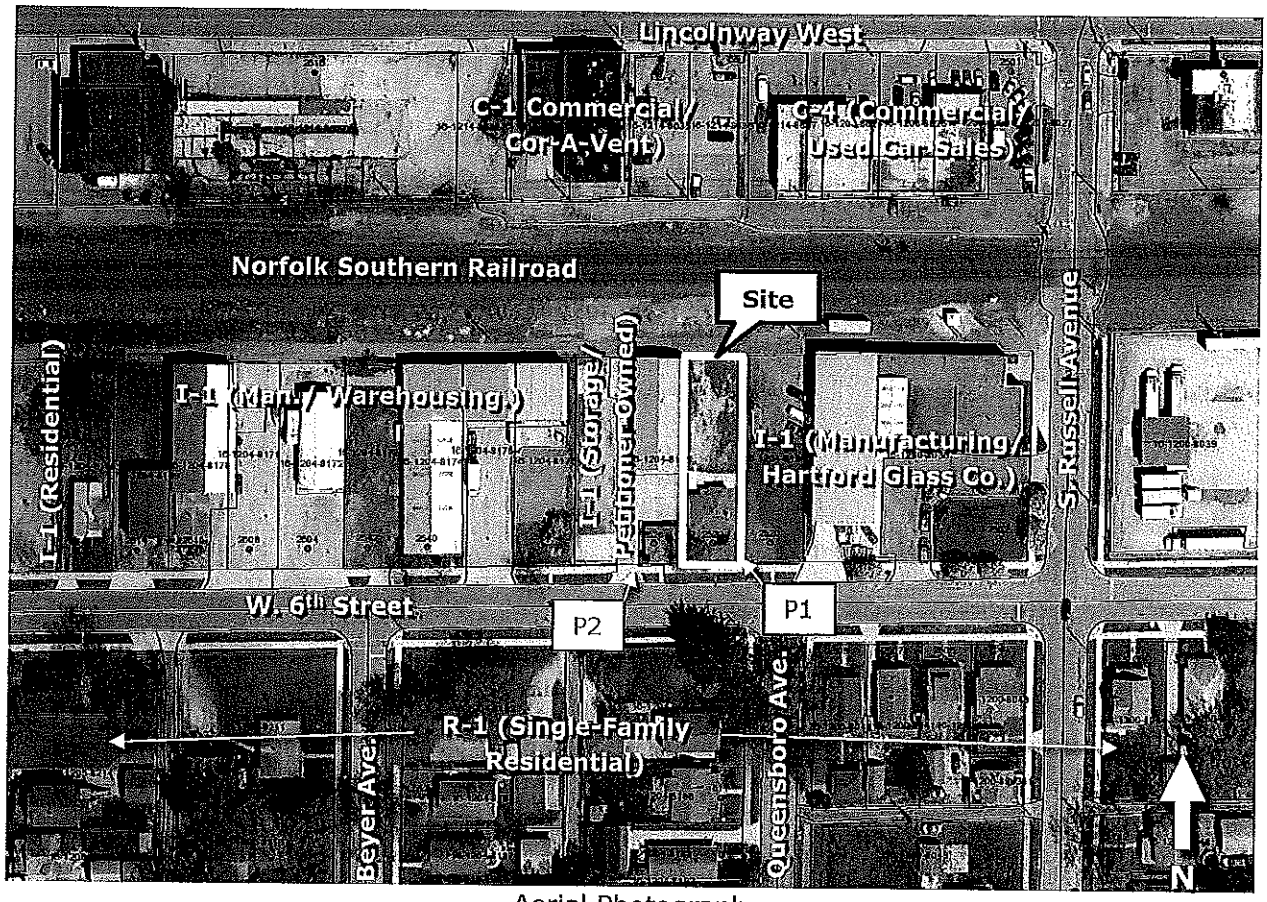
3. The most desirable/highest and best use – Because the parcel is located in a mixed use area consisting primarily of residential uses, the rezoning to R-1 Single Family Residential is a desirable use for this property;

4. Conservation of property values – As opposed to the types of potential industrial development that could occur with the current zoning classification, rezoning the property to the R-1 Single-Family Residential District to permit residential use for an existing vacant structure no longer considered to be legal non-conforming will have a favorable and stabilizing impact on the neighborhood and will conserve property values in the immediate and surrounding residential neighborhood;

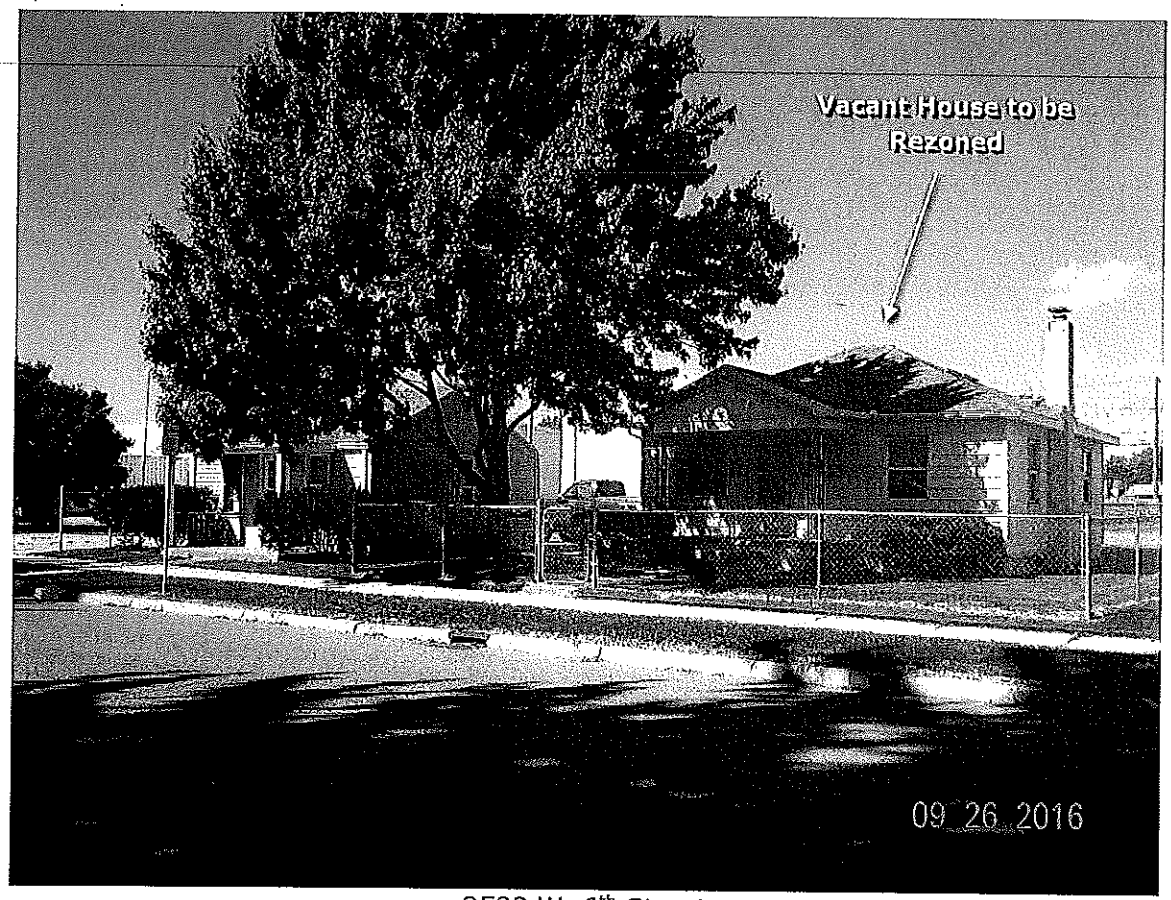
5. Comprehensive Plan – While the proposed rezoning is not consistent with the recommendations of the 2000 Mishawaka Comprehensive Plan, single-family residential is a desirable use of the property and consistent with other existing and nearby single-family residences.

ATTACHMENTS

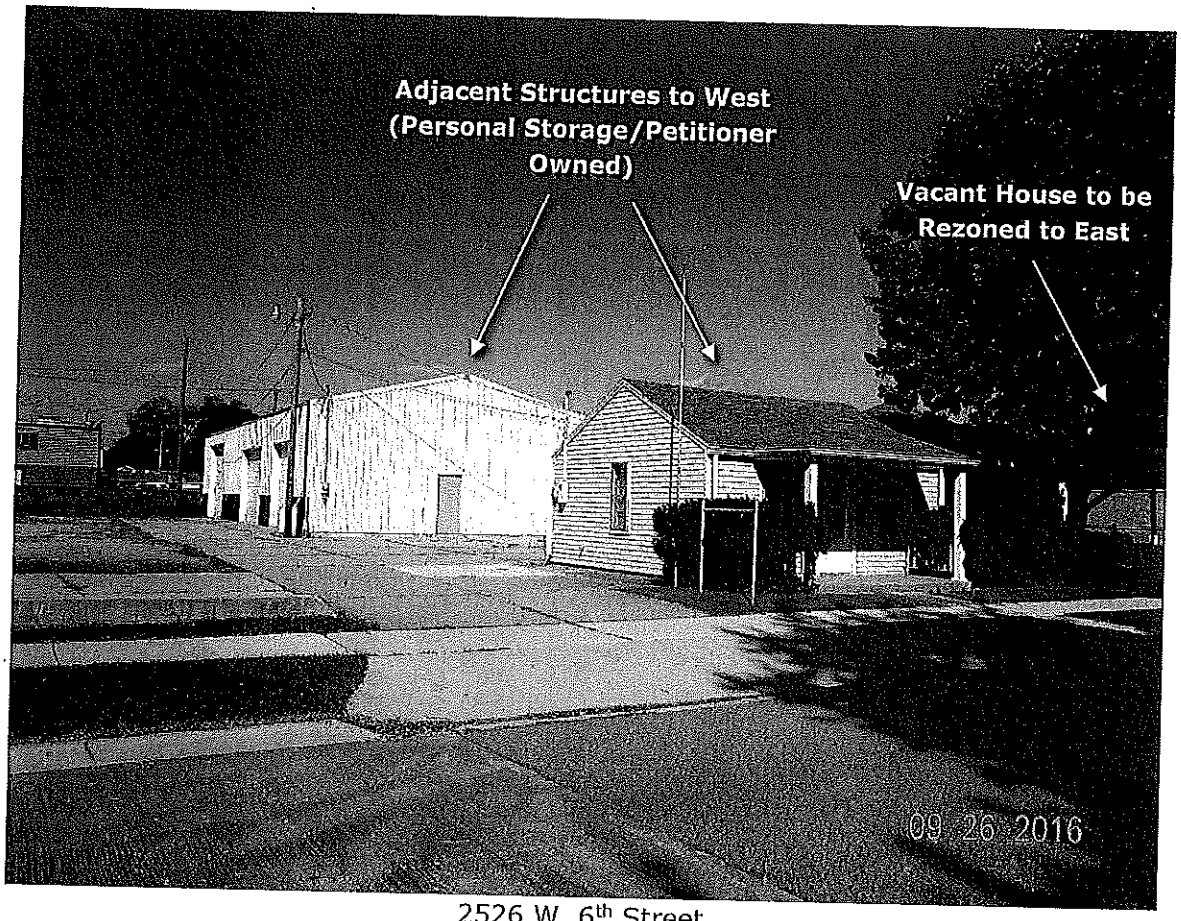
Aerial Photograph, Photographs, Petition, Location Map



Aerial Photograph
2522 W. 6th Street



2522 W. 6th Street
P1. Looking northwesterly from the southeast corner of the subject parcel.



2526 W. 6th Street

P1. Looking northeasterly toward petitioner owned property to be used for personal storage. This property will remain zoned I-1 Light Industrial District.

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 04 2016

CITY CLERK
MISHAWAKA, IN

1st Reading 10-17-16
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2016-24

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2016

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

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Motor Vehicle Highway Fund budget adopted for the fiscal year ending December 31, 2016.

Section 2. There is hereby transferred and reappropriated the sum of $42,000.00 as follows:

Motor Vehicle Highway Fund

From:	Street Department		
	Other Services and Charges		
	201-50-435-02	NIPSCO	$10,000.00
	201-50-436-01	Building/Equipment Repair	$30,000.00
	201-50-439-09	Miscellaneous Charges	$2,000.00
		Total	$42,000.00
To:	Street Department		
	Supplies		
	201-50-423-03	Equip, Parts, Supplies	$30,000.00
	Other Services and Charges		
	201-50-435-01	MU Charges	$10,000.00
	201-50-437-05	Uniforms	$2,000.00
		Total	$42,000.00

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

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

_____day of _____, 2016 at _____ o'clock, ___.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED BY ME to the Mayor this _____day of_____, 2016 at _____ o'clock, ____.M.

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

APPROVED BY ME this _____ day of, _____, 2016 at _____ o'clock, ____.M.

_____
David A. Wood, Mayor

CITY OF MISHAWAKA

STREET DEPARTMENT
Tim Ryan
Street Commissioner

DAVID A. WOOD, MAYOR

September 30, 2016

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

RE: Proposed Ordinance 2016- 24

Honorable Council Members:

At this time, we find the need to request a transfer of MVH Funds as follows:

FROM: MVH Street Department

Utility Service		
201-50-435-02	NIPSCO	$10,000
Repairs and Maintenance		
201-50-436-01	Building/Equipment Repair	$30,000
Other Services and Charges		
201-50-439-09	Miscellaneous Charges	$ 2,000
	TOTAL - $42,000	

TO: MVH Street Department

Repair & Maintenance Supplies		
201-50-423-03	Equipment/Parts, Supplies	$30,000
Utility Service		
201-50-435-01	MU Charges	$10,000
Rentals		
201-50-437-05	Uniforms	$2,000
	TOTAL - $42,000	

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

Sincerely,

Tim Ryan

Tim Ryan
Street Commissioner

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 04 2016
CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2016-25

1st Reading 10-17-16
2nd Reading
Passed
Failed
Continued To

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2016

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

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Central Services Department in the General Fund budget adopted for the fiscal year ending December 31, 2016.

Section 2. There is hereby transferred and reappropriated the sum of $45,000.00 as follows:

General Fund

From:	Central Services Department		
	Supplies		
	101-22-422-02	Gas, Oil, etc.	$45,000.00
		Total	$45,000.00
To:	Central Services Department		
	Supplies		
	101-22-422-05	Equipment/Vehicle Supplies	$30,000.00
	Other Services and Charges		
	101-22-436-01	Repairs and Maintenance	$15,000.00
		Total	$45,000.00

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

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

_____day of _____, 2016 at _____ o'clock, _____.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED BY ME to the Mayor this _____day of_____, 2016 at _____ o'clock, ____.M.

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

APPROVED BY ME this _____ day of, _____, 2016 at _____ o'clock, ____.M.

_____
David A. Wood, Mayor

CITY OF MISHAWAKA

Tim Ryan
Street Commissioner

DAVID A. WOOD, MAYOR

October 1, 2016

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

RE: Proposed Ordinance 2016- 25

Honorable Council Members:

At this time, I am requesting the following transfers within the Central Motor Pool budget:

FROM:	Central Services Department		
	101-22-422-02	Gas, Oil, Etc.	$45,000
TO:	Central Services Department		
	101-22-422-05	Equipment/Vehicle Supplies	$30,000
	101-22-436-01	Equipment Maintenance	$15,000
			$45,000

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

Sincerely,

Tim Ryan

Tim Ryan
Street Commissioner

500 N. Cedar Street, Mishawaka, IN 46545 (574) 258-1660 FAX (574) 258-1699
Street@mishawaka.in.gov

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 12 2016
CITY CLERK
MISHAWAKA, IN

1st Reading 10-17-16
2nd Reading
Passed
Failed
Continued To

PETITION 16-30

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2016-26

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:

The following described real estate in the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to-wit:

PARCEL I: A part of the West Half of the East Half of the Northeast Quarter of Section 10, Township 37 North, Range 3 East, described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence South, along the West line of, said Northeast Quarter of the Northeast Quarter of Section 10, 230.15 feet; thence East 62 feet; thence North 229.93 feet to the North line of said Section; thence West 62 feet to the place of beginning; and being known as Lot Numbered One (1) on the proposed plat of Garn Brothers Subdivision of Lots Numbered 1, 2, 3, 4 and 5 of Schindler's Proposed Subdivision in the City of Mishawaka.

PARCEL II: Beginning on the North line of Section 10, Township 37 North, Range 3 East at a point 62 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence South, parallel with the West line of the Northeast Quarter of the Northeast Quarter of said Section, 229.93 feet; thence East 62 feet; thence 229.71 feet to the North line of said Section, thence West 62 feet to the place of beginning and being known as Lot Numbered Two (2) on the proposed plat of Garn Brothers Subdivision of Lots Numbered 1, 2, 3, 4 and 5 of Schindler's Proposed Subdivision in the City of Mishawaka.

PARCEL III: Beginning on the North line of Section 10, Township 37 North, Range 3 East, at a point 124 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence South, parallel with the West line of the Northeast Quarter of the Northeast Quarter of said Section 229.71 feet; thence East 62 feet; thence North 229.49 feet to the North line of said Section; thence West 62 feet to the place of beginning and being known as Lot Numbered Three (3) on the

Proposed Ordinance No: 2016-26

Ordinance No: _____

proposed plat of Garn Brothers Subdivision of Lots Numbered 1, 2, 3, 4 and 5 of Schindler's Proposed Subdivision in the City of Mishawaka. Common description: 1445 East McKinley Avenue, Mishawaka, Indiana.

PARCEL 4: A part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Numbered Ten (10), Township Numbered Thirty-seven (37) North, Range Numbered Three (3) East, described as beginning at a point on the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Numbered Ten (10), Township and Range aforesaid, Two Hundred Thirty and Fifteen Hundredths (230.15) feet South of the Northwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section; thence running East Three Hundred Ten (310) feet, thence South Fifty (50) feet, thence West Three Hundred Ten (310) feet, thence North Fifty (50) feet to th place of beginning, and being known as Lot Numbered Six (6) on the unrecorded Plat of Garn Brothers Sub-division in the City of Mishawaka, St. Joseph County, Indiana. Subject to legal highways. Common description: 2123 Lynn Street, Mishawaka, Indiana.

which real estate is now classified as C-1 General Commercial District, C-4 Automobile Oriented Commercial District, and R-1 Single Family Residential shall hereafter be within and a part of that District known as C-4 Automobile Oriented Commercial District designated in "The Zoning Ordinance of 1966" as amended.

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

1. Existing Conditions- The property is currently used as an automobile business and a single family home. Other automobile uses along McKinley extend further south.

2. Character of Buildings – The character of the buildings along McKinley Highway is commercial, a number of them automobile oriented.

3. The most desirable/highest and best use – Because of the parcel location along the corridor and the property's historical use, the most desirable use for the property is automobile oriented commercial.

4. Conservation of property values- The proposed zoning will not be injurious to property values in the surrounding neighborhood, because commercial uses already exist along the McKinley Highway corridor.

5. Comprehensive Plan- The Mishawaka 2000 Comprehensive Plan identified the McKinley Highway corridor as general commercial. The petition to zone to C-4 Automobile Oriented Commercial is consistent with the Comprehensive Plan.

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

Proposed Ordinance No: 2016-26

Ordinance No: _____

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____day of _____, 2016, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _____, 2016, at _____ o'clock ____.M.

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

APPROVED by me this _____ day of _____, 2016, at _____o'clock ____.M.

_____
David A. Wood, Mayor

Tuesday, September 06, 2016

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 28 2016
CITY CLERK
MISHAWAKA, IN

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 Michael Thompson and Janice Johnson 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:

PARCEL I: A part of the West Half of the East Half of the Northeast Quarter of Section 10, Township 37 North, Range 3 East, described as follows:
Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence South, along the West line of, said Northeast Quarter of the Northeast Quarter of Section 10, 230.15 feet ; thence East 62 feet; thence North 229. 93 feet to the North line of said Section; thence West 62 feet to the place of beginning, and being known as Lot Numbered One (1) on the proposed plat of Garn Brothers Subdivision of Lots Numbered 1, 2, 3, 4 and 5 of Schindler's Proposed Subdivision in the City of Mishawaka.

PARCEL II: Beginning on the North line of Section 10, Township 37 North, Range 3 East at a point 62 feet East of the Northwest corner of the. Northeast Quarter of the Northeast Quarter of said Section 10; thence South, parallel with the West line of the Northeast Quarter of the Northeast Quarter of said Section, 229. 93 feet; thence East 62 feet; thence 229.71 feet to the North line of said Section, thence West 62 feet to the place of beginning and being known as Lot Numbered Two (2) on the proposed plat of Garn Brothers Subdivision of Lots Numbered 1, 2, 3, 4 and 5 of Schindler's Proposed Subdivision in the City of Mishawaka.

PARCEL III: Beginning on the North line of Section 10, Township 37 North, Range 3 East, at a point 124 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence South, parallel with the West line of the Northeast Quarter of the Northeast Quarter of said Section, 229.71 feet; thence East 62 feet; thence North 229.49 feet to the North line of said Section; thence West 62 feet to the place of beginning- and being known as Lot Numbered Three (3) on the proposed plat of Garn Brothers Subdivision of Lots Numbered 1, 2, 3, 4 and 5 of Schindler's Proposed Subdivision in the City of Mishawaka.

Common Description: 1445 Mckinley Ave, Mishawaka, Indiana 46545

Pet 16-30

Parcel 4

A part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Numbered Ten (10), Township Numbered Thirty-seven (37) North, Range Numbered Three (3) East, described as beginning at a point on the West line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Numbered Ten (10), Township and Range aforesaid, Two Hundred Thirty and Fifteen Hundredths (230.15) feet South of the Northwest corner of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section; thence running East Three Hundred Ten (310) feet,. thence South Fifty (50) feet, thence West Three Hundred Ten (310) feet, thence North Fifty (50) feet to the place of beginning, and being known as Lot Numbered Six (6) on the unrecorded Plat of Garn Brothers Sub-division in the City of Mishawaka, St. Joseph County, Indiana. Subject to legal highways.

Common Description: 2123 Lynn Street, Mishawaka, Indiana 46545

Petitioners own one hundred (100%) percent of the above described parcels of land which carries a zoning classification of R1 C1 and C4 District.
Said property is commercial auto repair and retail auto sales .

Petitioners desire said real estate to be rezoned to C4 District.
Petitioners further state that they intend to utilize said land for commercial auto repair , retail auto sales and parking.

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.

Michael Thompson

Janice Johnson

Michael Thompson

Janice Johnson

CONTACT PERSON

MICHAEL THOMPSON
1445 MCKINLEY AVE
MISHAWAKA , IN 46545

PH 574-256-1001
FAX 574-256-2988
Email AUTODIAG@COMCAST.NET

NORTH
PET 16-30
MAPLEHURST AVE
MISHAWAKA
CITY LIMITS
E MC KINLEY AVE
PET 16-30
E MC KINLEY AVE
N CEDAR ST
HURST AVE
LYNN ST
LYNN ST
E LA SALLE AVE
Location Map
PETITION 16-30
1445 E. McKinley Ave.
REZONING FROM R-1, C-1, AND C-4 FOR AN EXISTING AUTO REPAIR AND SALES BUSINESS, AND SINGLE FAMILY HOUSE TO C-4 FOR AUTO REPAIR, SALES, AND PARKING

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 12 2016

CITY CLERK
MISHAWAKA, IN

1st Reading 10-17-16
2nd Reading
Passed
Failed
Continued To

PETITION 16-31

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2016-27

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:

The following described real estate in the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to-wit:

Lot 2, Lafayette Place Add

COMMON ADDRESS: 2522 West Sixth Street

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

1. Existing Conditions – The subject property is located within a transitional mixed use area consisting primarily of single family residential uses with scattered industrial/warehousing and commercial uses. Several legal non-conforming residences are present on industrial zoned parcels to the west of the subject property on the north side of W. 6th Street. The railroad borders the property to the north.

2. Character of Buildings in the Area – The existing buildings in the area are predominantly single family residential structures within the neighborhood to the south with larger industrial/warehousing structures adjacent to the east and west. A small structure, previously used as an office, is also located on the parcel immediately adjacent to the west.

3. The most desirable/highest and best use – Because the parcel is located in a mixed use area consisting primarily of residential uses, the rezoning to R-1 Single Family Residential is a desirable use for this property.

Proposed Ordinance No: 2016-27

Ordinance No: _____

4. Conservation of property values – As opposed to the types of potential industrial development that could occur with the current zoning classification, rezoning the property to the R-1 Single-Family Residential District to permit residential use for an existing vacant structure no longer considered to be legal non-conforming will have a favorable and stabilizing impact on the neighborhood and will conserve property values in the immediate and surrounding residential neighborhood.

5. Comprehensive Plan – While the proposed rezoning is not consistent with the recommendations of the 2000 Mishawaka Comprehensive Plan, single-family residential is a desirable use of the property and consistent with other existing and nearby single-family residences.

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 _____, 2016, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _____, 2016, at _____ o'clock ____.M.

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

APPROVED by me this _____ day of _____, 2016, at _____o'clock ____.M.

_____
David A. Wood, Mayor

202 Ashbury Ct
South Bend, IN 46615
September 21, 2016

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

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 28 2016
CITY CLERK
MISHAWAKA, IN

RE: **Petition to Rezone**

The undersigned **Gary G. Gholson and Karen McGrew Gholson** respectfully show that 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:

Pet. 16-31

Legal Description: Exhibit A (attached)

Lots 2 ~~3 & 4~~
Lafayette Place Add
Sec 17 37 3E

SEP 2 1 2016

Commonly known as 2522 West 6th St., Mishawaka Indiana

Petitioners own one hundred (100%) of the above described parcel of land which carries a zoning classification of **I-1 Light Industrial District**. Said property consists of 3 structures. Structure A is a single family residence that is currently vacant. Structure B is a small building once used as an office but currently used as personal storage. Structure C is used for personal storage. Please see **Exhibit B (attached)**

Petitioners desire said real estate to be rezoned to **R-1 Single Family Residential District.** Petitioners further state that they intend to utilize said property as follows.

Structure A will be used as a single family rental property. **Exhibit C (attached).**
Structures B and C are to be used for personal storage. CON LOTS 3 & 4 NOT TO BE REZONED)

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

Respectfully Submitted by

Gary G. Gholson

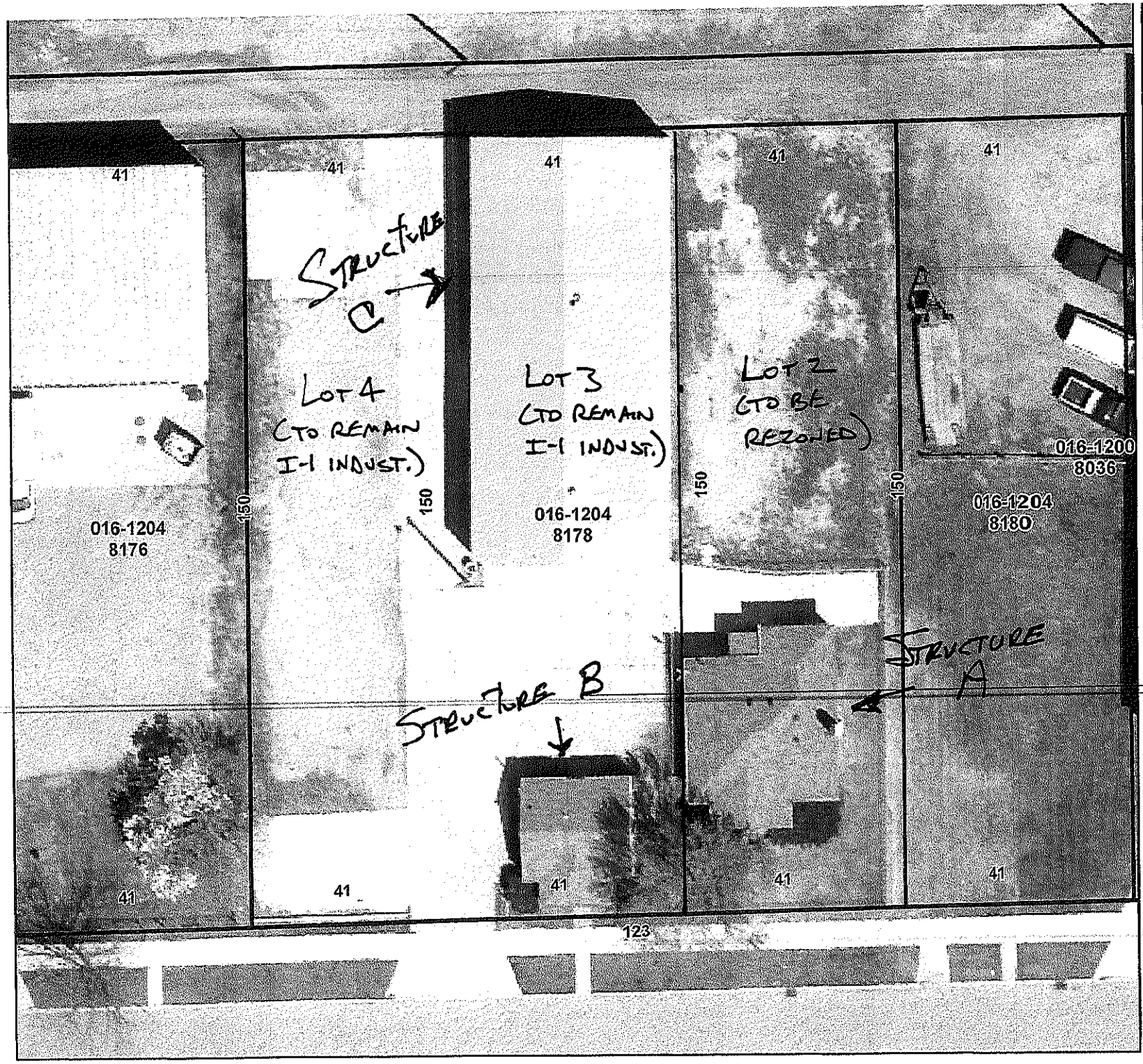
Karen McGrew Gholson

Contact Person:
Gary G. Gholson
202 Ashbury Ct, South Bend, IN 46615
Home Phone: 574 289 1335 Cell Phone: 269 240 3055
Email: gggholson@comcast.net

Attachments

Exhibit A: Legal Description
Exhibit B: Ariel Photograph of property described in Legal Description/Site Plan (4 pages)
Exhibit C: Pictures of Structure A to be used as a single family rental property. (2 pages)
Exhibit D: Listing of Property Owners of Record within 300 feet of the subject Property (4 pages)

EXHIBIT B-1



BOARD OF COMMISSIONERS OF ST. JOSEPH COUNTY

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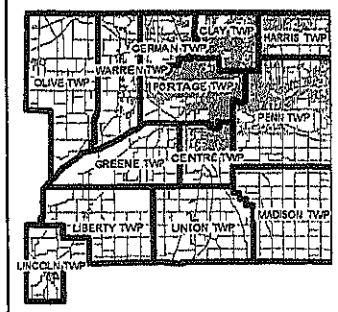
1 inch = 25 feet



Date Printed: 2015
Photography:Spring 2015

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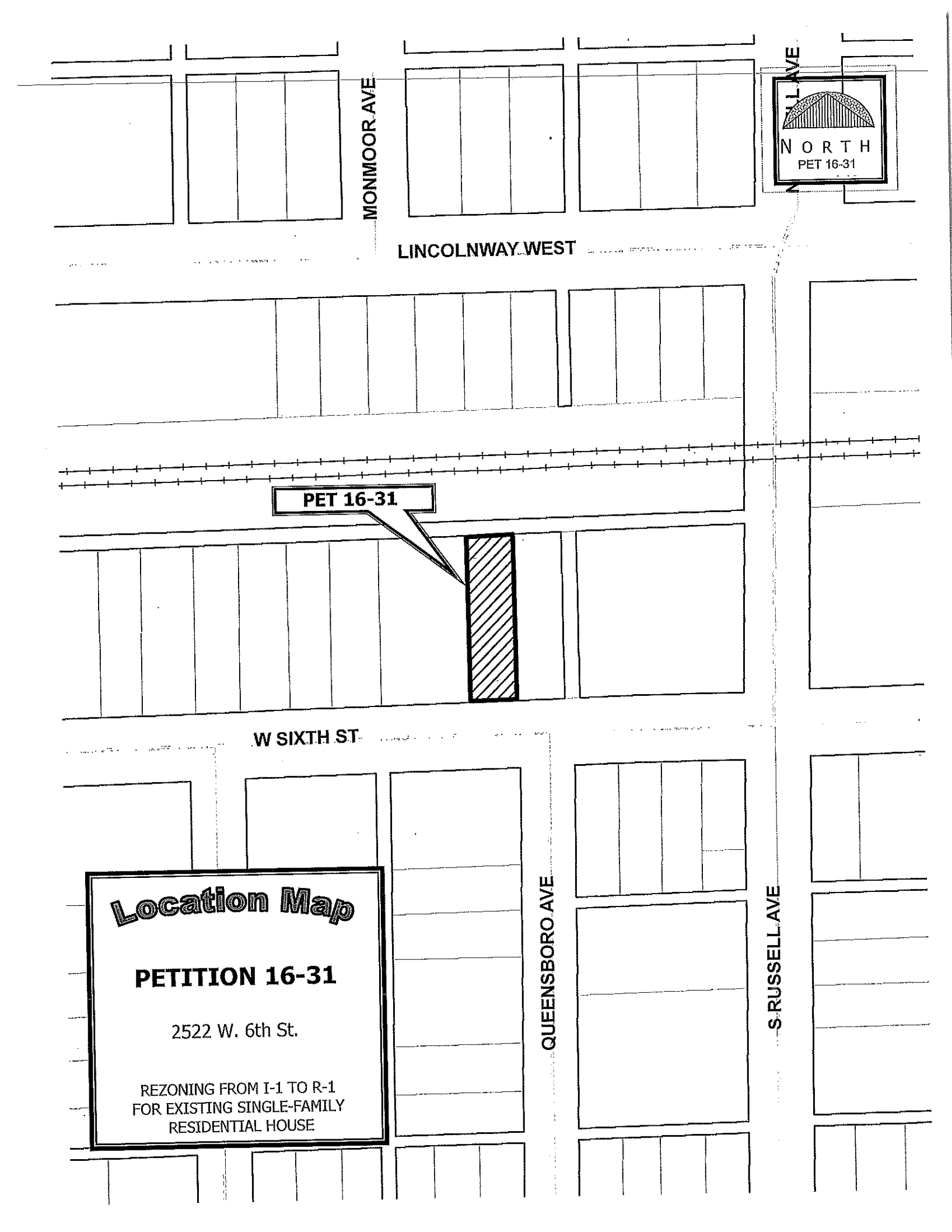
Prepared
St. Joseph County Auditor's Of
227 W. Jefferson B
South Bend, Indiana 46
Phone: (574) 235-9


MONMOOR AVE
N L AVE
NORTH
PET 16-31
LINCOLNWAY WEST
PET 16-31
W SIXTH ST
QUEENSBORO AVE
S RUSSELL AVE
Location Map
PETITION 16-31
2522 W. 6th St.
REZONING FROM I-1 TO R-1
FOR EXISTING SINGLE-FAMILY
RESIDENTIAL HOUSE

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2016

CITY CLERK
MISHAWAKA, IN

RESOLUTION NO. 2016-28

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

Property located at 53555 Fir Road south of the Indiana Toll Road (I-80/90) and north of 53603 Fir Road.

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, CONTAINING 20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD, WHICH POINT IS THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, 871.20 FEET; THENCE NORTH 100 FEET; THENCE EAST 871.20 FEET TO THE CENTER OF FIR ROAD; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

ALSO, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. 27, TOWNSHIP NO. 38 NORTH, RANGE 3 EAST, LYING SOUTH OF THE INDIANA TOLL ROAD.

ALSO, ALL THAT EASTERLY RIGHT-OF-WAY LYING EAST OF, AND COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY OF THE INDIANA TOLL ROAD AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE WEST

HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE RUNNING SOUTHERLY ALONG SAID EAST LINES, 1,240 FEET, MORE OR LESS, TO THE POINT OF TERMINATION.

SAID DESCRIBED PARCEL SUBJECT TO ANY EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2016, at _____ o'clock __.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _____ 2016, at _____o'clock __.M.

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

APPROVED by me this _____ day of _____ 2016, at _____ o'clock ___.M.

_____
David A. Wood, Mayor

City of Mishawaka

Terry L. Seggerman
Watermark Apartments PUD
53555 Fir Road
Annexation

Property located Southwest of
Indiana Toll Road (I-80/90)
& Fir Road

October 2016

Prepared by:
City of Mishawaka
Department of Building, City Planning &
Community Development
600 E. Third Street
Mishawaka, IN
46544-2241

Phone: (574) 258-1625
Fax: (574) 968-6999
E-mail: planning@mishawaka.in.gov

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 11 2016
CITY CLERK
MISHAWAKA, IN

David A. Wood, Mayor

Mishawaka City Council

Dale Emmons	1st District
Mike Bellovich	2nd District
Ross Deal	3rd District
Kate Voelker	4th District
Michael Compton	5th District
Ron Banicki	6th District
Joe Canarecci	At Large
Matt Mammolenti	At Large
Bryan Tanner	At Large

TERRY L. SEGGERMAN / WATERMARK APARTMENTS PUD
ANNEXATION FISCAL PLAN

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THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, CONTAINING 20 ACRES, MORE OR LESS.

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SAID DESCRIBED PARCEL SUBJECT TO ANY EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

TAB A- CITY OF MISHAWAKA ANNEXATION POLICY

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

The City of Mishawaka recognizes that as the population of St. Joseph County grows and development trends change, there will be a continuous demand for infrastructure and urban services provided by cities such as Mishawaka. Infrastructure includes, but is not limited to, water, sanitary sewer, electric, and transportation. Urban services include, but are not limited to, police, fire, and emergency medical services. With a stable tax rate, low crime rate, outstanding public schools, and strong neighborhoods, the City of Mishawaka is a livable community where families and businesses desire to locate. The expansion of infrastructure and services combined with the desire of families and businesses to locate in Mishawaka has necessitated the City to create a policy on annexation.

It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services. Although exceptions will be considered for large industrial projects or proposals related to specific economic development efforts, the City recognizes that compact and contiguous growth promotes the cost-effective delivery of services.

The City of Mishawaka continues to promote the logical expansion of infrastructure into the unincorporated areas of the county contiguous to the City on request provided there is availability. The voluntary extension of infrastructure, such as water and sewer, requires the benefactor(s) of that infrastructure to waive or consent to future annexation at the time of connection. The extension of infrastructure does not automatically equate to the immediate annexation of property. To meet the statutory requirements for annexation, both infrastructure and urban services must be provided. As such, many unincorporated areas are currently provided with public rate-supported utilities by the City that will not be suitable for annexation in the foreseeable future. Thus, it is the policy of the City of Mishawaka that the initiation of annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City. To consider annexation, infrastructure and urban services must be available to the proposed annexation area at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka.

IMPACT OF ST. JOSEPH COUNTY GROWTH

The City of Mishawaka also recognizes the impact growth and development currently occurring in unincorporated St. Joseph County has on annexation efforts. There has been a trend in St. Joseph County to allow for development on septic and well systems sporadically throughout the county. As is currently the case in St. Joseph County, there are numerous examples of the problems associated with this type of sprawling development. Septic systems based on poor installation or lack of maintenance; contribute to the pollution of both surface and groundwater. Based on groundwater concerns, residents desire to connect to public water systems. Residents are also calling for urban services, rather than the rural services typically provided by county governments. Residential streets need to be plowed, and emergency response times for police, fire and emergency medical services frequently exceed the times typically expected of suburban development.

As the population of these areas increase, the demand/need for infrastructure and increased urban services will grow exponentially. Due to the sprawling nature of this development, the cost for providing infrastructure and urban services to the existing City of Mishawaka standard far exceeds the tax revenue generated by these areas. This point has been addressed within this annexation policy because of the past concerns expressed by some residents/property owners of these areas who have been historically opposed to annexation. These concerns, for the most part, are based in fear and do not reflect the reality of the practical constraints of annexation. For the record, the cost of providing services, based on the sprawled growth and statutory limitations, makes it both undesirable and not readily feasible for the City of Mishawaka to annex large non-contiguous developed areas.

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

Although the equitable distribution of tax dollars is an important concern, the City also recognizes that the problems associated with this sprawling unincorporated development also impacts the City of Mishawaka. The City is impacted by the limitations existing development has on future City growth, and the corresponding increased costs of extending infrastructure. As such, the City of Mishawaka will continue to work with the county in a cooperative effort, where possible, to address problems. However, it is only fair that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the tax payers of the City of Mishawaka.

STATUTORY LIMITATIONS

The City of Mishawaka also recognizes the burden placed on municipalities within St. Joseph County based on the statutory requirements on Municipal Annexation and Dis-annexation. The controlling legislation on annexation is established by the Indiana Code 36-4-3-series.

The statute also places minimum requirements on municipalities regarding providing services to proposed annexation areas, the timing of implementation, and contiguity requirements. The statute also requires that a fiscal plan be adopted showing how the costs associated with providing services will be paid. An estimated amount of time required for voluntary annexation is three to four months. The increased time required to process an annexation has placed a burden on real estate transactions and development on the fringe of the City. It is not uncommon to have annexation placed as a condition on the sale of property by the buyer. Annexation is typically requested because City services are desired or needed to serve the proposed project. This increased time frame when compared to the traditional rezoning process has the potential for directing appropriate contiguous growth away from the City due to the lack of suitable available property that can be developed in a short period of time.

IMPLEMENTATION OF POLICY

The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties. The purpose of this evaluation is to examine the proposed annexation area to the existing City limits relative to providing a compact and contiguous City boundary.

Annexation law significantly limits the ability of municipalities to annex property without the consent of the majority of property owners. Therefore, the City has deemed it necessary to review adjacent unincorporated properties that have not requested annexation at the time a voluntary annexation is proposed. Although this may ultimately necessitate the annexation of

property without the consent of a minority of the adjacent property owners, this policy provides for a means to expand the City boundary in a compact and contiguous manner that would otherwise not be possible based on statutory requirements.

A secondary purpose of this policy is to reduce the number of separate contiguous annexation petitions that are likely to be filed within a short period of time. The potential inclusion of additional property as part a proposed annexation petition will counteract the discouraging development influence of time limitations placed by the Indiana Code.

In the past, voluntary annexations without this policy have created a chaotic City boundary that promotes the inefficient delivery of services for both the City of Mishawaka and St. Joseph County. Chaotic refers only to the physical geographic location of the boundary. Common chaotic configurations include *saw-tooth shapes*, *islands*, and *adjacent pockets*. The attributes of these boundary configurations are described as follows:

A *saw-tooth boundary* refers to shape where contiguous properties located along a single roadway change municipal boundaries multiple times in a relative short distance. This situation creates difficulties in providing for the efficient delivery of services. Specifically, it is more difficult for the postal service, police, fire, and emergency medical providers to determine the physical limits of jurisdictions in the field. Under non-emergency circumstances, this situation is likely to result in inconveniences only. However, in emergency situations, confusion on boundary locations in the field has the potential to delay providing potentially life saving services, or could otherwise promote providing double coverage for the area limiting the ability of one provider to respond to other calls.

An *island* refers to unincorporated areas that are physically surrounded by the incorporated City. This situation provides for the inefficient delivery of services for both the City of Mishawaka and unincorporated St. Joseph County. Services such as trash removal, snow plowing, road maintenance, police, fire, and emergency medical services could all potentially require one service provider to travel through another service provider's jurisdictional area. This inherently inefficient situation potentially increases the costs of providing services for both jurisdictions.

Adjacent pockets refers to unincorporated area that is reasonably adjacent to the City and is currently served at least in part by City infrastructure. When the infrastructure was provided to these areas, these areas were typically located on the fringes of the City where other services were either not available or desired at the time. However, as the demand for growth and development continues, the demand for additional services also grows. Over time, pockets are also typically provided with some peripheral City services without expense. Emergency service providers within the City of Mishawaka and St. Joseph County have consistently worked together to provide reciprocal assistance in responding to calls when the other provider is either occupied or at a considerable distance, provided resources are available. Typically, due to the general location adjacent to the City and the increased ability of the City to provide services, these pocket areas will intermittently receive City emergency services.

Furthermore, pockets become obstacles to the future expansion of infrastructure and services. They are considered obstacles due to the contiguity requirements established by the Indiana Code for annexation. If these pockets are not annexed over time, the City is prevented from expanding. The annexation of these pocket areas not only allows for the continued growth of the City, but also provides for the efficient and equitable delivery of services.

SUMMARY

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.

- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.

- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.

- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, CONTAINING 20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD, WHICH POINT IS THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, 871.20 FEET; THENCE NORTH 100 FEET; THENCE EAST 871.20 FEET TO THE CENTER OF FIR ROAD; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

ALSO, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. 27, TOWNSHIP NO. 38 NORTH, RANGE 3 EAST, LYING SOUTH OF THE INDIANA TOLL ROAD.

ALSO, ALL THAT EASTERLY RIGHT-OF-WAY LYING EAST OF, AND COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY OF THE INDIANA TOLL ROAD AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE RUNNING SOUTHERLY ALONG SAID EAST LINES, 1,240 FEET, MORE OR LESS, TO THE POINT OF TERMINATION.

SAID DESCRIBED PARCEL SUBJECT TO ANY EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

TAB B- BASIC DATA & FISCAL ANALYSIS

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

The area proposed for annexation is illustrated on the following maps and shown on the accompanying aerials. This area is legally described as follows:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East, containing 20 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A tract of land described as follows: Beginning at a point in the center of Fir Road, which point is the Southeast corner of said North Half of the Northwest Quarter of the Southeast Quarter of said Section 27; running thence West along the South line of said North Half of the Northwest Quarter of the Southeast Quarter of Section 27, 871.20 feet; thence North 100 feet; thence East 871.20 feet to the center of Fir Road; thence South 100 feet to the place of beginning, containing 2 acres, more or less.

ALSO, the Southwest Quarter of the Northeast Quarter of Section No. 27, Township No. 38 North, Range 3 East, lying South of the Indiana Toll Road.

ALSO, all that easterly right-of-way lying east of, and commencing at the southerly right-of-way of the Indiana Toll Road and the east line of the west half of the northeast quarter and the east line of the west half of the southeast quarter of Section 27; thence running southerly along said east lines, 1,240 feet, more or less, to the point of termination.

Said described parcel subject to any easements, covenants, and right-of-way of record.

Annexation Area

The property to be annexed is located at 53555 Fir Road to the southwest of the Indiana Toll Road (I-80/90) and Fir Road. The area includes one parcel having a current tax identification number of 006-1012-0156. The property is bounded by property incorporated into the City on all sides excepting an approximate 675 linear feet along Fir Road and an approximate 930 linear feet along the one remaining parcel to the south that is still located in unincorporated St. Joseph County. The property is currently zoned "R" Residential within unincorporated St. Joseph County. If annexed, the Petitioner desires to zone the property to S-2 Planned Unit Development to allow for the construction of a proposed 390 unit multi-family residential apartment complex.

Contiguity with the Existing City Limits

The property to be annexed into the City is approximately 29 acres. The external boundary of the annexation area measures +/-4,841 linear feet with +/-3,236 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 67% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The area is characterized as being relatively flat with minimal relief across the site. Per the generalized two (2) foot contour topographic maps, elevations on the property range from approximately 758 feet in the southern part of the site to 762 feet within

the northeast corner of the site. The property currently includes an existing vacant 2,800 sq. ft. single-family home, over 5,000 sq. ft. in accessory structures, and a horse track. A majority of the site is unimproved pasture land consisting of natural vegetative cover.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Residential within unincorporated St. Joseph County. The property currently includes an existing vacant 2,800 sq. ft. single-family home, over 5,000 sq. ft. in accessory structures, and a horse track. A majority of the site is unimproved pasture land consisting of natural vegetative cover. If the Mishawaka Common Council approves the annexation request, the area will be rezoned to S-2 Planned Unit Development to allow for the construction of a proposed 390 unit multifamily residential apartment complex.

D. ASSESSMENT

The territory to be annexed consists of one parcel. The Land and Imp. Valuations are shown below based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
006-1012-0156	TERRY L. SEGGERMAN	29.01	$211,200

E. CURRENT TAX RATE

The City's tax rate 2015 payable 2016 was $1.9977 per $100 of assessed valuation. For property owners in Harris Township, in which this proposed annexation is located, the total taxes will be $4.0551 per $100 of assessed valuation. Property owners in this area currently pay $2.2758 per $100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates may vary.

Tax District	**Existing Tax Rate**	**Tax Rate after Annexation**
Harris Township	2.2758	4.0551

The City's tax rate has remained relatively stable over the years:

2016	$1.9977
2015	$1.8750
2014	$2.0062
2013	$1.9086
2012	$1.8186
2011	$1.7362
2010	$1.6741
2009	$1.6557
2008	$1.5283
2007	$1.3326
2006	$1.3899
2005	$1.3382
2004	$1.3313
2003	$1.2476
2002	$1.8627

2001	$5.5007 [1]
2000	$5.2417

[1] *Change in Tax Code*

F. NEW ADDRESSES

If the proposed annexation is approved, the property will be zoned S-2 Planned Unit Development. The property is proposed to be developed as a 390 unit multi-family residential apartment complex in accordance with the requirements of the City of Mishawaka Zoning Ordinance and to the conditions/uses as approved in rezoning petition #16-29. Addresses will be assigned by the City of Mishawaka Engineering Department as the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

Each proposed annexation area of the City of Mishawaka is reviewed by each pertinent City department or agency that would ultimately be required to provide infrastructure and/or urban services to a given area. Departments were asked to evaluate the location, area, and existing conditions of this proposed annexation area relative to providing infrastructure and urban services at a standard that is identical to other areas of the City. In determining required services, departments reviewed the area relative to similar geographic and use areas that currently exist within the City of Mishawaka.

The standards for infrastructure and services provided by the City of Mishawaka, broken down by department, have been included within this document following Tab B. After establishing an understanding of the existing conditions, each department or agency was asked to identify any capital improvements required to serve the proposed annexation area to meet existing city standards. It is the responsibility of the property owner/future developer to bear any expense required to connect to existing City services. Given the location of the proposed annexation area, adjacent to the existing city limits, and, considering the size of the area, each department identified that non-infrastructure-related services could be provided to the proposed annexation area with no additional expenditures. Increased maintenance costs for non-rate supported services, were identified as minimal and well within the approved budgets for each department.

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2016 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

The City of Mishawaka will provide a level of basic services, including infrastructure and urban services, at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka. The specific date of implementation of services has been identified within the description of specific services where applicable. Given the location of the proposed annexation area, the size of the area, and the presence of existing infrastructure, no capital expenditures are required to serve the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

The effective date of annexation, if approved, will be thirty days from the date of approval of the annexation ordinance as required by law.

I. FISCAL IMPACT ON TAXPAYERS, MUNICIPAL FINANCES, AND POLITICAL SUBDIVISIONS

Analysis:

The property proposed to be annexed is currently a vacant single-family residence with two (2) accessory structures, a horse track, and pasture land. All structures are expected to be demolished as the site is planned for development as a 390 unit multi-family residential apartment complex.

Phase I of the development, which is proposed on 21.7 acres of the 29 acre site, is anticipated to be complete by late 2017. Preliminary plans for this phase include 270 apartment units within 27 separate buildings; a club house including a kitchen, conference room, social/recreational areas, a fitness center, and property leasing/management offices; and a community pool. Plans for Phase II, which is proposed on the remainder of the site, include 120 apartment units within 12 separate buildings. The prospective developer stated that rents for the one, two and three-bedroom units will range from $1,100 to $2,200 per month based upon current leasing rates.

If the proposed development of Phase I occurs in 2017, as anticipated, the annexation is expected to significantly increase the assessed valuations and provide positive impacts to other taxing units. The developer indicated that Phase I construction costs will be approximately $45,000,000, which is expected to yield an initial assessed valuation of $42,750,000 (95% of the construction cost). Phase II is not expected to be completed for another 2-3 years, at the earliest, based upon market demand. Therefore, the following analysis does not take Phase II of the project, which is estimated to have a construction cost of another $21,000,000, into consideration.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2015 payable 2016". (See Tab "D" / Appendix "C") This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed Valuation:

$211,200

Future anticipated property assessed Valuation:

$42,750,000

Current and Anticipated Future Property Taxes generated from the Property:

The current property taxes being generated from the property and future anticipated property taxes to be generated based on the estimated assessed valuation for Phase I were determined utilizing the State of Indiana Department of Local Government Finance Gateway website calculator located at https://gateway.ifionline.org/CalculatorsDLGF/TaxCalculator.aspx.

The website requires you to enter the geographic location of the property by County, Township, and School Corporation. You then enter the type of property, if it is a homestead (owner-occupied residence); residential rental, non-homestead residential, and agricultural; or other. You then input the assessed valuation and it estimates the maximum tax bill as well as the property tax cap credit if applicable.

This calculation has been done with a scenario before annexation, then following annexation identifying the property as now being subject to the City tax rate for residential rental development.

The estimated property tax value for the property is as follows:

Prior to annexation: $2,396

Following annexation: $967,518 (Phase I only)

Political Subdivisions before Annexation:

Percent of tax rate and corresponding yearly estimated property tax revenue

- St. Joseph County (30.6%) - $733.18
- Harris Township (15.1%) - $361.80
- PHM School Corporation (45.3%) - $1,085.39
- Mishawaka Penn Harris Library (7.1%) - $170.12
- Airport Authority (1.9%) - $45.52

The current tax rate of all of these entities combined is 2.2758.

The tax rate will increase to 4.0551 upon annexation to the City, however, the residential rental cap is at 2%. Even though the cap is set at 2%, the revenue will increase significantly due to the estimated increase in assessed value realized from the proposed apartment complex. Thus, the distribution of property tax revenue will increase for existing taxing entities based on getting a larger percentage of revenue when the City tax rate, and to a very minor extent, the South Bend Transpo rate is added to the overall rate.

Political Subdivisions following Annexation:

Percent of tax rate and corresponding yearly estimated revenue including estimated annual increases for existing taxing units upon annexation*

- St. Joseph County (17.2%) - $166,413.10 ($+165,679.92) per year)
- Harris Township (0.2%) - $19,350.36 ($+18,988.56 per year)
- PHM School Corporation (25.4%) - $245,749.57 ($+244,664.18 per year)
- Mishawaka Penn Harris Library (4%) - $38,700.72 ($+38,530.60 per year)
- Airport Authority (1%) - $9,675.18 ($+9,629.66 per year)
- South Bend Transpo (2.8%) - $27,090.50
- City of Mishawaka (49.3%) - $476,986.37

* *Estimates may not equal estimated tax value due to rounding.*

Four Year Projection of Property Tax Revenue following Annexation – Phase I Only: (above numbers x4)

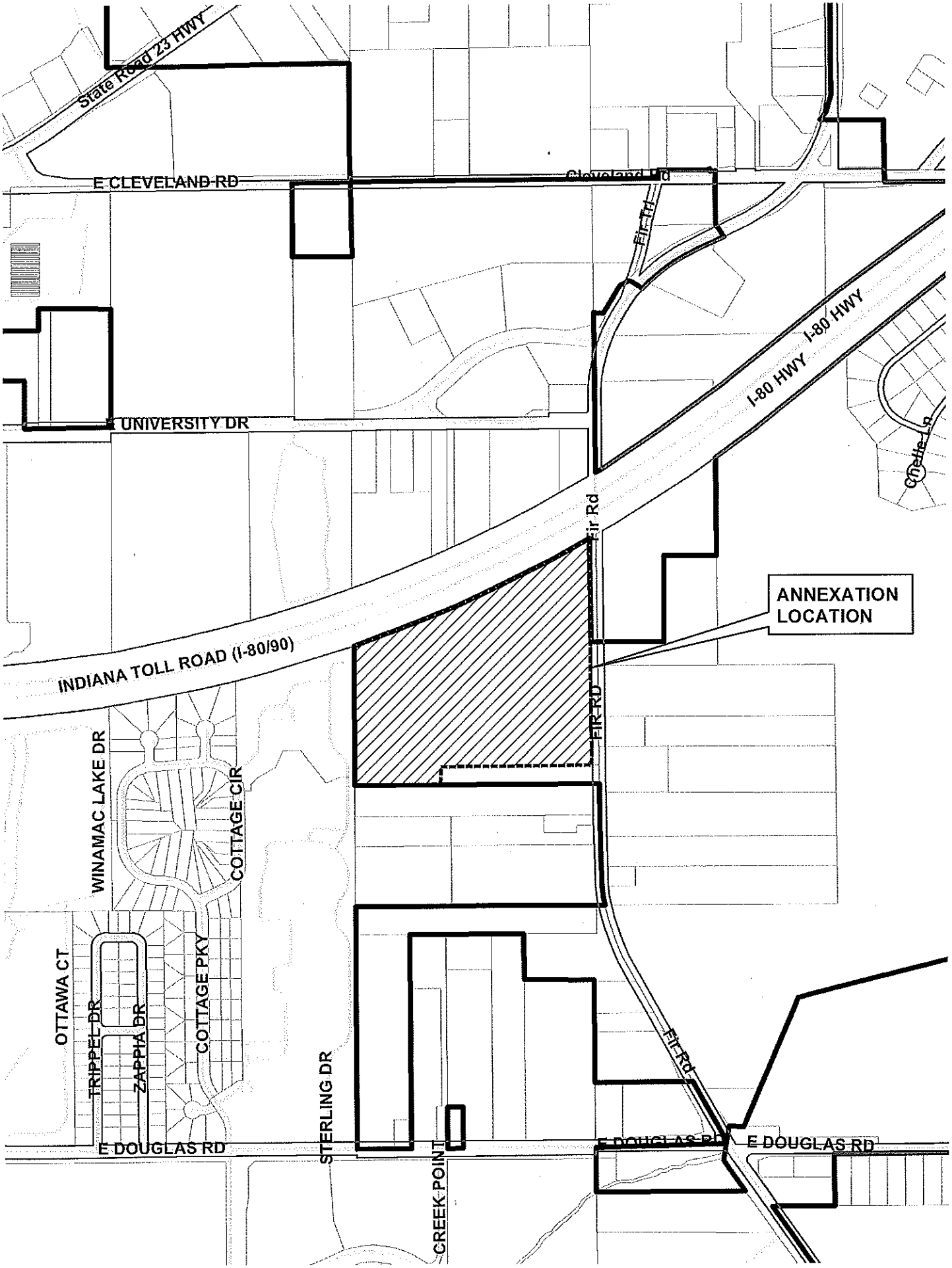
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

- St. Joseph County $665,652.40
- Harris Township $77,401.44
- PHM School Corporation $982,998.28
- Mishawaka Penn Harris Library $154,802.88
- Airport Authority $38,700.72
- South Bend Transpo $108,362
- City of Mishawaka $1,907,945.48

J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

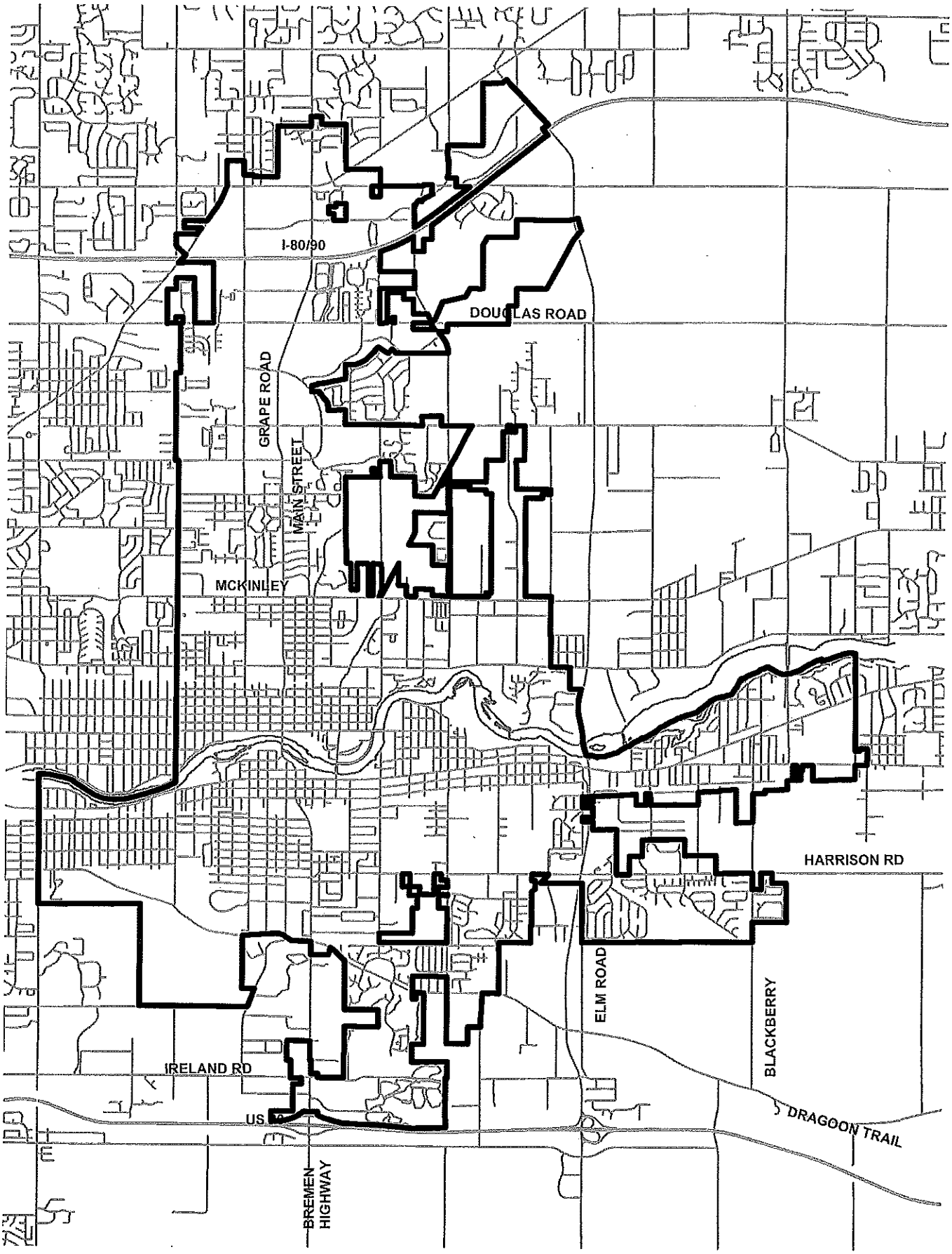
Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within the annexation area, or if income tax was being generated from the property in question that was being used to pay off applicable county wide debt that would now be allocated to the City upon annexation.

Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated with the proposed annexation, nor is there any income tax revenue being generated from the area.

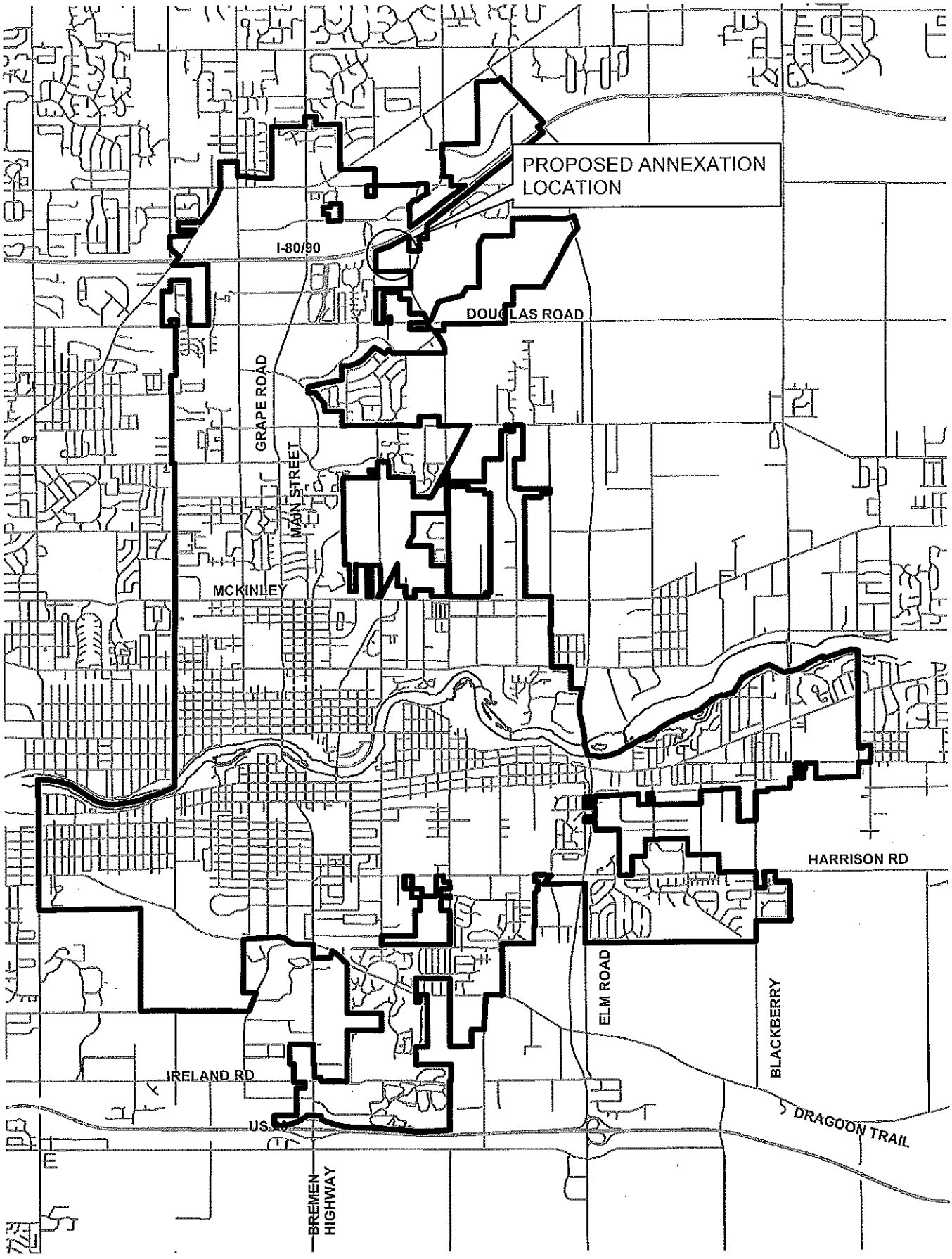


LOCATION MAP

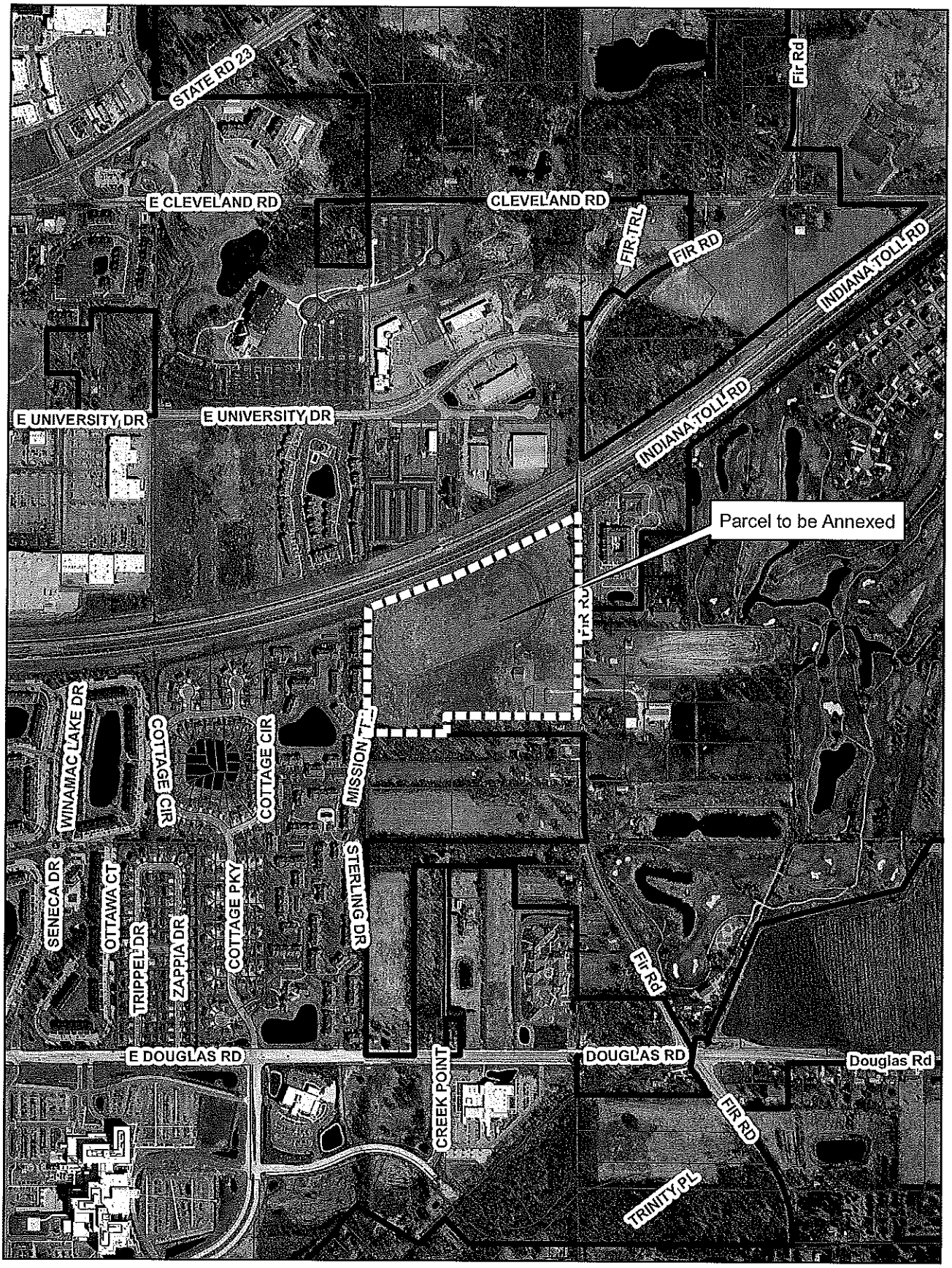
MAP OF EXISTING CITY LIMITS



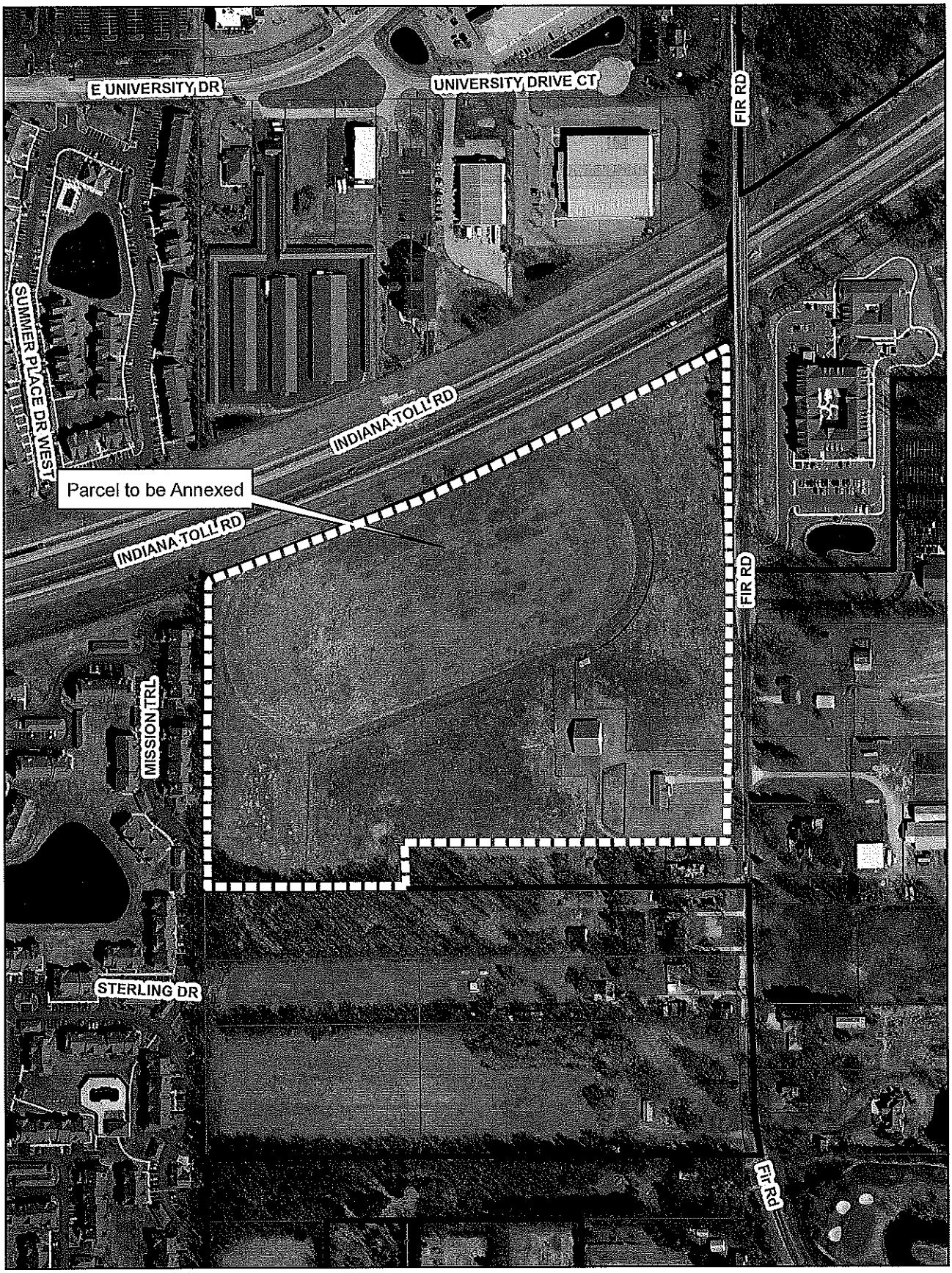
MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED

Looking westerly from Fir Road into the property to be annexed

Looking northwesterly toward the existing house and structures
on the site to be demolished.

Looking northerly along Fir Road from the existing access (driveway) into the site to be annexed.

DATE: August 24, 2016

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**
SEGGERMAN PROPERTY
53555 Fir Road, Granger, Indiana
(Tax Key No. 71-04-27-400-001.000-011)

The undersigned Terry L. Seggerman respectfully shows that she is the owner of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East, containing 20 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A tract of land described as follows: Beginning at a point in the center of Fir Road, which point is the Southeast corner of said North Half of the Northwest Quarter of the Southeast Quarter of said Section 27; running thence West along the South line of said North Half of the Northwest Quarter of the Southeast Quarter of Section 27, 871.20 feet; thence North 100 feet; thence East 871.20 feet to the center of Fir Road; thence South 100 feet to the place of beginning, containing 2 acres, more or less.

ALSO, the Southwest Quarter of the Northeast Quarter of Section No. 27, Township No. 38 North, Range 3 East, lying South of the Indiana Toll Road.

ALSO, all that easterly right-of-way lying east of, and commencing at the southerly right-of-way of the Indiana Toll Road and the east line of the west half of the northeast quarter and the east line of the west half of the southeast quarter of Section 27; thence running southerly along said east lines, 1,240 feet, more or less, to the point of termination.

Said described parcel subject to any easements, covenants, and right-of-way of record.

AUG 24 2016

Pet 16-29

Petitioner owns One Hundred (100%) percent of the above described parcel of land located within Section 27 Township 38 North, Range 3 East, Harris Township, St. Joseph County, and that the Petitioner desires the same to be annexed to the City of Mishawaka, Indiana, with a "S-2" Planned Unit Development District zoning classification. Petitioner further states they intend to utilize said land for a multiple building residential apartment complex.

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

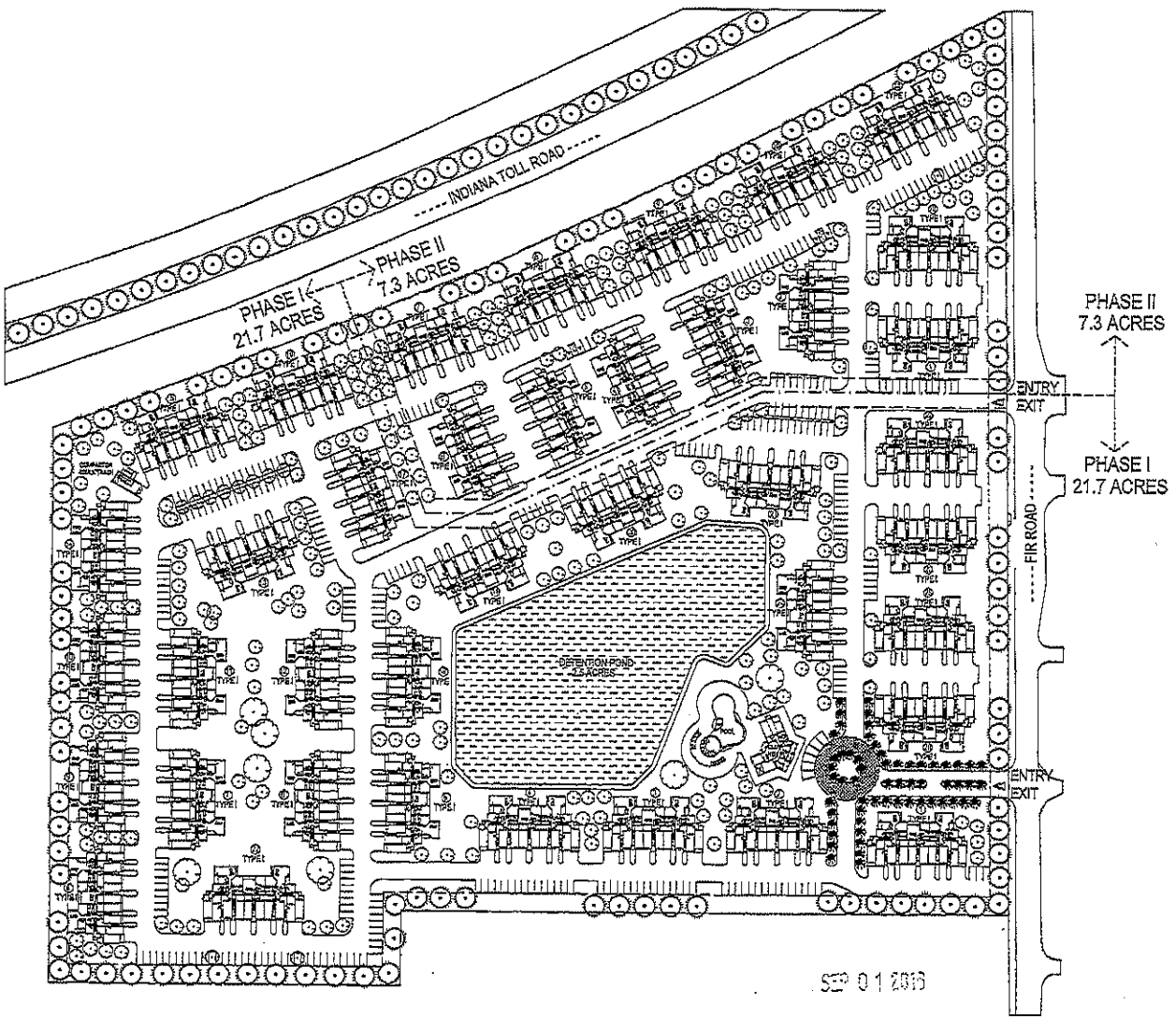
Petitioner further shows this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with an "S-2" Planned Unit Development District zoning classification.

Terry L. Seggerman, Owner

CONTACT PERSON:

Bradley E. Mosness, PE
Abonmarche Consultants, Inc.
750 Lincoln Way East
South Bend, Indiana 46601
(574) 232-8700
bmosness@abonmarche.com



N

SCALE: 1" = 70' - 0" SHEET-SIZE

0' 70' 140' 280'

WATERMARK MISHAWAKA PHASE I				WATERMARK		2016469
UNIT TABULATION: BIG HOUSE						8/31/16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-L	1br/1ba	980	27	10%	26,460	40%
A1-U	1br/1ba	873	27	10%	23,571	
A2-U	1br/1ba	923	54	20%	49,842	
B1-U	2br/2ba	1,248	54	20%	67,392	40%
B2-L	2br/2ba	1,352	27	10%	36,504	
B2-U	2br/2ba	1,511	27	10%	40,797	
C1-L	3br/2ba	1,493	27	10%	40,311	20%
C1-U	3br/2ba	1,654	27	10%	44,658	
TOTALS			270	100.00%	329,535	

UNIT AVERAGE NET SF : 1,221

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,221 S.F.	
ACREAGE:	21.7 ACRES	
ACREAGE:	19.2 ACRES without detention pond	
DENSITY:	12.4 UNITS/ACRE	
DENSITY:	14.1 UNITS/ACRE without detention pond	
PARKING:		
PROVIDED	490	
	270 GARAGE SPACES	
	220 SURFACE SPACES	
	1.81 SPACE/UNIT	

WATERMARK MISHAWAKA PHASE II				WATERMARK		2016469
UNIT TABULATION: BIG HOUSE						8-30-16
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	%BREAKDOWN
A1L	1br/1ba	980	12	10%	11,760	40%
A1U	1br/1ba	873	12	10%	10476	
A2U	1br/1ba	923	24	20%	22,152	
B1-U	2br/2ba	1,248	24	20%	29,952	40%
B2-L	2br/2ba	1,352	12	10%	16224	
B2-U	2br/2ba	1,511	12	10%	18,132	
C1-L	3br/2ba	1,499	12	10%	17,916	20%
C1-U	3br/2ba	1,654	12	10%	19,848	
TOTALS			120	100.00%	146,460	

UNIT AVERAGE NET SF: 1,221

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF:	1,221 S.F.	
ACREAGE:	7.3 ACRES	
DENSITY:	16.4 UNITS/ACRE	
PARKING:		
PROVIDED	227	
	120 GARAGE SPACES	
	107 SURFACE SPACES	
	1.89 SPACE/UNIT	

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, CONTAINING 20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD, WHICH POINT IS THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, 871.20 FEET; THENCE NORTH 100 FEET; THENCE EAST 871.20 FEET TO THE CENTER OF FIR ROAD; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

ALSO, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. 27, TOWNSHIP NO. 38 NORTH, RANGE 3 EAST, LYING SOUTH OF THE INDIANA TOLL ROAD.

ALSO, ALL THAT EASTERLY RIGHT-OF-WAY LYING EAST OF, AND COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY OF THE INDIANA TOLL ROAD AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE RUNNING SOUTHERLY ALONG SAID EAST LINES, 1,240 FEET, MORE OR LESS, TO THE POINT OF TERMINATION.

SAID DESCRIBED PARCEL SUBJECT TO ANY EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

TAB C- SUMMARY OF SERVICES

SUMMARY OF SERVICES

The City of Mishawaka, known as the Princess City, was incorporated in 1833 with only a few hundred residents. Now, with an estimated population of nearly 50,000 present-day Mishawaka is continuing to grow. From the bustling Grape Road corridor to the quiet paths of the Shiojiri Garden at Merrifield Park, the city offers residents a comforting sense of community where people like to live, work and raise families.

The backbone of any city is its services, and no unincorporated area of St. Joseph County can come close to matching the number and quality of services offered in the City of Mishawaka.

Some of the services provided are basic: electric, sewer, and water. Others, such as strong police and fire protection, efficient trash removal and access to parks and libraries, greatly improve the quality of life.

Sewer, water and electric services in the City are not paid by tax dollars; rather, Mishawaka Utilities services are all paid for through the low rates given to property owners.

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A $42 million expansion of the wastewater treatment plant was completed in June 2008.

The City's water rates have traditionally been among the lowest in the state. The Water Division completed a $26 million capital improvement project in 2003. Several improvements to the overall system were made including the addition of a new well field, the replacement of water mains, and the extension of services to some areas that previously did not have water service.

Another service provided by Mishawaka Utilities is the distribution of electricity. Although Mishawaka Utilities does not generate or produce power, electricity is purchased at a wholesale rate and is distributed by Mishawaka Utilities. Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers.

But property owners get more out of being in the City of Mishawaka than just those basic services. Public safety is a priority in the City, with about 50 percent of the budget going toward fire, police and emergency medical services.

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 3 fire rating with the Insurance Services Office. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

The Mishawaka Police Department, with approximately 110 officers and employees, responds to critical incidents within three to five minutes. The Department offers many personal services within its Community Relations, Street Crimes Units, and Riverwalk Beat. These services include attendance at neighborhood watch meetings, administering various programs for school-aged children and senior citizens, and focusing on crime reduction in high crime areas of the city.

The City's EMS Department is a centralized system that responds to approximately 6,700 calls in 2015. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread

over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

The efficiency of the City's Street Department is unmatched when it comes to snow removal, compared to St. Joseph County. Like other services, the county cannot provide a similar level of service because resources are spread out over a much larger area. In the event of a windstorm that blows trees and limbs into the streets, the City usually can have streets reopened in less than an hour.

Access to leisure activities is readily available in the City of Mishawaka. Residents can use all 27 City parks and the Eberhart-Petro golf course. Park rentals, for events such as weddings and receptions, are also less expensive for residents of the City.

Additionally, residents of the City of Mishawaka have access to all three branches of the Mishawaka-Penn-Harris Public Library. The Main Branch, on Church Street in downtown Mishawaka, and the Bittersweet Branch on the City's east side, and the Harris Branch on Elm Road in Granger.

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at $13.77. For senior citizens, the rate is $11.22. The rates include the cost of recycling, which is picked up on the same day the trash.

With the exception of the trash removal, library use and Mishawaka Utilities services, the vehicle with which to pay for the rest of the City's services is through city property taxes. And the City of Mishawaka has a long history of having a low, stable tax rate – in fact, the rate has remained relatively stable for the past 10 years.

With its rich history, Mishawaka continues to prepare and grow for the future. New development within the City's Central Business District and the continued development of the city's commercial and industrial sectors guarantee its strength in the future. This growth allows the tax rates to remain low. With the low tax rate and the multitude of services provided, the City of Mishawaka is an excellent place to build homes, start businesses, and raise families.

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sewer Infrastructure

An existing gravity sanitary sewer main with diameters of 12", 10" and 8" is parallel to the west right-of-way line of Fir Road progressing north from Douglas Road intersection. The 8" gravity sewer main portion extends approximately half of the parcel frontage and then terminates due to the start of the bridge over the Toll Road. It is installed 12 to 14 feet deep and available for each parcel to connect by extending at edge of right-of-way to serve larger parcel development. All costs associated with sanitary sewer connections and extensions are the developer's responsibility. The existing gravity sewer main connects to a gravity system and the Holy Cross Lift Station that ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant. Capacity is available in the current sanitary sewer system to easily accommodate the proposed commercial use from this proposed development.

Existing Road/Transportation Infrastructure

Fir Road is a two lane section, one travel lane in each direction. This parcel development will take their only access from Fir Road Frontage. The developer is required to dedicate, if not already dedicated, any right-of-way for a total of 40LF measured from centerline for the length of the Fir Road frontage. With any proposed additional development to the parcel, a deceleration lane and passing blister may be required to be constructed by the developer and location of access point will need to take consideration of the existing Toll Road Bridge. However, these requirements will be evaluated once the site configuration and proposed drive approach location(s) with respect to existing neighboring parcels is submitted for review and comment with proposed site plan development.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment, sites are required to retain the stormwater generated by the development on site at the rate of the 100-year return storm frequency. This requirement provides significant protection to both existing properties and proposed developments regarding the impact of stormwater run-off. Several different engineering methods are considered acceptable by the City of Mishawaka to calculate this requirement. The simplest method of calculation is using the one-line rational equation. However, the Rational Method, Curve Number Method, and software hydrograph methods are also acceptable and tend to be more advanced, taking into consideration the percolation rate of soil types and ratios of developed impervious surfaces. The choice of one method over another typically is due to factors of site size, soil type, and design preference.

Specifically, this area historically has high groundwater that typically fluctuates and therefore will make the percolation methods of stormwater management more critical. This means that management methods utilizing drywells and aggregate-perforated pipe may not be as efficient. Therefore, the designer will need to evaluate these unique features when determining the stormwater storage requirements for any proposed site improvements and corresponding management system. Finally, the developer is required to bear all costs associated with stormwater management.

Planned Capital Expenditures, Staff and Rates

If annexed, the City of Mishawaka Engineering and Sewer Maintenance Departments will not be responsible for maintenance of streets, storm sewers, or sanitary sewer systems within this development. However, any planned improvements of the adjacent streets and/or sewer infrastructure that are constructed within the public right of way and meet the City's Construction Standards, will be accepted by the Board of Public Works for public maintenance. The Engineering and Sewer Maintenance Departments do not require any additional funds than what is currently allocated within the present City budget. For general information, the repair and maintenance of sanitary sewers is supported by rates paid by its users. Otherwise, as a general percentage of City expenditures, approximately 15 cents of every dollar of the City budget is allocated for street and storm sewer expenditures.

Personal Service Programs

The Engineering Department works closely with the Mishawaka Utilities Sewer Maintenance Department regarding the maintenance of the City sewer system. We maintain construction records for all sanitary and storm sewers and providing technical and administrative assistance on sewer repairs and for the Sewer Lateral Insurance Program that was initiated in 1986.

Specifically, the Sewer Lateral Insurance Program covers each single-family residential homeowner on the public sewer system within the City of Mishawaka. For a $1.50 monthly fee (included on homeowner's Mishawaka Utilities sewer bill), the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes a commercial use, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2016 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES			
Salaries and Wages			314,292.00
411-01	Director of Engineering	2,824.15	
411-02	Assistant Director	2,335.31	
	Project Coordinator	1,416.99	
	Project Manager	1,970.86	
	Traffic Manager	1,920.40	
	Office Manager	1,235.66	
Other Personal Services			
411-65	PE Certification	192.31	
2 SUPPLIES			
Office Supplies			
421-90	General Supplies	4,000.00	
			4,000.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-06	Consulting	5,000.00	
Communication and Transportation			
432-03	Travel and Training	1,750.00	
Repairs and Maintenance			
436-01	Equipment Repair	3,000.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	500.00	
			10,250.00
			328,542.00

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division does not currently serve the proposed annexation area. *If the annexation is approved, Mishawaka Utilities – Electric Division will attempt to acquire the service area from AEP as it is not already in our franchise boundary.*

The costs of providing service for future/planned development will be the responsibility of applicant(s) for service (reference Terms and Conditions, Section 9.0). The necessary expenditure to make connection to an applicant for service will be considered to be warranted when the estimated total revenue (i.e., net revenue) as estimated by the Utility for a period of two and one-half (2½) years to be realized by the Utility from permanent and continuing Customers on such an extension is at least equal to the estimated cost of such extension.

Whenever, in the opinion of the Utility, the necessary expenditure to make connection to an applicant for service is not warranted by the Utility's estimate of prospective revenues to be derived there from, or whenever, in the opinion of the Utility, the permanence of the Customer's load is questionable, the Utility may require the applicant to make an advance deposit for line construction or service connection. Or, the Utility may require a long-term agreement, an aid to construction payment, monthly minimum charge or such definite and written guarantee from a Customer, or group of Customers, in addition to any minimum payment required by the Rate Schedule. This requirement may also be made covering the payment by the Customer of the cost of tapping existing transmission or distribution lines for light or power service or both, when such service will not provide sufficient load or revenue, in the opinion of the Utility, to justify the cost of tapping said lines.

In those cases where it is not feasible or practicable to construct lines on public rights of way and it is necessary to secure easements or line-clearing permits on private property, the applicant or applicants shall secure the same without cost to the Utility or assist the Utility in obtaining such easements or line-clearing permits on private property before construction shall commence. The Utility shall be under no obligation to construct lines in the event the necessary easements or line-clearing permits cannot be so obtained.

Personnel

Mishawaka Utilities – Electric Division has a staff of 47 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

Engineering:	Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.
Construction:	Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeymen, Apprentices and Linemen).
Metering:	Consists of Metering Department Manager and support metering personnel.
Operations:	Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

Normal working hours are from 7:30 a.m. to 4:00 p.m. Monday through Friday. During these hours, the Electric Division staff is available to provide immediate response to any system perturbation.

Services provided after normal working hours are on an emergency basis only. Customers requiring assistance can call the after-hours answering service, where a call is then placed to a duty supervisor to assess the situation. The duty supervisor then calls out required support personnel (via the answering service).

Mishawaka Utilities – Electric Division is well equipped to respond to problems associated with providing electric service. The electric division utilizes a wide breadth of equipment to meet the needs of the consumer. Major equipment includes loaders, backhoes, trenchers, boring machines, pushing machines, trailers, compressors, forklifts, bucket and line trucks, and pole trailers.

The service response time to restore from a loss of electricity resulting from storm damage or other physical line damage is typically less than AEP (AEP customers are spread geographically over a much larger area). However, since Mishawaka Utilities does not produce power, the utility is not able to control service problems based on the generation of power and has minimal control of transmission to, or within, Mishawaka.

Costs Associated with Services

Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers. Mishawaka Utilities does not generate or produce power. Mishawaka Utilities purchases electricity at a wholesale rate and is responsible for distributing it to every customer within the service area. Based on the large numbers of customers in a relatively small geographic area, Mishawaka Utilities is able to deliver electricity more economically than larger companies such as AEP. Although AEP actually generates or produces power, the cost for delivering the electricity to the consumer is greater because the customers are spread geographically over a much larger area. Actual rates will vary over time.

FIRE PROTECTION/EMS

The Mishawaka Fire/EMS Department is one of the area's best, with quick response times, excellent training, and the latest equipment.

Staffing and Response Times

The Mishawaka Fire Department currently has four stations located strategically throughout the City of Mishawaka. The Fire Department and the Emergency Medical Services Department merged January 1, 2002.

In accordance with the firefighter's union Collective Bargaining Agreement and the City of Mishawaka, minimum staffing of 29 personnel are available at all times. The department also has three members working in the City's Fire Inspection Bureau.

The Department's response time is excellent. The Fire Department responds to calls within three minutes for 90 percent of the City.

Fire Stations

The four fire stations are located in strategic areas around the City:

Station No. 1, built in 1991, is located on Union Street near downtown. It is staffed by a minimum of eleven (11) firefighters manning one Seagrave pumper truck, one aerial truck, a 105' Sutphen aerial/pumper combination), one heavy-duty K.M.E. rescue truck and one A.L.S. Paramedic ambulance unit.

Station No. 2, located at 2332 N. Main St., is staffed by six (6) firefighters at all times, manning one Pierce pumper truck, and one A.L.S. Paramedic ambulance unit.

Station No. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Pierce pumper truck, one 105' Pierce Quint aerial/pumper combination, and one A.L.S. Paramedic ambulance unit. If annexed, this would be the primary responding station since it is the nearest to the site.

Station No. 4, located at 3000 Harrison Road, is staffed by 5 firefighters manning one Sutphen pumper truck, and one Battalion Chief Vehicle.

All engine Companies are certified advanced life support non-transport.

For the year 2015 out of 6,701 runs 5,306 or roughly 79% were medical in nature. The Mishawaka Fire Department restructured going to a three platoon system. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

Equipment

Equipment for the department is very comparable with what is available to surrounding township departments, but the City's fire department offers other advantages not available to the township fire departments. By having 29-36 firefighters on duty at any given time Mishawaka is able to send more resources depending upon the nature of the call. The Mishawaka Fire Department has three ladder/pumper trucks available for emergencies. Two of these are in service at all times with the third being a reserve. Depending upon the location, some volunteer departments utilize mutual aid agreements in the event of the need for an aerial device.

The City maintains an eighteen (18) member Dive/Rescue team for water emergencies.

Training

The fire department undergoes year-round training in all areas of suppression, haz-mat emergency medical, inspection, water rescue, public education, confined space, high angle rescue, extrication and others.

In order to work on an ambulance, the State of Indiana requires personnel to be Emergency Medical Technicians (minimum training). Generally speaking, while employed with an ambulance service, employees have an opportunity to advance their skills. Training is offered at three additional levels. Advanced EMT, (IV therapy, cardiac monitoring), EMT-Intermediate, (addition of advanced airway skills and the administration of certain medications), Paramedic, (addition of several other medications). The EMS division is highly regarded by other services and municipalities in our area offering paramedic service.

All firefighters hired by the City of Mishawaka must become an Advanced level E.M.T within eighteen (18) months of hiring and maintain it throughout their career.

In the calendar year 2015 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 3 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2012 Mishawaka's rating improved from 72.25% out of a maximum of 100% in 2003 to 78.65% out of 100% in 2012.

We are currently only 1.35% away from a Class two (2) designation of which there are only three (3) in the State of Indiana.

We are waiting for improvements as a result of the ongoing Public Safety Answering Point mergers and some other internal improvements to occur before we asked to be reevaluated by the I.S.O.

Of course, the only way to determine if a reduction will occur is to contact applicable insurance providers. Homeowner's insurance portion that is fire related would benefit the least while those of a business would have a much larger impact.

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the same as the City of South Bend, which is a two (2).

Future Plans

Additional personnel will become necessary in the future as the City grows. This increase is due in part to the increased role the department plays as the first responder unit for medical and accident calls. Given the numerous locations of fire stations in the city, the Fire Department is able to respond to emergency medical and accident situations in a shorter period of time than the emergency medical units alone.

The next Station slated for major improvements is Station #2 located at 2332 North Main Street. Planning and funding are being researched now.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service as future growth of the department allows.

Potential increases in personnel, equipment, and buildings, are evaluated on a continual basis. Although these increases represent the anticipated long term needs of the department, these increases are not needed in the short term to provide the consistent high level of service that has been historically provided to the city.

Citizen Programs

The fire department provides regular fire inspections for businesses located in the area, and home inspections upon request.

In 2015 the Fire Prevention Bureau performed 1,658 fire inspections of new and existing buildings in Mishawaka.

In 2014 the City's Building Department began assisting the fire department in business inspections throughout the City. They currently do at least 200 additional inspections a year as well.

In addition, residents are encouraged to take part in the department's smoke detector giveaway and installation programs.

Fire Marshals give extinguisher demonstrations and emergency planning procedures upon request to businesses in the City. Participants use real extinguishers on mock up fires to prepare them for the real thing.

The department also participates in drive through flu clinics, C.P.R. classes, Triad pill drops, car seat installations and clinics throughout the year.

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2016 budget has been included for reference.

CITY OF MISHAWAKA
2016 BUDGET

FIRE/EMS DEPARTMENT
101-19

1	PERSONAL SERVICES			
	Salaries and Wages			6,390,890.00
	411-01	Fire Chief	2,631.28	
	411-02	Assistant Chief	2,425.52	
		Chief Fire Prevention	2,282.37	
		Battalion Chief	2,371.60	
		Captain	2,255.25	
		Shift Supervisor	2,194.57	
		Lieutenant	2,192.67	
		Fire Inspector	2,173.05	
		Paramedic	2,173.05	
		Driver Operator	2,131.45	
		Master Firefighter	2,103.09	
		1st Class Firefighter	2,026.19	
		Civilian		
		Executive Secretary	1,246.34	
	Other Personal Services			
	411-02	Specialty Pay	180,000.00	
	411-02	Out of Rank Pay	50,000.00	
	411-60	Overtime	700,000.00	
	411-66	Uniform Allowance 113 @ 1250	141,250.00	
	411-67	Pension Equalization	26,800.00	
				1,098,050.00
	Employee Benefits			
	413-01	Social Security	35,000.00	
	413-02	Medicare	110,000.00	
	413-03	PERF-14.2%	70,000.00	
	413-05	Health Insurance	2,000,000.00	
	413-06	Life/Disability Insurance	12,000.00	
	413-09	77 Pension 22.7%	1,292,000.00	
				3,519,000.00
				11,007,940.00

CITY OF MISHAWAKA
2016 BUDGET

FIRE/EMS DEPARTMENT
101-19

2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	6,000.00	
	Operating Supplies			
	422-01	Operating Supplies	175,000.00	
	422-03	Medical Supplies	125,000.00	
	Other Supplies			
	429-10	Public Education Training/ Seminar Supplies/Refreshments	6,000.00	
				312,000.00
3	OTHER SERVICES AND CHARGES			
	Repairs and Maintenance			
	436-01	Building/ Equipment Repair	97,500.00	
	436-91	Laundry Maintenance	3,000.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	3,000.00	
				103,500.00
				11,423,440.00

PARKS AND RECREATION OPPORTUNITIES

Parks and Recreation

Mishawaka offers 27 public parks, each with its own unique natural attributes. For boating enthusiasts, there are four parks with boat launches into the St. Joseph River. East of the American Electric Dam by Capital Avenue, the river provides opportunities for water-skiers and sailors. Mishawaka parks also have an excellent swimming pool, splash pads, as well as accommodations for tennis and various field sports, including a very popular softball program. Disc golf is another popular park sport. The City also contains the Eberhart-Petro 18 hole municipal golf course located along the St. Joseph River.

Some Mishawaka parks contain attractive areas for walking and picnicking, and nearly all have playground equipment and play field areas. Three parks, Shiojiri Niwa, Battell, and the Robert Beutter Riverfront Park, have attractive landscape and water amenities and are routinely the place for weddings, special events, and family pictures. The parks in Mishawaka range in size from 0.2 acres to 90 acres for the Eberhart-Petro Golf Course.

The responsibility for development of the parks and recreation system for the City rests with the Board of Parks and Recreation. The Board consists of four members and a member from the Board of School Trustees and a member from the Library Board.

Staff and Equipment

The park office staff consists of the Superintendent, Office Coordinator, Program Coordinator, and Secretary. There are 4 Park Divisions (Recreation/Special Events, Golf, Aquatics/Ice Rink, and Landscape). 3 Have Division Directors and the Landscape Division is headed by the Landscape Manager.

The Mishawaka Parks Department provides budget support for its park maintenance through the Central Services Department, which manages all operations and maintenance staff and equipment for streets, parks, motor pool, and some electrical service vehicles.

Costs Associated With Services

All programs implemented through the Mishawaka Park and Recreation Department are available to all who wish to participate in them or rent the facilities. Listings of all park and recreation rates are available through the City of Mishawaka Park Department.

If annexed, the existing park system will continue to provide a level of service for the area that is equal to the services currently provided for the rest of the city. Resident services will begin immediately upon annexation.

For general information purposes, a copy of the year 2016 budget has been included for reference.

CITY OF MISHAWAKA
2016 BUDGET

PARK AND RECREATION
204-50

1	PERSONAL SERVICES			
	Salaries and Wages			1,082,409.00
	411-01	Department Head	2,443.35	
	411-02	Regular Employees	464,502.00	
		Group 1	18.89/hr	
		Reimburse CS Assts. 1.25	62,437.00	
		Reimburse MVH director 5%	2,973.00	65,410.00
	411-03	Temporary/Summer Help	377,000.00	377,000.00
				1,524,819.00
	Other Services Personal			
	411-60	Overtime	66,000.00	
	411-62	Night Bonus .60/hr	5,000.00	
	411-63	Longevity	18,225.00	
	411-64	FTO	15,000.00	104,225.00
	Employee Benefits			
	413-01	Social Security	100,000.00	
	413-02	Medicare	24,000.00	
	413-03	PERF 14.2%	169,000.00	
	413-04	Unemployment	5,000.00	
	413-05	Employee Insurance Benefits	310,000.00	
	413-06	Life Insurance	1,500.00	609,500.00
				2,238,544.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	8,000.00	
	Operating Supplies			
	422-02	Gas, Oil, Parts, etc.	73,000.00	
	Other Supplies			
	429-09	Merrifield Complex Supplies	30,000.00	
	429-14	Maintenance Supplies	60,000.00	
	429-15	Program Supplies	30,000.00	
	429-18	Athletic Event Supplies	20,000.00	
	429-20	Golf Course Supplies	30,000.00	
	429-21	Concessions	60,000.00	
				311,000.00

CITY OF MISHAWAKA
2016 BUDGET

PARK AND RECREATION
204-50

3	OTHER SERVICES AND CHARGES		
	Professional Services		
431-09	Health Screenings/Vaccines	8,000.00	
	Communication and Transportation		
432-02	Postage	2,000.00	
432-03	Travel and Training	3,000.00	
432-04	Telephone	7,000.00	
	Printing and Advertising		
433-01	Printing/Newsletter etc.	11,500.00	
	Insurance		
434-90	Insurance Premiums/Deductibles	120,000.00	
	Utility Services		
435-01	MU/AEP Charges	335,000.00	
435-02	NIPSCO	50,000.00	
	Repairs and Maintenance		
436-01	Equipment/Facility Repair	60,000.00	
436-90	Service Contracts	90,000.00	
	Rentals		
437-05	Uniforms/Port-o-lets	11,500.00	
	Other Services and Charges		
439-03	Subscription, Dues, etc.	1,400.00	
439-09	Miscellaneous/Charges	1,000.00	
439-18	Instructor Fees	28,000.00	
439-19	Official/Referee Fees	5,000.00	
439-21	Recreation Event/Entertainment	28,000.00	
439-93	Sales Tax	25,000.00	
			786,400.00
			3,335,944.00

CITY OF MISHAWAKA
2016 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

3	OTHER SERVICES AND CHARGES		
	Professional Services		
436-90	Animal Control	15,000.00	
			15,000.00
4	CAPITAL OUTLAYS		
	Improvements Other than Buildings		
443-94	Softball Field/Diamond Improve.	10,000.00	
443-99	Merrifield Improvements	10,000.00	
	Machinery and Equipment		
444-12	Golf Course	115,000.00	
			135,000.00
			150,000.00

POLICE AND CRIME PREVENTION

The City of Mishawaka's Police Department provides residents with professional public protection and safety, helping keep the city's crime rate low. The officers are among the area's most well-trained, receiving the best training, using top-of-the-line equipment and offering personal service to Mishawaka residents.

Staffing

There are currently a total of 7 full time civilians within the Mishawaka Police Department, and are budgeted for 106 sworn officers. The Department has 23 officers on the day shift, 25 on the afternoon shift, and 23 on midnights, making for a total of 71 officers in the Uniform Division.

Because of a State Mandate, effective on January 1, 2015, the four dispatch centers in St. Joseph County (including the Mishawaka Public Safety Dispatch Center) were required to consolidate into two Dispatch Centers. The former Mishawaka Police Dispatchers are now employed by St. Joseph County; hence the reduction in civilian employees for the MPD.

There are also 9 officers in the Investigative Division and 6 officers assigned to special duty (special crimes, domestic violence, school resource, etc.)

All police officers in the State are required to successfully complete the basic program at the Indiana Law Enforcement Academy within the first year of employment. This is a 15 week program. Current ILEA standards require each Officer to complete 24 hours of service training per year. The Mishawaka Police Department averages 64 hours of training, compared with minimums of 24+ statewide.

Equipment

The Police Department has a take-home patrol car program. Currently, there are 103 take-home vehicles. Each car contains standard first aid equipment for immediate response. Each officer is also well equipped with standard equipment such as side-arms, shotguns, Tasers. and body armor. All officers have been provided with digital cameras for recording accident and crime scenes. In addition, 22 cars are equipped with video cameras to record events on patrol. The City provides for the continual maintenance, repair, and replacement of equipment. Standard equipment items such as cars and firearms are on a set replacement schedule for both reliability and performance.

Several years ago the City purchased a radar trailer, which detects a motorist's speed and flashes it on a screen, for $9,000. This equipment assists in controlling speed by making motorists aware of their current rate of travel. This equipment can also specifically be used in the annexation area.

The Police Department has three School Resource officers available with School City of Mishawaka. One officer is assigned to Mishawaka High School, one officer is assigned to John Young Middle School and one is assigned to the elementary schools. The cost of these officers is shared with School City.

The Community Relations Unit

The Community Relations Officers handle various public relationship events such as Neighborhood Watch meetings, MPD tours for boy scouts and schools, reading to kids, bike safety rodeos, and participating in Tri-Ad Senior Citizens Organization. The unit is partnered with Nixle.com (a California-based Internet messaging-service provider). This provider offers a standardized, secure, and certified communication platform for local police departments, municipalities, and their agencies to communicate important, neighborhood-level information to the residents of their communities. This has been a great success with

improving how we get crime information and other important information out to the public. The unit also handles neighborhood complaints, such as drug houses, speeding, neighbor disputes, and other "quality of life" issues.

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

A "Riverwalk beat" was implemented in 2015 and determined to very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrols have minimized reported vandalism that was seen in previous years. The renovation of Central Park has brought an increase of visitors to both the park and Riverwalk. The MPD continues its patrol efforts in the parks enhanced with the installation of a video camera surveillance system throughout the Riverwalk, Beutter and Central Park. Several emergency call boxes will also be installed, thus enhancing the safety of all Riverwalk users.

CAPS Program

The Citizens in Alliance with Police (CAPS) Program has much success in patrolling the Riverwalk and City parks and has expanded to two teams of volunteers that can be seen on the weekends.

Response Time and Crime Statistics

On average, the Mishawaka Police Department responds to critical incidents within three to five minutes. This is comparable to three to seven minutes in South Bend. South Bend has a modestly larger coverage area. Response times for the county were not available; however, with the St. Joseph County Police Department's much larger coverage area per officer, it is anticipated that the response time within the City of Mishawaka is significantly lower than in the county.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as rapes, assaults and auto thefts have dropped from 2014 to 2015. There were slight increases in robberies and auto thefts between 2014 and 2015. Overall there was a 2% decrease in crime in 2015. Mishawaka had 2 homicides in 2015. In 2014 there were 0 homicides. The Mishawaka Police Department responded to 41,892 calls for service in 2015.

For general information purposes, a copy of the year 2016 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

If annexed, the City of Mishawaka Police Department is capable of providing a level of service for the area that is equal to the services currently provided within the City of Mishawaka. The Police Department does not require any additional funds than what has been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation.

CITY OF MISHAWAKA
2016 BUDGET

POLICE DEPARTMENT
101-20

1	PERSONAL SERVICES			
	Salaries and Wages			6,314,554.00
	411-01	Police Chief	2,648.18	
	411-02	Assistant Chief	2,442.34	
		Captain	2,232.99	
		Lieutenant	2,189.99	
		Sergeant	2,148.35	
		1st Patrol Officer	2,119.99	
		2nd Patrol Officer	2,043.07	
		Civilians		
		Executive Secretary	1,246.34	
		Administrative Secretary	1,235.66	
		Secretary	1,218.76	
		Parking Personnel	1,218.76	
		Property Manager	1,373.87	
		Services Administrator	1,420.02	
		Crossing Guards 21 pays	341.57	
	411-03	Substitute Crossing Guard	$20/hr	
		Temporary Help/Part-time	$7.25-$25.00	0.00
	Other Personal Services			
	411-60	Overtime/ Court-time Officer-Non Officer	471,228.00	
	411-66	Uniform Allowance		
		1 @ 500, 106 @ 2050	217,800.00	
		Equipment Allowance	28,772.00	
				717,800.00
	Employee Benefits			
	413-01	Social Security	26,000.00	
	413-02	Medicare	102,000.00	
	413-03	PERF 14.2%	35,000.00	
	413-05	Health Insurance	2,000,000.00	
	413-06	Life Insurance	6,250.00	
	413-10	77 Pension 21.7%	1,327,000.00	
				3,496,250.00
				10,528,604.00

CITY OF MISHAWAKA
2016 BUDGET

POLICE DEPARTMENT
101-20

2	SUPPLIES		
	Operating Supplies		
422-01	Operating Supplies	35,000.00	
	Other Supplies		
429-11	Seminars/ Community Relations	1,000.00	
			36,000.00
3	OTHER SERVICES AND CHARGES		
	Communication and Transportation		
432-03	Travel and Training	2,000.00	
	Printing and Advertising		
433-01	Printing	1,800.00	
	Repairs and Maintenance		
436-01	Building Repair/ Maintenance Service Contracts	90,000.00	
	Other Services and Charges		
439-03	Subscriptions, Dues, etc.	3,000.00	
439-11	Special Expense	13,000.00	
439-12	Canine Expenses	3,000.00	
439-16	Crime Stoppers Program	5,000.00	
			117,800.00
			10,682,404.00

STREET DEPARTMENT

The Mishawaka Street Department, with its large staff and several trucks and multiple pieces of equipment, constantly maintains the City's streets and is prompt at answering to emergencies.

Staffing

The Mishawaka Street Department, headed by the Street Commissioner, has 32 union employees, two clerical personnel and two assistant street commissioners. The telephone is staffed 24 hours a day, and one manager is on call at all times, so that most emergencies can be handled in less than one hour.

Equipment

The Department uses 3 tandem axle and 11 single-axle trucks for the majority of the City's snow plowing. The Department also has 12 4-wheel drive trucks used for plowing smaller streets.

If the need arises during a winter storm, the Department also can call upon the Utilities and Parks departments to help supplement the snow removal efforts.

Along with the three loaders, two graders and the help of the manpower and equipment from other departments, the City can put a total of seven loaders, five backhoes and four additional trucks on the road to help remove snow. St. Joseph County does not have as many resources and has a larger area to plow; therefore, it takes the county longer to clear their roads.

Services

The City's leaf pick-up program is completed on a weekly basis every fall, compared with the County's leaf pick-up program, which is done by quadrants.

The City also has an aggressive street sweeping schedule, with all streets swept every 10 days. The County does little street sweeping.

Also, in the event of a wind storm that blows trees into streets, the City can have the street re-opened, in most cases, in less than an hour. The county can take six to eight hours, as evidenced by calls from residents on streets just outside the City's boundaries.

Costs Associated with Services

If annexed, the City of Mishawaka Street Department is capable of providing a level of service for the area that is equal to the services currently provided for similar geographic areas within the City of Mishawaka. Given the proximity of the proposed annexation area, bordered to the south and east by the existing City limits, the Street Department does not require any additional funds than what have been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation. Services will begin within one year of the date of annexation as required by law.

For general information purposes, a copy of the year 2016 budget has been included for reference.

CITY OF MISHAWAKA
2016 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES			
Salaries and Wages			624,240.00
411-02	Assistant	1,921.10	
	Fleet Maintenance Technician	19.91/hr	
	Group 1	18.89/hr	
	PT maintenance 1040 hrs @ 11.00/hr	11,440.00	
	Reimburse MVH Director 5%	2,973.00	
Other Services Personal			
411-60	Overtime	15,000.00	
411-62	Night Bonus .60/.55 per hour	5,000.00	
411-63	Longevity	6,000.00	
			26,000.00
			650,240.00
2 SUPPLIES			
Office Supplies			
421-90	Office Supplies	2,000.00	
Operating Supplies			
422-02	Gas, Oil, etc.	1,100,000.00	
422-05	Equipment/ Vehicle/Maint Supplies	100,000.00	
Other Supplies			
429-08	Uniform/ Supplies	4,000.00	
			1,206,000.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-09	Health Screenings/ Vaccines	1,000.00	
Communication and Transportation			
432-03	Travel and Training	1,500.00	
Repairs and Maintenance			
436-01	Building Repair / Equipment/Maint	67,000.00	
Rentals			
437-05	Uniforms	5,000.00	
Other Services and Charges			
439-09	Miscellaneous Charges	2,500.00	
			77,000.00
			1,933,240.00

CITY OF MISHAWAKA
2016 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1	PERSONAL SERVICES			
	Salaries and Wages			1,466,350.00
	411-01	Street Commissioner	2,286.64	
	411-02	Office Manager	1,235.66	
		Secretary	1,218.76	
		Group 1: 32 @ 18.89*2092	18.89/hr	
		CS reimburse 1.55 for assts.	77,421.00	
	Other Services Personal			
	411-60	Overtime	81,500.00	
	411-62	Night Bonus .60/.55/hr	8,000.00	
	411-63	Longevity	21,000.00	
	411-64	FTO (Flexible Time Off) Plan	8,000.00	
				118,500.00
	Employee Benefits			
	413-01	Social Security	94,000.00	
	413-02	Medicare	23,000.00	
	413-03	PERF 14.2%	215,000.00	
	413-04	Unemployment	5,000.00	
	413-05	Employee Ins Benefits	470,000.00	
	413-06	Life Insurance	2,000.00	
				809,000.00
				2,393,850.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	1,500.00	
	Operating Supplies			
	422-02	Gas, Oil, etc.	200,000.00	
	Repair and Maintenance Supplies			
	423-03	Equipment/ Parts, Supplies	160,000.00	
	Other Supplies			
	429-08	Uniform Supplies	8,000.00	
	429-13	Traffic Supplies	36,000.00	
				405,500.00

CITY OF MISHAWAKA
2016 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

3	OTHER SERVICE AND CHARGES		
	Professional Services		
431-04	Snow Removal	5,000.00	
431-09	Health Screenings/ Vaccines	6,000.00	
	Communication and Transportation		
432-03	Travel and Training	5,000.00	
432-04	Telephone/ Paging	10,000.00	
	Printing and Advertising		
433-02	Publications	600.00	
	Insurance		
434-90	Insurance Premiums/Deductibles	150,000.00	
	Utility Service		
435-01	MU Charges	135,000.00	
435-02	NIPSCO	100,000.00	
	Repairs and Maintenance		
436-01	Building/ Equipment Repair	225,000.00	
	Rentals		
437-05	Uniforms	8,000.00	
	Other Services and Charges		
439-09	Miscellaneous Charges	3,000.00	
			647,600.00
			3,446,950.00

CITY OF MISHAWAKA
2016 BUDGET

LOCAL ROAD AND STREET
202-50

4	CAPITAL OUTLAYS		
	Improvements other than Buildings		
	442-01 Street Repair/Summer Program	500,000.00	
			500,000.00

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is $13.77. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of $11.22 per month is provided for senior citizens.

Similar to the county and other municipalities, trash removal services are not offered to multiple family developments, commercial, or industrial businesses. The waste stream generated from these uses vary widely and usually require private dumpsters. These uses are required to contract for services through private trash contractors. Given that portion of the proposed annexation is an industrial facility, waste disposal will be the responsibility of the property owner with no involvement from the City.

Leaf pick-up and Fifth Street recycling center

The leaf pick-up and Christmas tree pick-up programs are done through the City's street department. The Fifth Street recycling center is run by the Solid Waste Management District. It is open to all residents and non-residents for disposal of hazardous materials, such as paint and household chemicals. Tires, magazines, and cardboard/office paper also are collected there for recycling.

WASTEWATER

Services
Services are provided by the Mishawaka Wastewater Division 24-hours a day. There are at least two operators staffing the facility at all times. Additionally, maintenance technicians can be called in during off-hours to respond to emergencies. The thirty remote sewage lift stations are continuously monitored by radio telemetry.

Facilities
Mishawaka's wastewater treatment plant is a Class IV facility that was recently expanded to provide an average design capacity of 20 million gallons per day (MGD). The peak design capacity is 42 MGD. The plant is designed to operate in the conventional activated sludge mode. Single stage nitrification is achieved in the activated sludge process to convert ammonia to nitrate. Phosphorus is removed both biologically and by chemical precipitation using ferrous chloride. Solids generated in the treatment process are anaerobically digested and mechanically dewatered. These biosolids are land applied on area farm fields for soil conditioning and fertilizing. The treated effluent from the facility is disinfected with sodium hypochlorite, then treated with sodium bisulfite to remove any chlorine residual. The dechlorinated effluent is aerated to add dissolved oxygen.

For the year 2015 an average flow of 9.35 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff
Twenty six people staff the wastewater utility. There are 5 managers/supervisors, 4 chemists, 9 operators, 6 maintenance technicians, 1 biosolids technician, and 1 pretreatment technician. At least two operators are on duty at all times.

Support Personnel
The Wastewater Division relies on the Mishawaka Utilities Business Office for support functions such as billing, budget tracking, and customer service. The City's Engineering Division works closely with the Wastewater Division on plan reviews for sewer and lift station additions. Consulting engineering firms are used to design improvements and for comprehensive studies.

Planned Capital Improvements for 2016 and Beyond
A $42 million upgrade was completed in mid 2008 for the wastewater utility. This upgrade was necessary to provide capacity for service area growth and to address the CSO requirements established in Mishawaka's NPDES permit and CSO control regulations. The upgrade increased both the dry weather flow capacity and the plant's capability to treat wet weather flows. Construction began in November 2005 and was substantially complete in June 2008.

The capital improvements increased the wastewater treatment plant's capacity from 12 MGD to 20 MGD. The hydraulic peak capacity increased from 24 MGD to 42 MGD. The scope of the wastewater treatment plant improvements include the following elements:

- Parallel 60-inch interceptor sewer from CSO 009 to treatment plant
- Influent Pump Station Expansion
- Additional Fine Screen
- New Grit Separation and Washing Equipment
- New Scum Concentrating Equipment
- Addition of Two New Grit Removal Tanks
- Addition of Two New Primary Clarifiers
- Addition of Two New Aeration Tanks
- Addition of Two New Final Clarifiers
- Addition of Chlorine Contact Tank
- Conversion From Gaseous Chlorine and Sulfur Dioxide to Liquid Sodium Hypochlorite and Sodium Bisulfite Disinfection
- Rehabilitation of Ferrous Chloride Storage and Feed System
- Addition of two WAS Gravity Belt Thickener

- Addition of a second belt filter press for biosolids dewatering
- New Anaerobic Digester and Rehabilitation of Existing Digesters Including New Covers
- Modifications to the Plant Electrical Feed
- Installation of a high efficiency turbo aeration blower
- New Process Air Blower Equipment
- Administration Building Modifications
- Expansion of Maintenance Facilities
- Site Landscaping

Future capital improvements are focused on the Combined Sewer Overflow Long Term Control Plan and will consist mainly of sewer system improvements to convey greater volumes of wet weather flow to the Wastewater Plant for treatment as well as sewer separation and a 7,000 foot long in-line storage and conveyance tunnel from the treatment plant east to Merrifield Ave.

Statistical Information

Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2015 the average removals and effluent concentrations were as follows:

	Percent Removal	Effluent Concentration mg/l
CBOD	98%	<2.0
Total Suspended Solids	98%	<2.6
Phosphorus	85%	0.56
Ammonia Nitrogen	96%	<0.8

During 2015 there were no exceedances of NPDES permit effluent limitations.

Costs Associated with Services

Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. 2005 was the first full year of construction of the Wastewater Treatment Plant Upgrade and Expansion. The project was completed in June of 2008. The City financed $41.9 million for the plant improvements through a low interest State Revolving Fund Program loan, which will save considerable interest expense throughout the twenty year life of the loan. The expansion serves the dual purpose of providing capacity for continued growth in the community and will cut annual combined sewer overflow (CSO) volume in-half. Because a portion of the expanded capacity will serve growth in the Northwest TIF area, TIF funding has been pledged to the Wastewater Division to assist in funding debt service payments. An annual TIF distribution of $3.36 million reduces the rate increases necessary to fund the expansion's bond payments.

Residents of St. Joseph County who have access to city sanitary sewer pay the same sewer rate provided to residents of the city. However, 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. City sewer facilities are available to the proposed annexation area and will have no impact on the level of service provided by the city. Mishawaka Utilities currently provides a level of service for the area that is equal to the rest of the City. No additional Wastewater Division capital expenditures are required in association with this proposed annexation.

WATER SERVICE

Water Utilities

The Mishawaka Utilities Water Division is a medium-sized public water utility that serves a population and area larger than just the City of Mishawaka. The combined well fields average about 7 million gallons pumped each day, with a peak daily rate of 25 mgd and a maximum capacity of 32 mgd. The water is treated with chlorine, fluoride and phosphate and is regularly and comprehensively tested in accordance with state and federal regulations. The city public water supply consistently exceeds the strict standards set forth by the United States Environmental Protection Agency and the Indiana Department of Environmental Management.

Serving the Proposed Annexation Area

An existing sixteen (16) inch distribution main is located on the West side of Fir road fronting approximately half of the proposed annexation and rezoning area. The water main crosses over at 53494 Fir Road to the East side of the street where it continues North and crosses under the Toll Road. There is an eight (8) distribution main on Mission Trail at the South West corner of the proposed area in the Main Street Village Apartment complex.

The costs associated with the extension of water service to the individual property, including tap fees, are paid by developers/property owners, and are not paid by Mishawaka Utilities. For existing properties with wells, a 1-inch copper service line is typically provided to the property line for future connection. Similar to other areas of the city, the customer would be required to pay for the tap in order to use the service. The property owner also would be responsible to run the service from the property line to the house and install a meter setter in accordance with Water Division standards.

Staff and Services

The Mishawaka Utilities Water Division has a 24-hour emergency answering service line, which calls the supervisor on duty on a cellular telephone. Crews generally report on site within an hour of an emergency. On average, service outages only last about three hours.

There are a total of twenty-nine (29) employees in the Water Division consisting of twenty (20) union employees and nine (9) salaried personnel. An additional administrative staff of four (4) people and an office staff of twenty-three (23) carries out all billing and clerical work for both the electric and water divisions.

The Water Division has twenty-seven (27) vehicles and eight (8) large specialized pieces of equipment to serve the area.

Services to Residents

The Mishawaka Utilities Water Division provides three programs to replace lead services within the City's water system.

1. The Division replaces any lead service that is in need of repair.
2. The Division replaces any lead service to a current customer when the customer replaces the line from the street shut-off to the house.
3. The Division replaces any lead service that is not currently in use by a customer at a reduced cost to customer when a new structure is built.

Services to Residents – (Cont.)
The Division has no benefits geared strictly toward senior citizens, but it does accept money from the Project Safe program, provided by Real Services. Real Services provides state funds to pay utility bills of low-income families that fall within a certain income range. The low-income families must fill out an application, at the Real Services office, to become eligible for this benefit.

Costs Associated with Services
Mishawaka Utilities Water Division is not supported by tax dollars, but rather through revenue generated by the sales of water to its consumers. All costs associated with providing water service are rate generated. No tax dollars are used to provide this service. If annexed, Mishawaka Utilities is capable of providing a level of service for the area that is equal to the services currently provided within the City.

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, CONTAINING 20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD, WHICH POINT IS THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, 871.20 FEET; THENCE NORTH 100 FEET; THENCE EAST 871.20 FEET TO THE CENTER OF FIR ROAD; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

ALSO, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. 27, TOWNSHIP NO. 38 NORTH, RANGE 3 EAST, LYING SOUTH OF THE INDIANA TOLL ROAD.

ALSO, ALL THAT EASTERLY RIGHT-OF-WAY LYING EAST OF, AND COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY OF THE INDIANA TOLL ROAD AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE RUNNING SOUTHERLY ALONG SAID EAST LINES, 1,240 FEET, MORE OR LESS, TO THE POINT OF TERMINATION.

SAID DESCRIBED PARCEL SUBJECT TO ANY EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

TAB D - APPENDICES

RESOLUTION NO. 2016-28

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

Property located at 53555 Fir Road south of the Indiana Toll Road (I-80/90) and north of 53603 Fir Road.

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, CONTAINING 20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD, WHICH POINT IS THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, 871.20 FEET; THENCE NORTH 100 FEET; THENCE EAST 871.20 FEET TO THE CENTER OF FIR ROAD; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

ALSO, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NO. 27, TOWNSHIP NO. 38 NORTH, RANGE 3 EAST, LYING SOUTH OF THE INDIANA TOLL ROAD.

ALSO, ALL THAT EASTERLY RIGHT-OF-WAY LYING EAST OF, AND COMMENCING AT THE SOUTHERLY RIGHT-OF-WAY OF THE INDIANA TOLL ROAD AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE WEST

HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE RUNNING SOUTHERLY ALONG SAID EAST LINES, 1,240 FEET, MORE OR LESS, TO THE POINT OF TERMINATION.

SAID DESCRIBED PARCEL SUBJECT TO ANY EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

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

of _____, 2016, at _____ o'clock __.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _____

2016, at _____o'clock __.M.

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

APPROVED by me this _____ day of _____ 2016, at

_____ o'clock ___.M.

_____
David A. Wood, Mayor

Appendix "B"
Annexation Ordinance

PETITION #16-29

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. _____

ORDINANCE NO. _____

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

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

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

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

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

The North Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East, containing 20 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A tract of land described as follows: Beginning at a point in the center of Fir Road, which point is the Southeast corner of said North Half of the Northwest Quarter of the Southeast Quarter of said Section 27; running thence West along the South line of said North Half of the Northwest Quarter of the Southeast Quarter of Section 27, 871.20 feet; thence North 100 feet; thence East 871.20 feet to the center of Fir Road; thence South 100 feet to the place of beginning, containing 2 acres, more or less.

ALSO, the Southwest Quarter of the Northeast Quarter of Section No. 27, Township No. 38 North, Range 3 East, lying South of the Indiana Toll Road.

ALSO, all that easterly right-of-way lying east of, and commencing at the southerly right-of-way of the Indiana Toll Road and the east line of the west half of the northeast quarter and the east line of the west half of the southeast quarter of Section 27; thence running southerly along said east lines, 1,240 feet, more or less, to the point of termination.

Said described parcel subject to any easements, covenants, and right-of-way of record.

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of S-2 Planned Unit Development subject to the following conditions:

1. Permitted uses shall be limited to a 390 unit multi-family residential apartment complex and other accessory uses including but not limited to a club house and community pool.

2. Landscaping shall be provided as required by the standards of the C-1 General Commercial Zoning District. No landscaping shall be required where existing mature vegetation is preserved, provided the area is a minimum of 25' in width.

3. Landscaping and screening, including a compact row of evergreen trees and fencing, shall be required along a portion of the south property line immediately adjacent to the existing single-family residential house located at 53603 Fir Road.

4. One monument sign not exceeding 8' in height and 60 square feet in area shall be permitted for the site.

5. The extension of all utilities to the site shall be at the developer's cost and expense.

6. Road improvements along Fir Road shall be installed as determined by the Department of Engineering.

7. Additional right-of-way and easements along Fir Road shall be dedicated as part of the final site plan and shall be determined by review of the City Director of Engineering and City Planner based on proposed construction. Conceptually, a minimum of 40' of additional right-of-way, establishing an 80' half right-of-way, shall be provided from the northeast corner of the property at the Indiana Toll Road to south of the northernmost access drive. Conceptually, a minimum of 20' of additional right-of-way, establishing a 60' half right-of-way, shall be provided south of the northernmost access drive to the southeast corner of the property.

8. 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. The current City Ornamental street light standard may also be substituted by the developer in lieu of the cut-off fixture requirement noted above.

9. Total number of parking spaces required for shall be a minimum of 1.5 spaces per unit.

10. Building and pavement setbacks shall be a minimum of 30' from the proposed right-of-way line of Fir Road, the Indiana Toll Road right-of-way, and all other external/perimeter property lines.

11. Building materials and colors shall comply with the C-1 General Commercial Zoning District with the exception of allowing fiber cement board siding and trim materials on all buildings.

12. The architecture shall include garages and private entrances as conceptually identified.

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

1. Existing Conditions - The subject parcel is located on Fir Road, a currently moderately travelled corridor on which traffic volumes are expected to increase due to the significant commercial and residential growth that has occurred in the northeast part of the City. The site is located immediately adjacent to a multi-family residential apartment complex to the west, a skilled nursing facility to the south, and an assisted living facility to the east.

2. Character of Buildings in Area - The character of buildings and land uses located along the Fir Road corridor from Day Road to the south to E. University Drive to the north vary greatly and include low-density single family residential homes in unincorporated St. Joseph County, a convenience store/gas station currently under development, a golf course, a skilled nursing facility, and an assisted living facility. Various commercial uses are present to north across the Indiana Toll Road and a multi-family residential apartment complex is located immediately adjacent to the west.

3. The most desirable/highest and best use – With the property's location along the increasingly commercial and residential developed Fir Road corridor combined with the adjacent multi-family residential uses, the most desirable use for the property is either residential or commercial.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed multi-family residential use is compatible with other adjacent multi-family residential and skilled nursing/assisted living facilities. Furthermore, the existing single-family residential property located to the south will be adequately screened with landscaping.

5. Comprehensive Plan - Although this property was identified with a preferred use as low-density residential (single-family homes) in the Mishawaka 2000 Comprehensive Plan, the proposed multi-family use is reasonably consistent with adjacent and changing land uses along the Fir Road corridor.

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 _____, 2016, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _____, 2016, at _____ o'clock _____.M.

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

APPROVED by me this _____ day of _____, 2016, at _____o'clock _____.M.

_____
David A. Wood, Mayor

Tab Rate Chart for the year 2015 payable 2016

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2015 payable 2016, are now in the hands of the St. Joseph County Treasurer, who is ready to receive the Taxes charged thereon. The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2016. Second installment will be delinquent after November 10, 2016. Michael J. Kruk, Treasurer of St. Joseph County.

1. Harris Township Tax Rates - Prior to Annexation

2. Mishawaka/Harris Twp. Tax Rates - Post-Annexation

		1.																												2.	
Fund	Fund Name	71001 Centre Township	71002 S. Bend - Centre	71003 Clay Township	71004 S. Bend - Clay	71005 Mish - Clay	71006 Indian Village	71007 Roseland (Clay)	71008 German Township	71009 S. Bend - German	71010 Greene Township	71011 Harris Township	71014 Lincoln Township	71015 Walkerton (Lincoln)	71016 Madison Township	71017 Olive Township	71018 New Carlisle	71022 Mish - PHM	71023 Mish - Penn	71025 Portage Township	71026 S. Bend Portage	71027 Union Township	71029 Lakeville - Union	71029 Warren Township	71030 Osceola (Penn)	71031 Penn Twp - PHM	71032 Penn Twp - Mish Schls	71033 S. Bend - Penn	71034 Liberty Township	71035 North Liberty	71036 Mish - Harris	71037 S. Bend - Warren
101	County General	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530	0.5530
124	Cumulative Reassessment	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114	0.0114
189	Bond & Int/ Debt Serv Ex CB	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385	0.0385
702	Highway																															
708	LR & S																															
790	Cumulative Bridge	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058	0.0058
792	Major Cumulative Bridge	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190
801	Health	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220	0.0220
802	Medical Center																															
1301	Park & Recreation	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247
2301	Cumulative Capital Development	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190
711	Total COUNTY	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974	0.6974
01	Township Rainy Day																															
101	Township General Fund	0.0054	0.0054	0.0223	0.0223	0.0223	0.0223	0.0223				0.0052	0.0041	0.0041	0.0086	0.0285	0.0285	0.0128	0.0128	0.0128	0.0128	0.0128	0.0964	0.0964	0.0352	0.0128	0.0128	0.0128	0.0128	0.0985	0.0985	0.0353	0.0353
501	Twp Community Bldg										0.0556																					
540	Twp Poor Relief/Twp Assistance	0.0054	0.0054	0.0087	0.0087	0.0087	0.0087	0.0087	0.0069	0.0069		0.0035	0.0023	0.0033	0.0021			0.0203	0.0203	0.0087	0.0087	0.0100	0.0100	0.0070	0.0203	0.0203	0.0203	0.0203	0.0203			0.0035	0.0070
585	Twp Poor Relief Debt																															
1101	Twp EMS Fund															0.0530																
1111	Twp Fire										0.2935				0.0883	0.0778								0.2174		0.2849	0.2849		0.0844	0.0844		
1181	Twp Fire Bldg Debt Fund																															
1182	Twp Fire Equipment Debt																					0.0186	0.0186									
1197	Twp Unwrp Fire Loan																									0.0205	0.0205					
1199	Twp Cum Fire														0.0069	0.0177								0.0247		0.0314	0.0314		0.0252	0.0252		
1312	Twp Recreation								0.0066	0.0066			0.0035	0.0055		0.0062	0.0062															
1481	Twp Fire Bldg Debt Ex CB								0.0376																							
1482	Twp Fire Equip Debt Ex CB																															
8504	Twp Fire Tarrany General	0.5282		0.3046			0.2040	0.2040	0.2040			0.3046								0.0292		0.1169	0.1169									
8092	Twp Fire Tarrany Equip Repla	0.0291		0.0297			0.0297	0.0297	0.0297			0.0297								0.0301		0.0358	0.0358									
712	Total TOWNSHIP	0.5621	0.5136	0.3647	0.0310	0.0310	0.3647	0.3647	0.3859	0.0135	0.3003	0.3435	0.0529	0.0629	0.0801	0.1789	0.3258	0.0331	0.0331	0.0695	0.0612	0.2777	0.2777	0.3914	0.0331	0.3598	0.3598	0.0331	0.1081	0.1081	0.0985	0.0423
0	City Bond/Debt																															
01	City/Town Rainy Day																															
101	City General		2.6703		2.6703	1.7041	0.0065	0.5881		2.6703				1.0462			0.8253	1.7041	1.7041		2.6703		0.8153		0.2683			2.6703		1.2360	1.7041	2.6703
180	City Debt Service																0.0579															
181	City/Town Debt Payment																															
182	City/Town Bond #2													0.1181																		
188	City Debt Serv Ex CB																															
280	BOND-GEN BINKIN																													0.1409		
341	City Fire Pension																															
342	City Police Pension																															
381	City Debt Payment Ex CB																															
708	City/Town LR & S																															
709	City MVH					0.0263		0.0733						0.0748			0.1229	0.0263	0.0263				0.1710		0.0701						0.0263	
720	City/Town Major Moves Spc																															
1101	City Ambulance/EMS																															
1101	City Cum Fire Special																0.0116								0.0333							
1301	City Park & Rec		0.5754		0.5754	0.1807				0.5754				0.2052				0.1807	0.1807		0.5754							0.5754		0.1807	0.5754
1302	City/Town Park							0.0442																						0.2067		
1380	Park Bond													0.1047																		
1384	City Park Bond Exempt CB																															
2120	City Cemetery																0.0057															
2370	City/Town CCI																															
2301	City Cum Cap Development		0.0321		0.0321	0.0500		0.0152		0.0321				0.0467			0.0467	0.0500	0.0500		0.0321		0.0445		0.0400			0.0321		0.0453	0.0500	0.0321
8290	City Cum Sewer					0.0346												0.0346	0.0346												0.0346	
8504	City Town Fire Tarrilory Gen												0.3046	0.3386																		
8092	City Town Fire Terr Eqp Replac												0.0331	0.3331																		
713	Total CITY/TOWN	0.0000	3.4778	0.0000	3.4778	1.9977	0.0065	0.7308	0.0000	3.4778	0.0000	0.0000	0.3717	1.5884	0.0000	0.0000	1.1271	1.9977	1.9977	0.0000	3.4778	0.0000	1.0317	0.0000	0.4216	0.0000	0.0000	3.4778	0.0000	1.6279	1.9977	3.4778
01	School Rainy Day																															
101	School General																															
180	School Debt Service	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.0247	0.2922	0.0884	0.0884	0.2922	0.0595	0.0595	0.2922	0.2922	0.0247	0.0247	0.2677	0.2677	0.0247	0.2922	0.2922	0.2922	0.2922	0.0884	0.0884	0.2922	0.0247
182	School Retirement/Pension Debt																															
184	School Debt Service Exempt CB	0.4378	0.4378	0.4378	0.4378	0.4378	0.4378	0.4378	0.4378	0.4378	0.4378	0.1659	0.3802	0.3802	0.1659	0.5931	0.5931	0.1659	0.1659	0.4378	0.4378			0.4378	0.1659	0.1659	0.1659	0.3608	0.1659	0.3602	0.3602	0.1659	0.4378
180	School Pension Debt Ex CB	0.0700	0.0700	0.0700	0.0700	0.0700	0.0700	0.0700	0.0700	0.0700	0.0700	0.0311	0.0240	0.0240	0.0311	0.0147	0.0147	0.0311		0.0700	0.0700			0.0700	0.0311	0.0311		0.0311	0.0240	0.0240	0.0311	0.0700	0.0700
606	School Historic Society	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050			0.0050			0.0050	0.0050	0.0050	0.0050			0.0050	0.0050	0.0050	0.0050	0.0050			0.0050	0.0050	0.0050
1214	School Capital Projects	0.2958	0.2958	0.2958	0.2958	0.2958	0.2958	0.2958	0.2958	0.2958	0.2958	0.2586	0.2640	0.2640	0.2586	0.2586	0.2586	0.3034	0.3034	0.2958	0.2958	0.2153	0.2153	0.2958	0.2586	0.2586	0.2586	0.3451	0.2586	0.2640	0.2640	0.2586	0.2958

		1.																												2.	
2016	School Art Institute	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050			0.0050				0.0050		0.0050	0.0050			0.0050	0.0050	0.0050		0.0050			0.0050	0.0050
2053	2013 GTATE LOAN																															
4301	School Transportation Fund	0.3681	0.3681	0.3681	0.3681	0.3681	0.3681	0.3681	0.3681	0.3681	0.3681	0.2463	0.1746	0.1746	0.2463	0.2483	0.2483	0.2483	0.2483	0.0784	0.3681	0.3681	0.3570	0.3570	0.3681	0.2463	0.2463	0.0784	0.2463	0.1746	0.1746	0.2463	0.3681
6202	School Bus Replacement	0.0518	0.0518	0.0518	0.0518	0.0518	0.0518	0.0518	0.0518	0.0518	0.0518	0.0175	0.0407	0.0407	0.0175	0.0485	0.0485	0.0485	0.0175	0.0130	0.0518	0.0518	0.0252	0.0252	0.0518	0.0176	0.0176	0.0130	0.0175	0.0407	0.0407	0.0175	0.0518
714	Total SCHOOL	1.2682	1.2682	1.2682	1.2682	1.2682	1.2682	1.2682	1.2682	1.2682	1.2682	1.0316	0.9621	0.9621	1.0316	1.2678	1.2678	1.2678	1.0316	1.2670	1.2682	1.2682	1.2601	1.2601	1.2682	1.0316	1.0316	1.0078	1.0316	0.9621	0.9621	1.0316	1.2682
0	Library Debt																															
101	Library General	0.2899	0.2899	0.2899	0.2899	0.2899	0.2899	0.2899	0.2899	0.2899	0.2899	0.1333	0.0801	0.0801		0.2564	0.2564	0.2564	0.1333	0.1333	0.2899	0.2899	0.2899	0.2899	0.2899	0.1333	0.1333	0.1333	0.1333	0.2899	0.2899	0.1333	0.2899
186	Library Debt Serv Exempt CB	0.0517	0.0517	0.0517	0.0517	0.0517	0.0517	0.0517	0.0517	0.0517	0.0277								0.0277	0.0277	0.0517	0.0517	0.0517	0.0517	0.0517	0.0277	0.0277	0.0277	0.0277	0.0517	0.0517	0.0277	0.0517
206	Library Lease/Rent Exempt CB															0.1940	0.1940															
362	Library Debt #2 Exempt CB																															
1220	Library Capital Project	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133										0.0133	0.0133	0.0133	0.0133	0.0133					0.0133	0.0133		0.0133
2011	Library LERF																															
715	Total LIBRARY	0.3549	0.3549	0.3549	0.3549	0.3549	0.3549	0.3549	0.3549	0.3549	0.3549	0.1610	0.0801	0.0801	0.0000	0.4504	0.4504	0.4504	0.1610	0.1610	0.3549	0.3549	0.3549	0.3549	0.3549	0.1610	0.1610	0.1610	0.1610	0.3549	0.3549	0.1610	0.3549
6001	2o Bond Transpo		0.1163		0.1163	0.1163				0.1163									0.1163	0.1163		0.1163							0.1163			0.1163	0.1163
6006	2o Bond Transpo Oper Tran Cum																															
6101	Airport Authority General	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312	0.0312
6150	Airport Sp Airport Debt	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079	0.0079
6151	Airport Auth Bond Ex CB																															
6199	Airport Authority Cum Bldg	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032
6210	Sp Solid Waste Mg																															
6485	SB Redevel Bond #1 Ex CB		0.0648		0.0648					0.0648												0.0648							0.0648			0.0648
716	Total SPECIAL UNIT	0.0423	0.2234	0.0423	0.2234	0.1576	0.0423	0.0423	0.0423	0.2234	0.0423	0.0423	0.0423	0.0423	0.0423	0.0423	0.0423	0.0423	0.1576	0.1576	0.0423	0.2234	0.0423	0.0423	0.0423	0.0423	0.0423	0.0423	0.2234	0.0423	0.0423	0.1576	0.2234
	Total Tax Rates	2.0316	2.0316	2.7575	2.0317	1.5008	2.7343	2.4283	2.7478	2.5343	2.5931	2.2758	2.2185	2.1642	1.0574	2.5359	2.4138	1.6794	1.4343	2.9723	1.0719	2.3394	2.2701	2.7542	2.3870	2.2912	2.5471	2.6233	2.2548	2.8227	4.0551	2.0630
	(Less Conservancy)																															
	LOIT PTRC %	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537	9.4537
	County COIT HMSTD %	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243	5.8243
	Exempt Ratio	0.5980	0.6628	0.5980	0.6628	0.5980	0.5980	0.5980	0.6358	0.6628	0.5980	0.2632	0.4427	0.4427	0.2355	0.8403	0.8403	0.2682	0.9200	0.5980	0.6628	0.0902	0.0902	0.5980	0.2632	0.2632	0.9200	0.3280	0.4944	0.4944	0.2632	0.6628

I, Michael J Hamann, Auditor of St. Joseph County, hereby certify that the above is a true and correct copy of all tax collectible in St. Joseph County for the year 2016.

1. Harris Township Tax Rates - Prior to Annexation

2. Mishawaka/Harris Twp. Tax Rates - Post-Annexation

INDIANA Gateway for government units

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fi Learn More (/public/help.aspx)

Fiscal Health Indicators

The Fiscal Health Indicators provide easy access to data that help assess the financial resiliency of local governments across the state.

Type in the name of a local government unit:

St. Joseph, IN

Excel

St. Joseph, IN

2014 Census Population: 266,916

Debt

Local governments may enter into debt for the purposes of funding capital projects such as the construction of facilities. This debt will often be payable over several years and will require the payment of interest on the amount of debt outstanding. Governments may use a wide variety of revenue sources for repayment of outstanding debt, including property taxes, local income taxes or utility fees. Multiple revenue sources may be dedicated to the repayment of an individual debt, with the revenues often identified as "primary" or "secondary". More information is available in Fiscal Health Indicators: Debts (downloads/Debt.pdf) and the companion excel file Debt data (downloads/Debt for Download.xlsx).

$43,467,811
Amount of Outstanding Debt as of July 1, 2015

$163
Outstanding Debt Per Capita

$0.55
Outstanding Debt per $100 Net Assessed Value

Amount Outstanding as of July 1, 2015	2010 Population	Outstanding Debt per Capita	2014 Certified Net AV	Outstanding Debt per $100 NAV
$43,467,811	266,931	$163	$7,514,198,242	$0.55

Debt Name (Bond ID)	Primary Repayment Source	Secondary Repayment Source(s)	Amount Outstanding as of July 1, 2015	Year of Last Scheduled Payment
IN-TEK TIF REDEVELOPMENT - 2165	TIF		$610,000	2017
JAIL BUILDING CORPORATION - 2516	Property Tax		$12,125,000	2018
BITTERSWEET BRIDGE - 2527	Property Tax		$1,570,230	2016
AM GENERAL - 2572	TIF		$9,302,527	2018
MOTOROLA - 2655	CEDIT		$2,190,974	2017
Mental Health Revenue Refunding Bonds, Series 2012 (Limited Tax) - 5965	Other Revenue		$3,274,425	2021
Economic Development Income Tax Revenue Bonds of 2014 - 8867	CEDIT		$11,841,004	2034
St. Joseph County, Indiana, Limited Tax Bridge Refunding Bonds of 2014 - 8992	Property Tax		$2,553,651	2018

Pensions

Many local governments provide employees with a pension plan to assist with retirement. These pension plans often include a contribution by the local government on behalf of the employees. While some local governments may choose to operate their own pension plans either for all employees or just for select pools of employees, many local governments will also operate pension plans through the Indiana Public Retirement System (INPRS). INPRS administers several different pension plans used by local governments.More information is available in Fiscal Health Indicators: Pension Plans (downloads/Pension Plans.pdf) and the companion excel file Pension Plans (downloads/Pension Plans for Download.xlsx).

110
2014 Retiree(s) With

$1,930,633
2014 Contributions

Locally Operated Pension Plan(s) *to Locally Operated Pension Plan(s)*

Pension Plan Name	Plan Type	2013 Employer Contribution	2013 Retirees	2014 Employer Contribution	2014 Retirees
St. Joseph County Police Benefir Plan	Defined Benefit	$0	12	$0	12
St. Joseph County Police Benefit Plan	Defined Benefit	$54,012	0	$54,012	0
St. Joseph County Police Retirement Plan	Defined Benefit	$1,578,206	98	$1,578,206	98

Post Employment Benefits

A local government may offer post-employment benefits to retirees. These benefits may include medical, prescription drug, dental, vision, hearing, life insurance, long-term care benefits, and long-term disability benefits (not covered under a pension plan) that are provided after employment ends. Indiana Code 36-1-8-17.5 requires that local governments report prior year retiree benefits by March 1 of each year. In order to meet this reporting requirement, local governments may choose to contract for an actuarial study or may choose to estimate the required information.More information is available in Fiscal Health Indicators: Retiree Benefits (downloads/Retiree Benefits Data.pdf) and the companion excel file Retiree Benefits (downloads/Retiree Benefits for Download.xlsx).

The information displayed here is estimated by the unit.

184
2014 Retiree(s) Receiving Post Retirement Benefits

$1,661,897
2014 Post Retirement Benefits Paid

Net Assessed Value & Exempt Properties

A key value in determining property tax rates is the amount of net assessed value for the unit (as certified to the Department of Local Government Finance by the county auditor). Certified net assessed value is the sum of the assessed values of real estate and personal property after the removal of any applicable deductions or exemptions and after removing the assessed value which is being directed to TIF districts. The certified net assessed value (CNAV) is commonly referred to as the

property tax base for the local government.
Deductions reduce the gross assessed value by a certain amount or percentage. Exemptions typically will make the entire assessed value of the parcel or record exempt from taxation, essentially taking the parcel or record out of the property tax base for a local government. In certain instances, though, it is also possible to have partial exemptions, which exempt just a portion of the parcel or record from taxation. More information is available in these two documents: Fiscal Health Indicators: Net Assessed Value (NAV) (downloads/NAV Change.pdf) and Fiscal Health Indicators: Government Acreage as Percent of Total Acres (downloads/Exempt AV.pdf), as well as these companion excel files Net Assessed Value (NAV) (downloads/NAV Change for Download.xlsx) and Government Acreage as Percent of Total Acres (downloads/Govt as Percent of Total Acres for Download.xlsx).

$7,514,198,242 *2014 Certified Net Assessed Value*

$1,342,119,635 *2014 Exempt Assessed Value*

17.9 % *2014 Exempt Assessed Value as Percent of Certified Net Assessed Value*

	2013	2014	Percent Change
Certified Net Assessed Value	$7,671,151,787	$7,514,198,242	-2.0 %
Exempt Assessed Value	$1,333,521,797	$1,342,119,635	0.6 %
	2013	**2014**	**Change**
Exempt Assessed Value as Percent of Certified Net Assessed Value	17.4 %	17.9 %	0.5 %

214,883 *Total Acreage*

7,069 *Government Acreage*

3.3 % *Government Acreage as Percent of Total Acreage*

	2013	2014	Percent Change
Total Acreage	215,193	214,883	-0.1 %
Government Acreage	7,095	7,069	-0.4 %
	2013	**2014**	**Change**
Government Acreage as Percent of Total Acreage	3.3 %	3.3 %	0.0 %

Property Tax Caps

Local governments that collect property taxes may be impacted by the application of property tax caps. Property tax caps limit the amount of an individual tax bill to a percent of the gross assessed value. For owner-occupied homestead properties, the tax bill cannot exceed 1% of the gross assessed value of the property. For other residential properties, long term care facilities and agricultural land, the tax bill cannot exceed 2% of the gross assessed value. The tax bills on all other real property and all personal property are restricted to 3% of the gross assessed value. In addition, there is an additional property tax cap known as the Over 65 property tax cap. The Over 65 property tax cap is dependent on the age and income of the taxpayer and changes in the tax bill from year to year. When a tax bill reaches the applicable property tax cap, any additional tax liability above the property tax cap is credited to the taxpayer and is no longer due by the taxpayer. This credit results in a loss to local governments as the full property tax levy is unable to be collected. More information is available inFiscal Health Indicators: Property Tax Cap (downloads/Property Tax Cap.pdf) and the companion excel file Property Tax Cap (downloads/Property Tax Cap as Percent of Levy for Download.xlsx).

$53,035,210
Certified Levy

$7,191,331
Property Tax Cap

13.6 %
Property Tax Cap as a Percent of the Total Levy

	2013	2014	Percent Change
Certified Levy	$51,634,523	$53,035,210	2.7 %
Property Tax Cap	$6,994,563	$7,191,331	2.8 %
	2013	**2014**	**Change**
Property Tax Cap as a Percent of the Total Levy	13.6 %	13.6 %	0.0 %

Tax Increment Financing (TIF)

Counties, cities, and towns can establish tax increment finance (TIF) districts through a redevelopment commission or authority. TIF districts allow the redevelopment commission or authority to receive tax revenues from growth in assessed value within the TIF district and then use those revenues for projects within the TIF district. These projects typically are designed to encourage further development and growth within the TIF district or surrounding area. More information is available in Fiscal Health Indicators: Tax Increment Finance (downloads/TIF Data.pdf) and the companion excel file Tax Increment Finance (downloads/TIF Data for Download.xlsx).

$1,483,910,379
Certified Incremental TIF Assessed Value

9.8 %
Incremental TIF as Percent of Certified AV

$0
Certified Passthrough TIF AV

0.0 %
Passthrough TIF as Percent of Certified AV

	2013	2014	Percent Change
Certified Net Assessed Value	$7,671,151,787	$7,514,198,242	-2.0 %
Certified Incremental TIF Assessed Value	$1,488,058,479	$1,483,910,379	-0.3 %
Certified Passthrough TIF AV	$0	$0	0.0 %
	2013	**2014**	**Change**
Incremental TIF as Percent of Certified AV	19.4 %	19.8 %	0.4 %
Passthrough TIF as Percent of Certified AV	0.0 %	0.0 %	0.0 %

TIF Name (TIF ID)	2013 Parcel Count	2013 Base AV	2013 Inc. AV	2014 Parcel Count	2014 Base AV	2014 Inc. AV
Wyatt Economic Development Area Allocation Area #1 - T71401	25	$6,735,347	$1,309,938	26	$6,793,269	$4,914,154
St Joseph County Economic Development District Allocation Area #2 - T71402	193	$43,837,482	$36,663,879	201	$48,581,746	$46,121,383
AM General Allocation Area #3 - T71403	248	$47,565,590	$48,172,285	250	$47,232,856	$93,455,413

Local Option Income Taxes

Counties have the ability to impose local income taxes on their residents or employees working within the county as a way to generate additional revenue for local governments or to provide for property tax credits for taxpayers. At this time, all 92 counties impose at least one of the available local option income tax (LOIT) options. More information is available in Fiscal Health Indicators: Local Income Taxes (downloads/Income Tax Data.pdf)and the companion excel file Local Income Taxes (downloads/Income Tax Data for Download.xlsx).

$23,504,344 *2014 Total*

$88 *2014 Total Per Capita*

	2013	2014	Percent Change
Total	$21,599,055	$23,504,344	8.8 %
	2013	**2014**	**Change**
Total Per Capita	$81	$88	$7

	2013	2014	Percent Change
Total	$21,599,055	$23,504,344	8.8 %
County Option Income Tax (COIT)	$8,460,192	$9,314,201	10.1 %
COIT Public Safety	$4,138,448	$4,531,577	9.5 %
County Economic Development Income Tax (CEDIT)	$9,000,415	$9,658,566	7.3 %
County Adjusted Gross Income Tax (CAGIT)	$0	$0	0.0 %
CAGIT Property Tax Replacement Credit (PTRC)	$0	$0	0.0 %
CAGIT Public Safety	$0	$0	0.0 %
Levy Freeze	$0	$0	0.0 %
Special Legislation	$0	$0	0.0 %

Annual Financial Reports: General Fund

The annual financial results of a local government provide key insights on the fiscal health of the local government. By reviewing items such as fund balances and trends in spending and revenues, interested parties can gain an understanding of how the government has been performing from a financial perspective and where concerns may exist in the future.

At regular intervals, local governments are required to submit financial results to the

State of Indiana. Non-school political subdivisions will submit an Annual Financial Report to the State Board of Accounts after the conclusion of a year. Schools submit semi-annual financial results to the Indiana Department of Education. This data forms the basis for the indicators included in this section. Please note that Indiana local governments primarily report on a cash basis for accounting. This may impact the interpretation of fund balances and other financial data.

As each unit will have their own set of funds and methods for reporting activities within these funds, the Department has provided standardization for the purposes of Fiscal Health Indicators. To do so, the Department first assigned each fund to the specific categories of General, Rainy Day, Debt Service, Dedicated, Restricted and Enterprise. More information is available in Fiscal Health Indicators: Financial Data (downloads/AFR Data.pdf) and the companion excel file Financial Data (downloads/AFR Data for Download.xlsx).

16.5 %
General Fund Balance as Pct. of Revenues

-6.3 %
General Fund Deficit or Surplus as Pct. of Revenue

$222.91
General Fund Revenues Per Capita

	2013	2014	Percent Change
General Fund Balance	$7,876,229	$9,829,891	24.8 %
General Fund Deficit or Surplus	($1,259,238)	($3,751,052)	197.9 %
General Fund Revenues	$58,807,916	$59,501,953	1.2 %
	2013	**2014**	**Change**
Balance as Pct. of Revenues	13.4 %	16.5 %	3.1 %
Deficit or Surplus as Pct. of Revenues	-2.1 %	-6.3 %	-4.2 %
Per Capita Revenues	$220.31	$222.91	$2.60

General Fund Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$58,807,916	100.0%	$59,501,953	100.0%
Taxes and Intergovernmental	$41,289,355	70.2 %	$40,021,712	67.3 %
Licenses and Permits	$77,967	0.1 %	$79,108	0.1 %
Charges for Services	$7,193,555	12.2 %	$7,073,976	11.9 %
Fines, Forfeitures, and Fees	$1,283,936	2.2 %	$1,236,260	2.1 %
Utility Penalties	N/A	N/A	N/A	N/A

Other Receipts	$8,963,103	15.2 %	$11,090,897	18.6 %

15.5 %

General Fund Balance as Pct. of Expenditures

$236.96

General Fund Expenitures Per Capita

	2013	2014	Percent Change
General Fund Balance	$7,876,229	$9,829,891	24.8 %
General Fund Expenditures	$60,067,154	$63,253,005	5.3 %
	2013	**2014**	**Change**
Balance as Pct. of Expenditures	13.1 %	15.5 %	2.4 %
Per Capita Expenditures	$225.03	$236.96	$11.93

General Fund Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$60,067,154	100.0%	$63,253,005	100.0%
Personal Services	$39,392,058	65.6 %	$38,929,456	61.6 %
Supplies	$2,531,109	4.2 %	$2,225,998	3.5 %
Services and Charges	$18,043,457	30.0 %	$22,088,938	34.9 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A
Capital Outlays	$100,530	0.2 %	$8,614	0.0 %
Other Disbursements	N/A	N/A	N/A	N/A
Operations	N/A	N/A	N/A	N/A

Annual Financial Reports: All Funds

-6.4 %

Deficit or Surplus as Pct. of Revenue

$430.16

Expenditures Per Capita

	2013	2014	Percent Change

Revenues	$104,115,677	$107,903,908	3.6 %
Expenditures	$102,539,318	$114,823,848	12.0 %
Deficit or Surplus	$1,576,360	($6,919,940)	-539.0 %
	2013	**2014**	**Change**
Deficit or Surplus as Pct. of Revenue	1.5 %	-6.4 %	-7.9 %
Expenditures Per Capita	$384.14	$430.16	$46.02

Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$104,115,677	100.0%	$107,903,908	100.0%
Taxes and Intergovernmental	$75,649,220	72.7 %	$75,678,893	70.1 %
Licenses and Permits	$77,967	0.1 %	$79,108	0.1 %
Charges for Services	$12,137,972	11.7 %	$12,125,312	11.2 %
Fines, Forfeitures, and Fees	$1,459,154	1.4 %	$1,775,919	1.7 %
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$14,791,364	14.2 %	$18,244,677	16.9 %

Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$102,539,318	100.0%	$114,823,848	100.0%
Personal Services	$56,536,339	55.1 %	$58,007,709	50.5 %
Supplies	$4,152,397	4.1 %	$4,580,182	4.0 %
Services and Charges	$30,450,307	29.7 %	$41,268,287	35.9 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A
Capital Outlays	$10,757,225	10.5 %	$9,373,350	8.2 %
Other Disbursements	$643,050	0.6 %	$1,594,320	1.4 %
Operations	N/A	N/A	N/A	N/A

Fund Name - Number	2013 Ending Cash Balance	2014 Ending Cash Balance
General Fund		
County General - 1000	$7,876,229	$9,829,891
Rainy Day Fund		
County Rainy Day Fund - 1186	$6,288,978	$6,288,978
Dedicated Funds		
JJC Detention Trust - 0004	$1,810	$2,073
Jail Commissary - 0005	$144,903	$135,135
Portage Manor Resident Trust-County Home - 0007	$0	$6,882
Adult Probation Fee Cashbook - 0011	$27,382	$22,452
Adult Probation Administrative Fee Cashbook - 0012	$7,605	$0
Adult Probation Administrative Fees - 0012	$0	$7,716
JJC Equipment Cashbook - 0016	$2,477	$0
JJC Equipment Reimbursement - 0016	$0	$2,767
JJC Restitution - 0017	$0	$36,288
JJC Restitution Cashbook - 0017	$23,326	$0
JJC Probation User Fee Cashbook - 0018	$35,445	$0
JJC Probation User Fees - 0018	$0	$39,364
Accident Reports Sheriff - 1101	$31,769	$43,643
Public Housing Authority - 1103	$28,180	$28,180
Clerks Record Perpetuation - 1119	$220,071	$90,227
Community Based Corrections - 1122	$224,803	$210,234
Community Transition Program - 1123	$22,475	$22,475

Animal License Fee (Dog Tax) - 1129	$28,341	$35,366
County Disclosure Fees - 1131	$0	$405,590
Cumulative Bridge - 1135	$1,152,320	$1,358,813
Cum Capital Devlpmt Fund - 1138	$2,628,024	$2,395,057
County Drug Free Fund - 1148	$74,552	$118,234
Local Emergency Planning Fund - 1152	$17,739	$4,313
St Joseph Co. Em.Tel.Sys.Fund - 1153	$1,752,779	$308,455
Enhanced Access Fee - 1154	$432,484	$471,904
Firearms Training & Police Ed. - 1156	$151,308	$165,246
General Drain Impr - 1158	$63,630	($66,420)
County Health - 1159	$267,214	($499,646)
SJC Ident. Security Protection - 1160	$19,012	$5,503
Excess Levy Fund - 1167	$72,519	$84,095
Local Roads & Streets - 1169	$1,861,451	$1,542,077
Major Cumulative Bridge - 1171	$1,604,950	$671,848
Local Major Moves Const. Fund - 1172	$1,340,263	$1,059,713
County Highway - 1176	$1,220,349	$2,203,590
Park & Recr Capital - 1178	$65,465	$87,688
Park & Recr Non Reverting - 1179	$76,988	$231,722
Plat Book Maint. Fund - 1181	$196,970	$228,161
2006 Reassessment Fund - 1187	$0	$0
2017 Cum Reassessment - 1188	$1,569,825	$1,627,493
Recorder Perpetuation - 1189	$1,027,174	$1,035,286
Co Police Pension Trust - 1193	$68,470	$243,818
Surveyor Corner Fund - 1202	$21,055	$44,153

Special Vehicle Inspection - 1208	$9,577	$11,144
GAL/CASA Program - 1213	$220,157	$359,249
H.A.V.A. 102 Funds - 1215	$790,242	$790,242
Co Elected Ofcls Training Fund - 1217	$43,314	$55,442
Park & Recreation Fund - 1219	$192,330	$204,580
Statewide 9-1-1 Fund - 1222	$2,647,271	$4,405,239
Adult Probation Fees - 2000	$287,029	$289,790
Juvenile Probation Fees - 2050	$359,525	$195,385
Problem Solving Court Fee - 2501	$1,621,302	$1,703,616
Drainage Maintenance - 2700	$1,368,128	$1,660,622
Park & Recr Gift & Grant - 4100	$158,568	$144,317
Wyatt Economic Dev Area #1 - 4300	$6,092,660	$6,440,078
County Poor Relief Bond - 4604	$198,165	$198,165
D.R.C.B. Fee Fund - 4900	$26,562	$28,050
Alt. Dispute Resolution Fund - 4901	$9,304	$7,656
Co Sheriff Cef - 4903	$129,832	$157,397
Sex/Violent Offender Fee - 4904	$19,734	$25,412
Sex/Violent Off. Add. Fee - 4905	$5	$5
Ptg Manor Farm Operation - 4906	$24,902	$25,204
Commissioner's Cert. Sale - 4907	$0	$0
County Owned Tax Sale - 4908	$1,568,759	$1,210,807
Drug Testing Fees - 4909	$119,680	$125,244
Adult Drug Testing Fees - 4910	$12,844	$4,554
Community Development - 4911	$14,565	$14,565
Federal D.E.A./Sheriff - 4912	$0	$137,297
Sheriff D.E.A. Fund - 4913	$3,518	$3,900
Pros D.E.A. Fund - 4914	$14,209	$14,209

Federal D.E.A./Prosecutor - 4915	$130,377	$0
Healthwin - 4916	$329,399	$428,739
Public Defenders Fees - 4919	$310,512	$327,205
Co. Emergncy Command Ctr. Fund - 4920	$317,926	$317,926
County Building Fund - 4921	$0	$0
Comm. Corrections Bldg. Fund - 4922	$391,430	$391,430
Local Hwy. User Tax Projects - 4923	$899,530	$310,590
Adult Pro. Admin. Fee - 4925	$216,064	$218,437
CEDIT/PSAP Construction Fund - 4933	$0	($559,900)
County C.O.I.T. Dist. Fund - 7400	$4,791,293	$1,064,145
Prosecutor P.C.A. 93.563 - 8099	$22,714	$36,345
Federal Grant Fund - 8100	($393)	$4,372
S.T.O.P. ARRA Special Victims - 8102	$0	$0
Fam. Justice Cntr. Grant - 8104	$0	$0
Protective Order Project - 8105	$0	$0
S.T.O.P.Violence Against Women - 8106	($40,986)	($76,327)
2011 E.M.P.G. Competitive Grt. - 8107	($3,631)	($3,631)
Take Ten Project - 8108	$0	$0
Medical Reserve Corps/Health - 8110	$0	$7,840
Health S.T.D. - 8111	($3,223)	$0
Health Bioterrorism Grant - 8113	$3,736	($217)
Fatal Alcohol Crash Team - 8115	$0	$0
Protective Order Project/SJC - 8116	($1,633)	($21,797)
Victims of Crime Act - Assist. - 8117	$0	$0

R.E.P.P. Regional Grant - 8118	$0	$0
RACES Communication Equip Grt - 8119	$0	$0
Emergency Mgmt Performance Grt - 8120	$0	$0
County Clerk A.R.R.A. Fund - 8894	$3,303	$3,303
93.563 Title IV-D Incentive - 8895	$385,750	$497,955
Title IV-D Pros. Incentive - 8897	$244,184	$187,539
Title IV-D Clerk Incentive - 8899	$909,995	$994,460
Sex Offender Grant-Comm.Corr. - 9100	$0	$0
Health Local Hlth Services Grt - 9101	$99,271	$83,180
Drug Free Comm. Council Grant - 9102	$12,355	$6,360
Health H.U.D. Grant - 9103	($18,136)	($15,076)
2012 Problem Solving Grant - 9104	$3,811	$2,287
Family Court Grant - 9105	$385	$0
Data Share Initiative Grant - 9107	$30	$1,030
Adult Protective Services Grnt - 9108	($43,108)	($62,097)
Influenza Immunization Grant - 9109	($36,065)	($47,238)
Health Trust Fund - 9111	$264,803	$277,602
Juvenile Detention Alternative - 9112	$0	($22,381)
DV/PO Court Grant - 9113	$48,947	$31,180
Community Based Corrections - 9114	$481,276	$532,477
Community Transition Program - 9115	$55,272	$52,003
County Sales Disclos. Fee-old - 9701	$379,780	$0
Small Town Survey - 9702	$0	$0

Debt Service Funds		
Redv Bnd 2001Refin Bond 2010 - 4401	$3,978,318	$782,918
County Bonds & Interest - 4600	$1,425,993	$1,596,196
Enterprise Funds		
Restricted Funds		
Treasurer After Settlement Collections - 0001	$7,873,958	$9,615,625
Sheriff"s Inmate Trust and Unclaimed - 0002	$184,302	$0
Sheriff"s Inmate Trust & Unclaimed - 0002	$0	$169,369
Clerk Trust Main Office - 0006	$7,576,272	$0
Clerk Trust/Investment - 0006	$0	$1,005,433
Portage Manor Resident Trust - 0007	$17,939	$0
Sheriff"s Cashbook (Civil Collections) - 0008	$1,356	$0
Sheriff"s Cashbook-Records & Civil Collections - 0008	$0	$1,356
Clerk Small Claims Cashbook - 0010	$244,207	$74,930
Clerk Support Cashbook - 0013	$190,672	$64,724
Clerk Odyssey Cashbook - 0014	$1,496,454	$2,885,749
Clerk Mishawaka Cashbook - 0015	$244,144	$157,882
Clerk Main Office Cashbook - 0019	$0	$5,859,251
Tax Sale Clearing - 1108	$2,153	$2,153
City/Town Court Cost - 1116	$124,753	$188,856
Surplus Tax - 1201	$519,718	$423,216
Tax Sale Redemption - 1204	$60,189	$64,300
Tax Sale Surplus - 1205	$5,503,634	$2,347,859
Ineligible Deductions Fund - 1216	$1,554,513	$474,972

Ineligible Deduction - 7/1/13 - 1300	$0	$1,329,544
Portage Manor Fund - 4019	$2,819,106	$2,457,185
St Joe Co Group Ins - 4700	$10,171,119	$8,052,618
St Joe Co Liability Reserve - 4702	$420,150	$389,769
Recorder's Escrow Fund - 4917	$78,153	$82,022
Misc.State Monies Trust Fund - 4924	$1,112	$1,112
Payroll - 5100	$0	$3,493
Mich St Withholding - 5250	$5,627	$5,820
Federal Withholding - 5353	$0	$0
Fica - 5354	$0	$0
Perf - 5357	$100	$1
Ind Gross Withholding - 5361	$155,408	$155,979
Settlement - 6000	$0	$0
Public Safety L.O.I.T. - 6005	$4,287,139	$4,430,056
County Wheel Tax - 6020	$378	$378
C.V.E.T. Fund - 6023	$0	$0
Excise Surtax Fund - 6024	$0	$0
Sewage Liens Collections - 6042	$8	$40
HEA 1001-08ST Homestead Credit - 6103	$22,344	$0
Fines & Forfeitures - 7101	$137,477	$126,194
Special Death Benefit Fees - 7104	$1,340	$1,655
State Sales Disclosure Fees - 7105	$2,750	$2,800
Coroner Trng. & Cont. Ed. Fees - 7106	$2,448	$3,888
Adult/Juv. Interstate Compact - 7107	$4,116	$6,116
Mortgage Recording Fee-State - 7108	$1,380	$1,283
Inheritance Tax - 7202	$527,385	$74,239

Education Plate Fee Distr - 7301	$0	$0
Riverboat Revenue Sharing - 7303	$0	$0
Convention Exhibition Center - 7304	$2,400,769	$3,311,648
C.E.D.I.T. Fund - 7312	$9,391,663	$8,409,039
C.O.I.T. Fund (H.S.C.) - 7313	$6,567,597	$4,431,800
C.O.I.T. Fund (P.T.R.C.) - 7315	$1,476,367	$0

Enterprises

Many local governments will operate enterprises, which are business-like entities through which the local government provides services while charging a fee for this service. Some examples of enterprises include water and wastewater utilities, parking garages and trash collection. The deficit or surplus is calculated by subtracting total expenditures for the identified enterprise from the total enterprise revenues for the identified year. A negative result indicates that the enterprise's spending exceeded its revenues for the year. By then dividing this result by the total revenues, it is possible to compare the deficit or surplus across enterprises. When an enterprise has a surplus (revenues exceeded expenditures), the result of this calculation will show the percentage of revenues which exceeded the expenditures in the included funds. For enterprises with a deficit (expenditures exceeded revenues), the result indicates the percentage of additional revenue that would have been needed in order for the enterprise's revenues to fully fund its annual expenditures. Enterprises may issue long-term debt which typically will be repaid through revenue derived through the charges for the enterprise's service. A debt ratio calculates the amount by which an enterprise's charges for services revenue exceed the annual debt payments. Higher debt ratios provide an indication that the debt may have sufficient revenue streams for repayment. Lower debt ratios could indicate a situation in which an enterprise must increase the charged fees in order to fund the payment of debt. More information is available in Enterprises (downloads/Enterprises.pdf) and the companion excel file Enterprises (downloads/Enterprise for Download.xlsx).

Enterprise Name	2013 Deficit or Surplus to Revenue Ratio	2014 Deficit or Surplus to Revenue Ratio	Change

Enterprise Name	2013 Debt to Charge for Services Ratio	2014 Debt to Charge for Services Ratio	Change

Demographics

Demographics are provided by the U.S. Census Bureau from the American Community Survey.

$45,012
Median Household

17.6
Poverty Rate

2.50
Average Houshold

Income *Size*

Population by Age, 2014	Population	Pct. of Total
Total	266,916	100%
Preschool (0 to 4)	17,490	6.6 %
School Age (5 to 17)	47,279	17.7 %
College Age (18 to 24)	30,142	11.3 %
Young Adult (25 to 44)	66,139	24.8 %
Adult (45 to 64)	69,078	25.9 %
Older Adult (65 plus)	36,788	13.8 %

Educational Attainment, 2014	Population	Pct. of Total
Total Population 25 and Older	172,005	100%
High School Graduate (incl. equiv.)	55,042	32.0 %
Associate Degree	13,483	7.8 %
Bachelor's Degree	28,388	16.5 %
Graduate or Professional Degree	18,336	10.7 %

Households, 2014	Households	Pct. of Total
Total Households	101,759	100%
Family Households	65,242	64.1 %
Non-family Households	36,517	35.9 %
Living Alone	30,289	29.8 %

Resident Occupations, 2014	Population	Pct. of Total
Employed civilian pop. 16 years and over	122,074	100%
Management, professional, and related	41,429	33.9 %
Service	21,990	18.0 %
Sales and office	30,891	25.3 %
Farming, fishing, and forestry	223	0.2 %
Construction, extraction, and maintenance	8,548	7.0 %

Production, transportation, and material moving	18,993	15.6 %

(http://ifionline.org/)
Indiana Gateway for Government Units is the collection platform for local units of government to submit required data to the State of Indiana, as well as a public access tool for citizens. It represents a unique partnership between the State of Indiana and the Indiana Business Research Center (http://www.ibrc.indiana.edu) at IU's Kelley School of Business, with initial support from the Lilly Endowment and sustainable support from the State of Indiana.

POWERED BY Information for Indiana

Participating state agencies currently include the Department of Local Government Finance (http://www.in.gov/dlgf), the State Board of Accounts (http://www.in.gov/sboa), and the Indiana Education Employment Relations Board (http://www.in.gov/ieerb/).

INDIANA Gateway for government units

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Fiscal Health Indicators

The Fiscal Health Indicators provide easy access to data that help assess the financial resiliency of local governments across the state.

Type in the name of a local government unit:

Harris township, St. Joseph County

Excel

Harris township, St. Joseph County

2014 Census Population: 23,520

Debt

Local governments may enter into debt for the purposes of funding capital projects such as the construction of facilities. This debt will often be payable over several years and will require the payment of interest on the amount of debt outstanding. Governments may use a wide variety of revenue sources for repayment of outstanding debt, including property taxes, local income taxes or utility fees. Multiple revenue sources may be dedicated to the repayment of an individual debt, with the revenues often identified as "primary" or "secondary". More information is available in Fiscal Health Indicators: Debts (downloads/Debt.pdf) and the companion excel file Debt data (downloads/Debt for Download.xlsx).

N/A	**N/A**	**N/A**
Amount of Outstanding Debt as of July 1, 2015	*Outstanding Debt Per Capita*	*Outstanding Debt per $100 Net Assessed Value*

Amount Outstanding as of July 1, 2015	2010 Population	Outstanding Debt per Capita	2014 Certified Net AV	Outstanding Debt per $100 NAV

N/A	23,454	N/A	$944,490,902	N/A

Debt Name (Bond ID)	Primary Repayment Source	Secondary Repayment Source(s)	Amount Outstanding as of July 1, 2015	Year of Last Scheduled Payment

Pensions

Many local governments provide employees with a pension plan to assist with retirement. These pension plans often include a contribution by the local government on behalf of the employees. While some local governments may choose to operate their own pension plans either for all employees or just for select pools of employees, many local governments will also operate pension plans through the Indiana Public Retirement System (INPRS). INPRS administers several different pension plans used by local governments.More information is available in Fiscal Health Indicators: Pension Plans (downloads/Pension Plans.pdf) and the companion excel file Pension Plans (downloads/Pension Plans for Download.xlsx).

N/A
2014 Retiree(s) With Locally Operated Pension Plan(s)

N/A
2014 Contributions to Locally Operated Pension Plan(s)

Pension Plan Name	Plan Type	2013 Employer Contribution	2013 Retirees	2014 Employer Contribution	2014 Retirees

Post Employment Benefits

A local government may offer post-employment benefits to retirees. These benefits may include medical, prescription drug, dental, vision, hearing, life insurance, long-term care benefits, and long-term disability benefits (not covered under a pension plan) that are provided after employment ends. Indiana Code 36-1-8-17.5 requires that local governments report prior year retiree benefits by March 1 of each year. In order to meet this reporting requirement, local governments may choose to contract for an actuarial study or may choose to estimate the required information.More information is available in Fiscal Health Indicators: Retiree Benefits (downloads/Retiree Benefits Data.pdf) and the companion excel file Retiree Benefits (downloads/Retiree Benefits for Download.xlsx).

The information displayed here is estimated by the unit.

N/A
2014 Retiree(s) Receiving Post Retirement Benefits

N/A
2014 Post Retirement Benefits Paid

Net Assessed Value & Exempt Properties

A key value in determining property tax rates is the amount of net assessed value for the unit (as certified to the Department of Local Government Finance by the county auditor). Certified net assessed value is the sum of the assessed values of real estate and personal property after the removal of any applicable deductions or exemptions and after removing the assessed value which is being directed to TIF districts. The certified net assessed value (CNAV) is commonly referred to as the property tax base for the local government.

Deductions reduce the gross assessed value by a certain amount or percentage. Exemptions typically will make the entire assessed value of the parcel or record exempt from taxation, essentially taking the parcel or record out of the property tax base for a local government. In certain instances, though, it is also possible to have partial exemptions, which exempt just a portion of the parcel or record from taxation. More information is available in these two documents: Fiscal Health Indicators: Net Assessed Value (NAV) (downloads/NAV Change.pdf) and Fiscal Health Indicators: Government Acreage as Percent of Total Acres (downloads/Exempt AV.pdf), as well as these companion excel files Net Assessed Value (NAV) (downloads/NAV Change for Download.xlsx) and Government Acreage as Percent of Total Acres (downloads/Govt as Percent of Total Acres for Download.xlsx).

$944,490,902
2014 Certified Net Assessed Value

$32,254,180
2014 Exempt Assessed Value

3.4 %
2014 Exempt Assessed Value as Percent of Certified Net Assessed Value

	2013	2014	Percent Change
Certified Net Assessed Value	$942,856,286	$944,490,902	0.2 %
Exempt Assessed Value	$32,098,680	$32,254,180	0.5 %
	2013	**2014**	**Change**
Exempt Assessed Value as Percent of Certified Net Assessed Value	3.4 %	3.4 %	0.0 %

6,566
Total Acreage

134
Government Acreage

2.0 %
Government Acreage as Percent of Total Acreage

	2013	2014	Percent Change
Total Acreage	6,607	6,566	-0.6 %
Government Acreage	134	134	0.0 %

	2013	2014	Change
Government Acreage as Percent of Total Acreage	2.0 %	2.0 %	0.0 %

Property Tax Caps

Local governments that collect property taxes may be impacted by the application of property tax caps. Property tax caps limit the amount of an individual tax bill to a percent of the gross assessed value. For owner-occupied homestead properties, the tax bill cannot exceed 1% of the gross assessed value of the property. For other residential properties, long term care facilities and agricultural land, the tax bill cannot exceed 2% of the gross assessed value. The tax bills on all other real property and all personal property are restricted to 3% of the gross assessed value. In addition, there is an additional property tax cap known as the Over 65 property tax cap. The Over 65 property tax cap is dependent on the age and income of the taxpayer and changes in the tax bill from year to year. When a tax bill reaches the applicable property tax cap, any additional tax liability above the property tax cap is credited to the taxpayer and is no longer due by the taxpayer. This credit results in a loss to local governments as the full property tax levy is unable to be collected. More information is available inFiscal Health Indicators: Property Tax Cap (downloads/Property Tax Cap.pdf) and the companion excel file Property Tax Cap (downloads/Property Tax Cap as Percent of Levy for Download.xlsx).

$19,834
Certified Levy

$433
Property Tax Cap

2.2 %
Property Tax Cap as a Percent of the Total Levy

	2013	2014	Percent Change
Certified Levy	$0	$19,834	0.0 %
Property Tax Cap	$0	$433	0.0 %
	2013	**2014**	**Change**
Property Tax Cap as a Percent of the Total Levy	N/A	2.2 %	2.2 %

Tax Increment Financing (TIF)

Counties, cities, and towns can establish tax increment finance (TIF) districts through a redevelopment commission or authority. TIF districts allow the redevelopment commission or authority to receive tax revenues from growth in assessed value within the TIF district and then use those revenues for projects within the TIF district. These projects typically are designed to encourage further development and growth within the TIF district or surrounding area. More information is available in Fiscal Health

Indicators: Tax Increment Finance (downloads/TIF Data.pdf) and the companion excel file Tax Increment Finance (downloads/TIF Data for Download.xlsx).

$118,149,587 *Certified Incremental TIF Assessed Value*

12.5 % *Incremental TIF as Percent of Certified AV*

$0 *Certified Passthrough TIF AV*

0.0 % *Passthrough TIF as Percent of Certified AV*

	2013	2014	Percent Change
Certified Net Assessed Value	$942,856,286	$944,490,902	0.2 %
Certified Incremental TIF Assessed Value	$124,029,828	$118,149,587	-4.7 %
Certified Passthrough TIF AV	$0	$0	0.0 %
	2013	**2014**	**Change**
Incremental TIF as Percent of Certified AV	13.2 %	12.5 %	-0.6 %
Passthrough TIF as Percent of Certified AV	0.0 %	0.0 %	0.0 %

TIF Name (TIF ID)	2013 Parcel Count	2013 Base AV	2013 Inc. AV	2014 Parcel Count	2014 Base AV	2014 Inc. AV

Local Option Income Taxes

Counties have the ability to impose local income taxes on their residents or employees working within the county as a way to generate additional revenue for local governments or to provide for property tax credits for taxpayers. At this time, all 92 counties impose at least one of the available local option income tax (LOIT) options. More information is available in Fiscal Health Indicators: Local Income Taxes (downloads/Income Tax Data.pdf)and the companion excel file Local Income Taxes (downloads/Income Tax Data for Download.xlsx).

$9,235 *2014 Total*

$0 *2014 Total Per Capita*

	2013	2014	Percent Change

Total	$8,337	$9,235	10.8 %
	2013	**2014**	**Change**
Total Per Capita	$0	$0	$0

	2013	2014	Percent Change
Total	$8,337	$9,235	10.8 %
County Option Income Tax (COIT)	$8,337	$9,235	10.8 %
COIT Public Safety	$0	$0	0.0 %
County Economic Development Income Tax (CEDIT)	$0	$0	0.0 %
County Adjusted Gross Income Tax (CAGIT)	$0	$0	0.0 %
CAGIT Property Tax Replacement Credit (PTRC)	$0	$0	0.0 %
CAGIT Public Safety	$0	$0	0.0 %
Levy Freeze	$0	$0	0.0 %
Special Legislation	$0	$0	0.0 %

Annual Financial Reports: General Fund

The annual financial results of a local government provide key insights on the fiscal health of the local government. By reviewing items such as fund balances and trends in spending and revenues, interested parties can gain an understanding of how the government has been performing from a financial perspective and where concerns may exist in the future.

At regular intervals, local governments are required to submit financial results to the State of Indiana. Non-school political subdivisions will submit an Annual Financial Report to the State Board of Accounts after the conclusion of a year. Schools submit semi-annual financial results to the Indiana Department of Education. This data forms the basis for the indicators included in this section. Please note that Indiana local governments primarily report on a cash basis for accounting. This may impact the interpretation of fund balances and other financial data.

As each unit will have their own set of funds and methods for reporting activities within these funds, the Department has provided standardization for the purposes of Fiscal Health Indicators. To do so, the Department first assigned each fund to the specific categories of General, Rainy Day, Debt Service, Dedicated, Restricted and Enterprise. More information is available in Fiscal Health Indicators: Financial Data (downloads/AFR Data.pdf) and the companion excel file Financial Data (downloads/AFR Data for Download.xlsx).

5,954.5 %
General Fund Balance as Pct. of Revenues

-964.0 %
General Fund Deficit or Surplus as Pct. of Revenue

$0.42
General Fund Revenues Per Capita

	2013	2014	Percent Change
General Fund Balance	$688,011	$592,142	-13.9 %
General Fund Deficit or Surplus	($97,193)	($95,869)	-1.4 %
General Fund Revenues	$11,217	$9,944	-11.3 %
	2013	**2014**	**Change**
Balance as Pct. of Revenues	6,133.4 %	5,954.5 %	-178.9 %
Deficit or Surplus as Pct. of Revenues	-866.5 %	-964.0 %	-97.6 %
Per Capita Revenues	$0.48	$0.42	($0.06)

General Fund Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$11,217	100.0%	$9,944	100.0%
Taxes and Intergovernmental	$10,393	92.7 %	$9,235	92.9 %
Licenses and Permits	N/A	N/A	N/A	N/A
Charges for Services	N/A	N/A	N/A	N/A
Fines, Forfeitures, and Fees	N/A	N/A	N/A	N/A
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$824	7.4 %	$710	7.1 %

559.6 %
General Fund Balance as Pct. of Expenditures

$4.51
General Fund Expenitures Per Capita

	2013	2014	Percent Change
General Fund Balance	$688,011	$592,142	-13.9 %
General Fund Expenditures	$108,411	$105,813	-2.4 %

	2013	2014	Change
Balance as Pct. of Expenditures	634.6 %	559.6 %	-75.0 %
Per Capita Expenditures	$4.62	$4.51	($0.11)

General Fund Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$108,411	100.0%	$105,813	100.0%
Personal Services	$51,699	47.7 %	$51,553	48.7 %
Supplies	$738	0.7 %	$1,398	1.3 %
Services and Charges	$22,207	20.5 %	$18,590	17.6 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A
Capital Outlays	$33,767	31.2 %	$34,272	32.4 %
Other Disbursements	N/A	N/A	N/A	N/A
Operations	N/A	N/A	N/A	N/A

Annual Financial Reports: All Funds

-397.3 %
Deficit or Surplus as Pct. of Revenue

$6.80
Expenditures Per Capita

	2013	2014	Percent Change
Revenues	$12,051	$32,055	166.0 %
Expenditures	$143,947	$159,414	10.7 %
Deficit or Surplus	($131,896)	($127,359)	-3.4 %
	2013	2014	Change
Deficit or Surplus as Pct. of Revenue	-1,094.5 %	-397.3 %	697.2 %
Expenditures Per Capita	$6.14	$6.80	$0.66

Revenues by Type	2013	Pct. of Total	2014	Pct. of Total

Total	$12,051	100.0%	$32,055	100.0%
Taxes and Intergovernmental	$11,227	93.2 %	$30,762	96.0 %
Licenses and Permits	N/A	N/A	N/A	N/A
Charges for Services	$0	0.0 %	$300	0.9 %
Fines, Forfeitures, and Fees	N/A	N/A	N/A	N/A
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$824	6.8 %	$994	3.1 %

Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$143,947	100.0%	$159,414	100.0%
Personal Services	$51,699	35.9 %	$51,553	32.3 %
Supplies	$738	0.5 %	$1,704	1.1 %
Services and Charges	$22,207	15.4 %	$18,590	11.7 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A
Capital Outlays	$33,767	23.5 %	$34,272	21.5 %
Other Disbursements	N/A	N/A	N/A	N/A
Operations	N/A	N/A	N/A	N/A

Fund Name - Number	2013 Ending Cash Balance	2014 Ending Cash Balance
General Fund		
Township - 0101	$688,011	$592,142
Rainy Day Fund		
Rainy Day - 0061	$51,238	$51,238
Dedicated Funds		
Township Assistance - 0840	$16,381	($15,409)
Levy Excess - 1000	$5,832	$5,832
Cemetery - 6000	$69,260	$69,560

Debt Service Funds
Enterprise Funds
Restricted Funds

Enterprises

Many local governments will operate enterprises, which are business-like entities through which the local government provides services while charging a fee for this service. Some examples of enterprises include water and wastewater utilities, parking garages and trash collection. The deficit or surplus is calculated by subtracting total expenditures for the identified enterprise from the total enterprise revenues for the identified year. A negative result indicates that the enterprise's spending exceeded its revenues for the year. By then dividing this result by the total revenues, it is possible to compare the deficit or surplus across enterprises. When an enterprise has a surplus (revenues exceeded expenditures), the result of this calculation will show the percentage of revenues which exceeded the expenditures in the included funds. For enterprises with a deficit (expenditures exceeded revenues), the result indicates the percentage of additional revenue that would have been needed in order for the enterprise's revenues to fully fund its annual expenditures. Enterprises may issue long-term debt which typically will be repaid through revenue derived through the charges for the enterprise's service. A debt ratio calculates the amount by which an enterprise's charges for services revenue exceed the annual debt payments. Higher debt ratios provide an indication that the debt may have sufficient revenue streams for repayment. Lower debt ratios could indicate a situation in which an enterprise must increase the charged fees in order to fund the payment of debt. More information is available in Enterprises (downloads/Enterprises.pdf) and the companion excel file Enterprises (downloads/Enterprise for Download.xlsx).

Enterprise Name	2013 Deficit or Surplus to Revenue Ratio	2014 Deficit or Surplus to Revenue Ratio	Change

Enterprise Name	2013 Debt to Charge for Services Ratio	2014 Debt to Charge for Services Ratio	Change

Demographics

Demographics are provided by the U.S. Census Bureau from the American Community Survey.

$84,448
Median Household Income

4.3
Poverty Rate

2.80
Average Houshold Size

Population by Age, 2014	Population	Pct. of Total
Total	23,520	100%

Preschool (0 to 4)	1,506	6.4 %
School Age (5 to 17)	5,363	22.8 %
College Age (18 to 24)	1,608	6.8 %
Young Adult (25 to 44)	5,916	25.2 %
Adult (45 to 64)	6,688	28.4 %
Older Adult (65 plus)	2,439	10.4 %

Educational Attainment, 2014	Population	Pct. of Total
Total Population 25 and Older	15,043	100%
High School Graduate (incl. equiv.)	3,310	22.0 %
Associate Degree	1,401	9.3 %
Bachelor's Degree	4,582	30.5 %
Graduate or Professional Degree	3,020	20.1 %

Households, 2014	Households	Pct. of Total
Total Households	8,187	100%
Family Households	6,324	77.2 %
Non-family Households	1,863	22.8 %
Living Alone	1,584	19.3 %

Resident Occupations, 2014	Population	Pct. of Total
Employed civilian pop. 16 years and over	11,644	100%
Management, professional, and related	5,967	51.2 %
Service	1,065	9.1 %
Sales and office	3,153	27.1 %
Farming, fishing, and forestry	0	0.0 %
Construction, extraction, and maintenance	452	3.9 %
Production, transportation, and material moving	1,007	8.6 %

POWERED BY Information for Indiana

(http://ifionline.org/)
Indiana Gateway for Government Units is the collection platform for local units of government to submit required data to the State of Indiana, as well as a public access tool for citizens. It represents a unique partnership between the State of Indiana and the Indiana Business Research Center (http://www.ibrc.indiana.edu) at IU's Kelley School of Business, with initial support from the Lilly Endowment and sustainable support from the State of Indiana.

Participating state agencies currently include the Department of Local Government Finance (http://www.in.gov/dlgf), the State Board of Accounts (http://www.in.gov/sboa), and the Indiana Education Employment Relations Board (http://www.in.gov/ieerb/).

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 12 2016

CITY CLERK
MISHAWAKA, IN

APPEAL #16-38

RESOLUTION NO. 2016-29

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

3925 Fir Road, Mishawaka, Indiana

WHEREAS, the Indiana Code requires the Common Council to give notice of its intention to consider Petitions from the Board of Zoning Appeals for approval or disapproval; and

WHEREAS, the Common Council must take action within sixty (60) days after the Board of Zoning Appeals makes its recommendation to the Council; and

WHEREAS, the Common Council is required to make a determination in writing on such requests; and

WHEREAS, the Mishawaka Board of Zoning Appeals has made a favorable recommendation, pursuant to applicable state law, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of the hearing on the Petition from the Board of Zoning Appeals pursuant to Indiana Code requesting that a Use Variance for property located at **3925 Fir Road, Mishawaka, Indiana**, more particularly known and described as follows:

Part of the South Half (1/2) of the Southeast Quarter (1/4) of Section Thirty Four (34), Township Thirty Eight (38) North, Range Three (3) East, described as beginning at a point 641.5 feet South of the Northeast corner of the above described land, running thence west 616 feet to land heretofore conveyed to John C. Stout; thence South 330 feet; thence East 616 feet; thence North 330 feet to the place of beginning, in St. Joseph County, Indiana, subject to highways, right of ways; easements and restrictions of record.

The Use Variance will allow mower/outdoor equipment repair and resale in an existing self-storage facility on I-1 Light Industrial zoned property subject to the following conditions of approval:

1. The Use Variance shall be limited to small outdoor equipment repair and resale, including but not limited to mowers, weed trimmers, edgers, and snow and leaf blowers.

2. Outside display of merchandise is permitted only during the hours of operation of the business.

3. No outside storage of inoperable equipment, materials, and/or parts will be permitted.

Section II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the Petition as recommended by the Mishawaka Board of Zoning Appeals, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning, a copy of which is on file in the Office of the City Clerk.

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

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because the proposed use will have no impact on the adjacent industrial and residential uses. A large physical separation and buffering is present between the existing building and adjacent properties. Furthermore, the use will not significantly increase traffic along Fir Road. All environmental regulations pertaining to the use will be followed.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner due to the large separation and existing mature trees and vegetation between the use and adjacent residential properties. Other commercial and industrial uses are present along Fir Road and Day Road to the north. Additionally, industrial uses that would be more intensive than the proposed use are currently permitted on the property.

3. The need for a use variance arises from some condition peculiar to the property involved because the current zoning permits various more intensive industrial uses, but prohibits the less intensive mower/outdoor equipment repair and resale use. A use variance would allow the proposed use, while maintaining the industrial zoning should the use of the structure ever revert to a self-storage facility as originally designed.

4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the current I-1 Light Industrial zoning would not allow for the proposed mower/outdoor equipment repair and resale use.

5. Although the proposed use is not consistent with the recommended industrial use as identified in the 2000 Mishawaka Comprehensive Plan, mower/outdoor equipment repair and resale is a desirable and less intensive use of the property and consistent with the goals and objectives of the Comprehensive Plan.

Section IV. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of_____, 2016, at _____o'clock _____ .m.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____day of _____2016, at _____ o'clock ___m.

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

APPROVED by me this _____ day of_____, 2016, at _____o'clock _____.m.

_____
David A. Wood, Mayor

AP 16-38

Joseph Chowattukunnel
54525 Fir Road
Mishawaka , IN 46545

SEP 20 2016

RECEIVED
DEBORAH S. BLOCK, MMC

SEP 28 2016

CITY CLERK
MISHAWAKA, IN

Ref: 3925 Fir Road, Mishawaka, INN 46545
Tax # 027-1059-1209

To: Board of Zoning Appeals

The undersigned appellant duly certify that I am the owner of the following real estate located within the city of Mishawaka, in Penn Township, St Joseph County, Indiana , to-wit:

Part of the South Half (1/2) of the Southeast Quarter (1/4) of Section Thirty Four (34), Township Thirty Eight (38) North, Range Three (3) East, described as beginning at a point 641.5 feet South of the Northeast corner of the above described land, running thence west 616 feet to land heretofore conveyed to John C Stout; thence South 330 feet; thence East 616 feet; thence North 330 feet to the place of beginning, in St Joseph County, Indian, subject to highways, right of ways ; easements and restrictions of record.

The above referenced property is commonly known as 3925 Fir Road (previously known as 54931 Fir Road prior to city annexation of the same) Mishawaka, Indiana 46545.

The above referenced real estate presently has a zoning classification of I - 1 Light Industrial District under the Zoning Ordinance of the city of Mishawaka. The appellant has been using the said property as a self storage business for roughly 25 years. The above referenced property is located within the small commercial node at the corner of Fir Road and Day Road and is not in the immediate vicinity of any schools or residential neighborhood. The said property has chain link fence along the periphery and is separated from adjoining properties by adequate well matured landscape trees.

The applicant desires to use part of the property for a Lawn Mower Repair and sales business. This business has been in existence for over 5 years. This business involves repair of lawn mowers and is a small scale family owned business. This business doesn't involve sale of new lawn mowers. The business has a total of 2 employees and the site has adequate parking availability for its employees and any potential customers. This business doesn't emit any point

source pollution and has no hazardous waste generation other than limited amount of oil generated with oil change. The said waste has been traditionally collected in big drums and has been disposed according to environmental laws.

Lawn Mower sales and service is currently not a permitted use in I-1 light industrial district under the Zoning ordinance Sec. 137-586 (a) of the city of Mishawaka. The appellant feels that a strict adherence to the above ordinance will cause undue hardship to the property owners as well as the business owner. Free standing storage units have no business scope these days due to the multitude of multiunit storage facilities in the area. The owner therefore is left to make property tax at commercial rate and also make monthly utility payments. The owner of this property is over 80 years old and has only limited resources presently. The business itself is family owned and they are at risk of losing the same without a variance to the zoning ordinance Sec. 137-586 (a).

It is my impression that a variance to the above referenced zoning ordinance will not be detrimental to the general welfare, health, or safety of the public. As mentioned before, the said property is located within the small commercial node on Fir Road between McKinley and Day road This business will have no impact on surrounding property values or will not add any significant traffic. It is my impression that the above business will be of great use to the public since it is located away from busy traffic. It should also be noted than there is already a gas station, car wash and convenient store within the immediate vicinity of this property. This business will have no impact on the Mishawaka 2000 comprehensive plan since this property is currently located within a small commercial district.

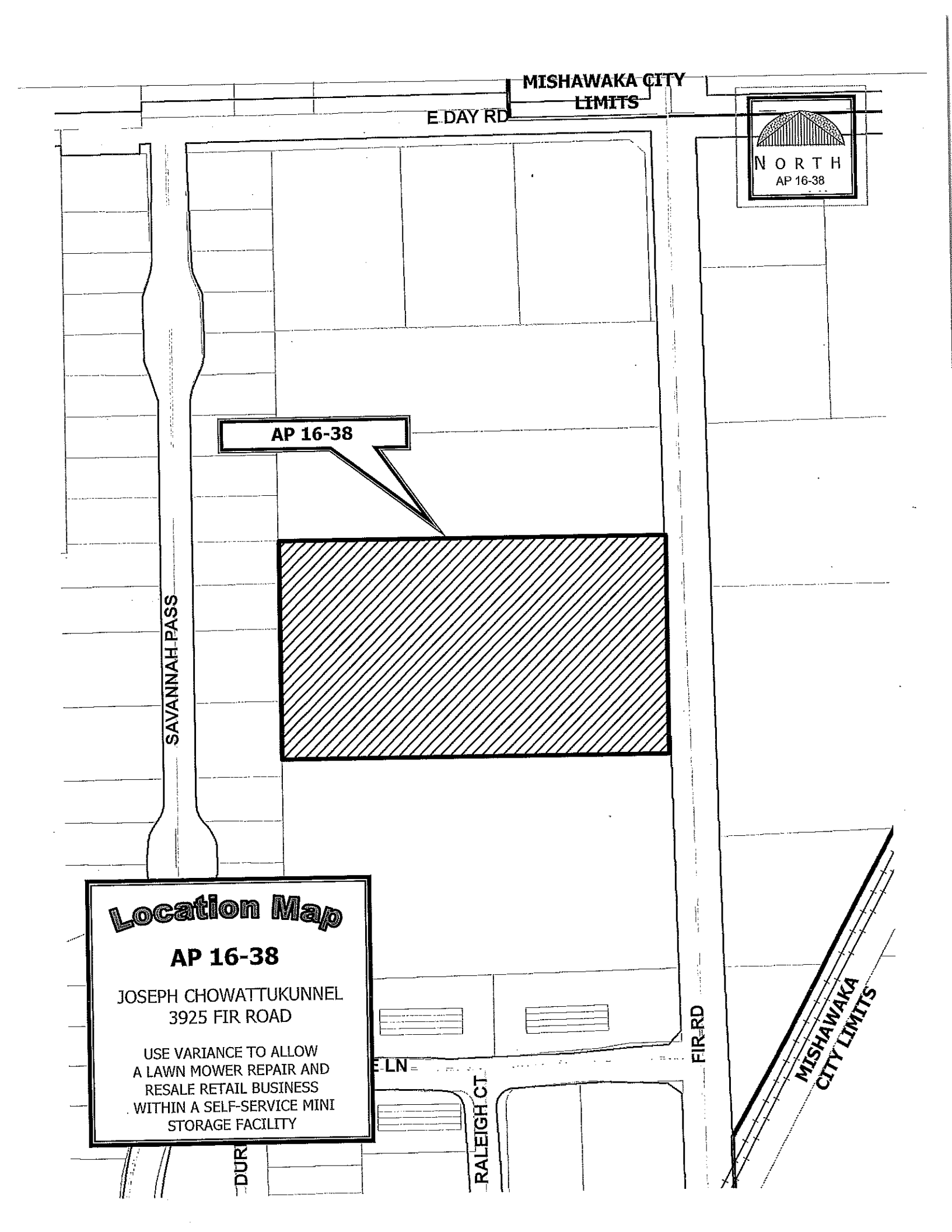
Wherefore, appellant prays and respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance.

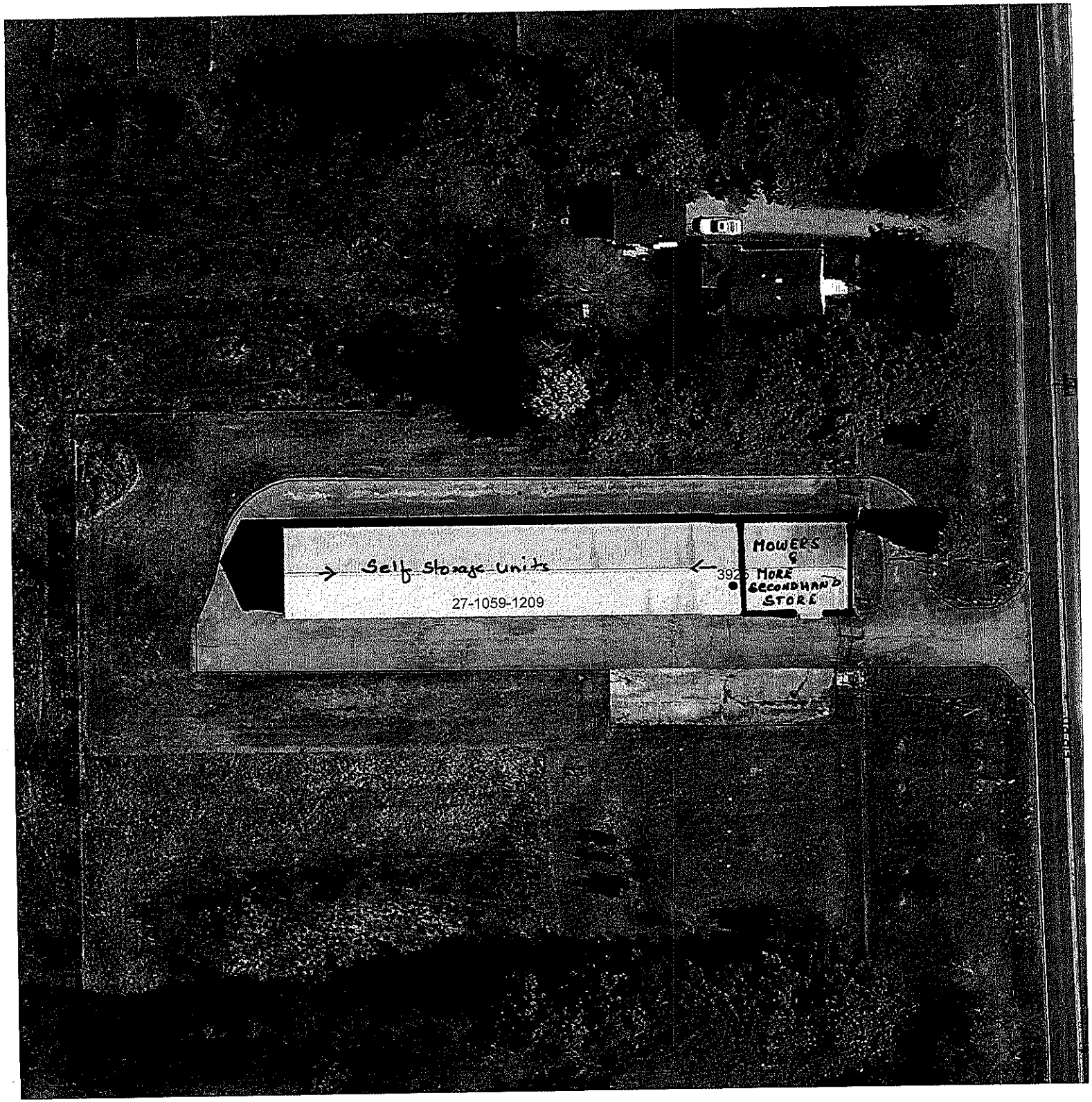
J. J. Chowattukunnel
Chowattukunnel

Joseph Chowattukunnel
574 259-3613 (HOME)
250-7320 (CELL)

Hello my name is Martha Guerra my husband Jack and I own Mowers and More. We have been open over 5 years at 1215 East Jefferson Blve. Mishawaka We had to move because our old shop was being sold and it was getting to small for our business. We repair outdoor equipment like push mowers. Riding lawn mowers, weedeaters, edgers, snow and leaf blowers anything with a small engine. We have no employees outside of the 2 of us. The place we moved to 3925 Fir rd. has parking spaces for at least 15 customers. Mowers and more recycles the used oil that is used here. Russ Allen from Marshall Co. picks it up and provides us with a new 50 gallon drum about once every 9 months. We do not dump or dispose of it in any drain or on the ground. We keep 200 lb of floor dry on hand at all times incase some oil gets dribbled on the concreate. We recycle everything we can nothing goes to the dump or in the trash. We take the used mower parts to Paul`s Auto Yard and the plastic pieces go in our recycling container at home in South Bend. I can provide a list of customers for you at any time and I am always available to answer any questions you may have. Thank you for your consideration Mowers and More 3925 Fir Rd. 574-229-3492

Monday, September 19, 2016 3:30 PM


MISHAWAKA CITY LIMITS
E DAY RD
NORTH
AP 16-38
AP 16-38
SAVANNAH PASS
FIR RD
RALEIGH CT
MISHAWAKA CITY LIMITS
Location Map
AP 16-38
JOSEPH CHOWATTUKUNNEL
3925 FIR ROAD
USE VARIANCE TO ALLOW A LAWN MOWER REPAIR AND RESALE RETAIL BUSINESS WITHIN A SELF-SERVICE MINI STORAGE FACILITY


Self Storage units
392
27-1059-1209
MOWERS
&
MORE
SECONDHAND
STORE

No. 2433

License, $ 0.00

Replacing Lic #2418

LICENSE

Issued 8/3 2016

Expires 12/31 2016

City of Mishawaka

OFFICE OF CITY CONTROLLER

To All Whom it May Concern:

Mishawaka, Indiana, August 3 2016

This is to Certify. *That* Martha Guerra/Mowers & More *having paid into the City Treasury the sum of* Zero *DOLLARS, as appears by the receipt of the City Controller, is hereby licensed to* Secondhand Store - 3925 Jin Rd *within the City limits. This license to be in force for* 2016 *provided the holder thereof shall conform to the requirements of the ordinances of said City in regard to such license.*

IN TESTIMONY WHEREOF, Witness our hands and the Seal of said City, this 3rd *day of* August 20 16.

Rebecca L Mellen

CITY CONTROLLER

A.E. BOYCE CO., MUNCIE, IND. 0632

No 1135

Paul's Auto Yard
3300 Main Street
South Bend, Indiana 46614
(574) 231-0611

04/30/2016 10:05AM
6800 lb INBOUND
ID 1135

04/30/2016 10:27AM
GROSS 6800 lb RECALLED
TARE 5440 lb
NET 1360 lb
0.68 T
ID 1135

Material	TIN
Net Ton	1360
Price	130/TON
Amount	$ 88.00

RESOLUTION NO. R2016-30

A RESOLUTION OF THE MISHAWAKA

COMMON COUNCIL REGARDING THE IMPORTANTANCE OF

OUR CHILDREN. YOUR FUTURE.

WHEREAS, in order for a city to have a successful future many factors must come into play. There is no greater factor than the state of our Mishawaka Schools; and

WHEREAS, Cities and Towns across America point to the quality of their schools as a way to measure the real success of their communities, and

WHEREAS, Mishawaka Citizens have always taken pride in its most cherished asset – Our Children, and

WHEREAS, in order to provide Our Children with the basic and necessary education that they need and deserve we must take the measures needed to provide them with safe and secure facilities and the technology necessary in this electronic age to live up to their potential.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR, COMMON COUNCIL AND CLERK THAT "OUR CHILDREN. YOUR FUTURE." is a campaign worth supporting and we call upon all of our citizens *to* joins us in supporting the two Mishawaka School Referendums on the November 8, 2016 ballot.

ADOPTED by the Common Council of the City of Mishawaka, St. Joseph County, Indiana, this 17th day of October, 2016.

Dale "Woody" Emmons 1st District	Ron Banicki, President 6th District
Mike Bellovich, 2nd District	Joe Canarecci At Large
Ross Deal, Vice President 3rd District	Matt Mammolenti At Large
Kate Voelker 4th District	Bryan J. Tanner At Large
S. Michael Compton 5th District	

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____day of October, 2016.

_____

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

APPROVED AND SIGNED by me this _____day of October, 2016.

_____

David A. Wood, Mayor
Mayor

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 14 2016
CITY CLERK
MISHAWAKA, IN

1st Reading 9-19-16
2nd Reading
Passed
Failed
Continued To

PETITION #16-29

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2016-22

ORDINANCE NO. _____

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

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

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

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

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

The North Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East, containing 20 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A tract of land described as follows: Beginning at a point in the center of Fir Road, which point is the Southeast corner of said North Half of the Northwest Quarter of the Southeast Quarter of said Section 27; running thence West along the South line of said North Half of the Northwest Quarter of the Southeast Quarter of Section 27, 871.20 feet; thence North 100 feet; thence East 871.20 feet to the center of Fir Road; thence South 100 feet to the place of beginning, containing 2 acres, more or less.

ALSO, the Southwest Quarter of the Northeast Quarter of Section No. 27, Township No. 38 North, Range 3 East, lying South of the Indiana Toll Road.

ALSO, all that easterly right-of-way lying east of, and commencing at the southerly right-of-way of the Indiana Toll Road and the east line of the west half of the northeast quarter and the east line of the west half of the southeast quarter of Section 27; thence running southerly along said east lines, 1,240 feet, more or less, to the point of termination.

Said described parcel subject to any easements, covenants, and right-of-way of record.

Proposed Ordinance No. 16-22

Ordinance No. _____

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of S-2 Planned Unit Development subject to the following conditions:

1. Permitted uses shall be limited to a 390 unit multi-family residential apartment complex and other accessory uses including but not limited to a club house and community pool.

2. Landscaping shall be provided as required by the standards of the C-1 General Commercial Zoning District. No landscaping shall be required where existing mature vegetation is preserved, provided the area is a minimum of 25' in width.

3. Landscaping and screening, including a compact row of evergreen trees and fencing, shall be required along a portion of the south property line immediately adjacent to the existing single-family residential house located at 53603 Fir Road.

4. One monument sign not exceeding 8' in height and 60 square feet in area shall be permitted for the site.

5. The extension of all utilities to the site shall be at the developer's cost and expense.

6. Road improvements along Fir Road shall be installed as determined by the Department of Engineering.

7. Additional right-of-way and easements along Fir Road shall be dedicated as part of the final site plan and shall be determined by review of the City Director of Engineering and City Planner based on proposed construction. Conceptually, a minimum of 40' of additional right-of-way, establishing an 80' half right-of-way, shall be provided from the northeast corner of the property at the Indiana Toll Road to south of the northernmost access drive. Conceptually, a minimum of 20' of additional right-of-way, establishing a 60' half right-of-way, shall be provided south of the northernmost access drive to the southeast corner of the property.

8. 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. The current City Ornamental street light standard may also be substituted by the developer in lieu of the cut-off fixture requirement noted above.

9. Total number of parking spaces required for shall be a minimum of 1.5 spaces per unit.

10. Building and pavement setbacks shall be a minimum of 30' from the proposed right-of-way line of Fir Road, the Indiana Toll Road right-of-way, and all other external/perimeter property lines.

Proposed Ordinance No. 16-22

Ordinance No. _____

11. Building materials and colors shall comply with the C-1 General Commercial Zoning District with the exception of allowing fiber cement board siding and trim materials on all buildings.

12. The architecture shall include garages and private entrances as conceptually identified.

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

1. Existing Conditions - The subject parcel is located on Fir Road, a currently moderately travelled corridor on which traffic volumes are expected to increase due to the significant commercial and residential growth that has occurred in the northeast part of the City. The site is located immediately adjacent to a multi-family residential apartment complex to the west, a skilled nursing facility to the south, and an assisted living facility to the east.

2. Character of Buildings in Area - The character of buildings and land uses located along the Fir Road corridor from Day Road to the south to E. University Drive to the north vary greatly and include low-density single family residential homes in unincorporated St. Joseph County, a convenience store/gas station currently under development, a golf course, a skilled nursing facility, and an assisted living facility. Various commercial uses are present to north across the Indiana Toll Road and a multi-family residential apartment complex is located immediately adjacent to the west.

3. The most desirable/highest and best use – With the property's location along the increasingly commercial and residential developed Fir Road corridor combined with the adjacent multi-family residential uses, the most desirable use for the property is either residential or commercial.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed multi-family residential use is compatible with other adjacent multi-family residential and skilled nursing/assisted living facilities. Furthermore, the existing single-family residential property located to the south will be adequately screened with landscaping.

5. Comprehensive Plan - Although this property was identified with a preferred use as low-density residential (single-family homes) in the Mishawaka 2000 Comprehensive Plan, the proposed multi-family use is reasonably consistent with adjacent and changing land uses along the Fir Road corridor.

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

Proposed Ordinance No. 16-22

Ordinance No. _____

PASSED by the Common Council of the City of Mishawaka, Indiana, this ____ day of _____, 2016, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _____, 2016, at _____ o'clock _____.M.

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

APPROVED by me this _____ day of _____, 2016, at _____o'clock _____.M.

_____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC
AUG 3 1 2016
CITY CLERK
MISHAWAKA, IN

DATE: August 24, 2016

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**
SEGGERMAN PROPERTY
53555 Fir Road, Granger, Indiana
(Tax Key No. 71-04-27-400-001.000-011)

The undersigned Terry L. Seggerman respectfully shows that she is the owner of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

The North Half of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East, containing 20 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A tract of land described as follows: Beginning at a point in the center of Fir Road, which point is the Southeast corner of said North Half of the Northwest Quarter of the Southeast Quarter of said Section 27; running thence West along the South line of said North Half of the Northwest Quarter of the Southeast Quarter of Section 27, 871.20 feet; thence North 100 feet; thence East 871.20 feet to the center of Fir Road; thence South 100 feet to the place of beginning, containing 2 acres, more or less.

ALSO, the Southwest Quarter of the Northeast Quarter of Section No. 27, Township No. 38 North, Range 3 East, lying South of the Indiana Toll Road.

ALSO, all that easterly right-of-way lying east of, and commencing at the southerly right-of-way of the Indiana Toll Road and the east line of the west half of the northeast quarter and the east line of the west half of the southeast quarter of Section 27; thence running southerly along said east lines, 1,240 feet, more or less, to the point of termination.

Said described parcel subject to any easements, covenants, and right-of-way of record.

AUG 24 2016

Pet 16-29

Petitioner owns One Hundred (100%) percent of the above described parcel of land located within Section 27 Township 38 North, Range 3 East, Harris Township, St. Joseph County, and that the Petitioner desires the same to be annexed to the City of Mishawaka, Indiana, with a "S-2" Planned Unit Development District zoning classification. Petitioner further states they intend to utilize said land for a multiple building residential apartment complex.

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

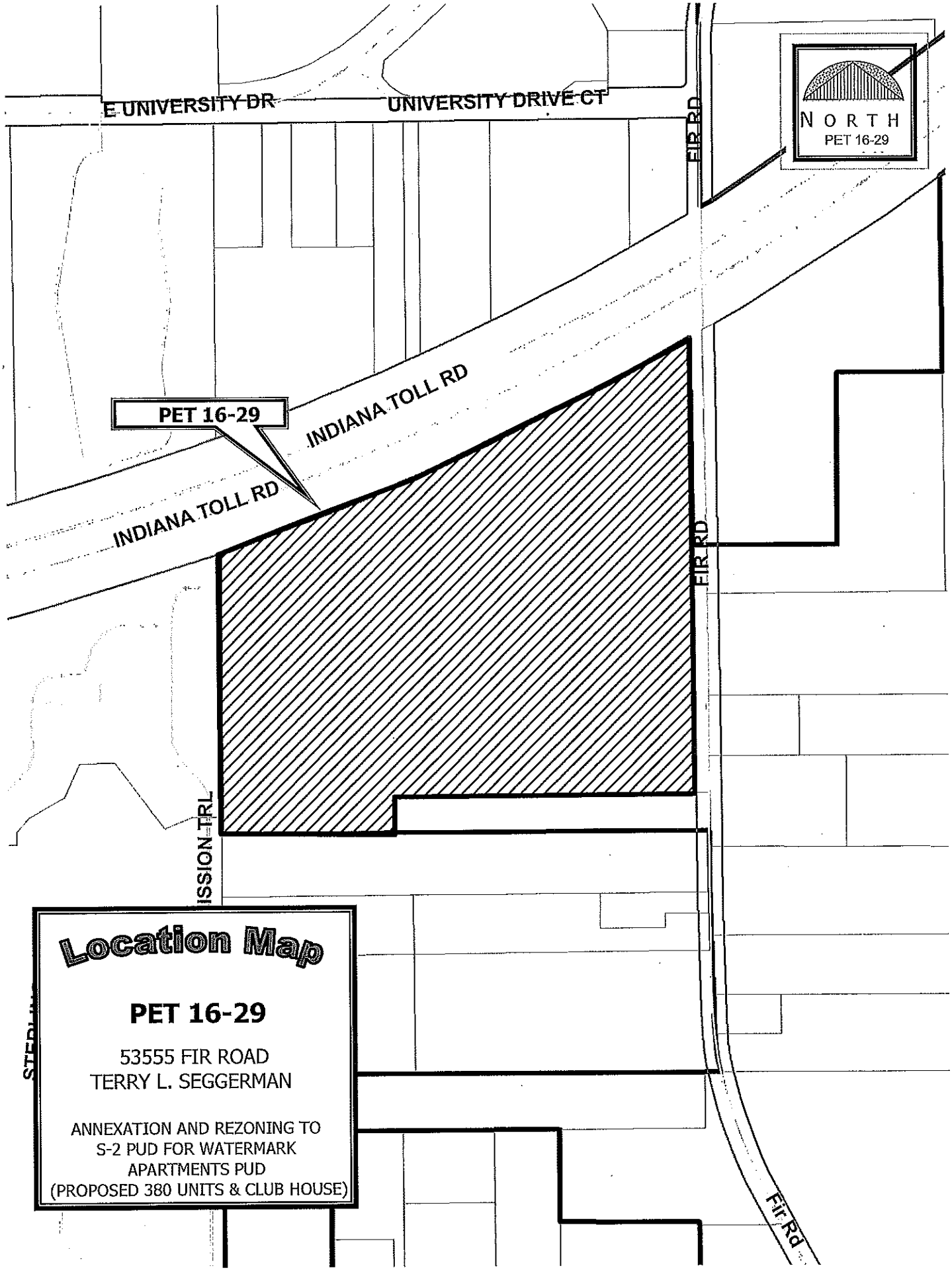
Petitioner further shows this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with an "S-2" Planned Unit Development District zoning classification.

Terry L. Seggerman, Owner

CONTACT PERSON:

Bradley E. Mosness, PE
Abonmarche Consultants, Inc.
750 Lincoln Way East
South Bend, Indiana 46601
(574) 232-8700
bmosness@abonmarche.com


E UNIVERSITY DR
UNIVERSITY DRIVE CT
FIR RD
NORTH
PET 16-29
PET 16-29
INDIANA TOLL RD
INDIANA TOLL RD
FIR RD
ISSION TRL
Fir Rd
Location Map
PET 16-29
53555 FIR ROAD
TERRY L. SEGGERMAN
ANNEXATION AND REZONING TO
S-2 PUD FOR WATERMARK
APARTMENTS PUD
(PROPOSED 380 UNITS & CLUB HOUSE)

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

Proposed Ordinance No. 2016-23
Ordinance Number:

Be it ordained/resolved by the **City of Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2017** 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 **City of Mishawaka Common Council.**

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
City of Mishawaka Common Council	Common Council and Mayor	10/17/2016

DLGF-Reviewed Funds

Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0061	RAINY DAY	$0	$0	0.0000
0075	COIT SPECIAL DISTRIBUTION	$140,000	$0	0.0000
0101	GENERAL	$31,586,392	$24,869,649	2.2348
0254	LOCAL INCOME TAX	$2,750,099	$0	0.0000
0341	FIRE PENSION	$2,203,492	$0	0.0000
0342	POLICE PENSION	$1,467,024	$0	0.0000
0706	LOCAL ROAD & STREET	$500,000	$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	$3,363,160	$679,307	0.0610
1151	CONTINUING EDUCATION	$65,000	$0	0.0000
1191	CUMULATIVE FIRE SPECIAL	$45,443	$0	0.0000
1301	PARK & RECREATION	$3,384,242	$3,432,346	0.3084
1310	PARK NONREVERTING - CAPITAL	$363,000	$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$0	$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	$500,000	$1,238,983	0.1113
2411	ECONOMIC DEV INCOME TAX CEDIT	$3,678,131	$0	0.0000
6290	CUMULATIVE SEWER	$500,000	$686,048	0.0616
		$50,545,983	**$30,906,333**	**2.7771**

1st Reading 9-19-16
2nd Reading 10-3-16
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 19 2016
CITY CLERK
MISHAWAKA, IN

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

Name		Signature
Ross Deal	Aye ☐ Nay ☐ Abstain ☐	
Ronald Banicki	Aye ☐ Nay ☐ Abstain ☐	
Mary Willson (Kate Voelker)	Aye ☐ Nay ☐ Abstain ☐	
Bryan Tanner	Aye ☐ Nay ☐ Abstain ☐	
Matthew Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Michael Compton	Aye ☐ Nay ☐ Abstain ☐	
Michael Bellovich	Aye ☐ Nay ☐ Abstain ☐	
Joseph Canarecci	Aye ☐ Nay ☐ Abstain ☐	
Dale "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah S. Block	City Clerk	

MAYOR ACTION (For City use only)

Name		Signature	Date
David A. Wood	Approve ☐ Veto ☐		

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Misti D. Horvath, Deputy Controller

Date: September 15, 2016

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: City Budget

For 1st reading on Monday is the City Budget. I'm looking forward to discussing all budgets with you in the upcoming weeks. Needless to say it's been an arduous process this year. I'll have budget books for your review at the pre-Council.

Please contact me with any questions.

c: David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 15 2016
CITY CLERK
MISHAWAKA, IN

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

OFFICE OF THE MAYOR

September 20, 2016

Dear Mishawaka Park Board members,

There has certainly been a lot of attention placed on the issue of Canadian Geese in Mishawaka recently. The one thing we do know is that more will surely come. As we have discussed for years, the overpopulation of geese has become a real problem, specifically in our parks. Our parks are becoming ever more popular with visitors and the same holds true with geese. They have found Princess City parks an irresistible environment in which to take up permanent residence. As goose populations continually increase over the years, so too do the complaints and potential health and safety risks. In fact, nuisance geese became the single biggest source of complaints from our citizens regarding our park system. As you are aware, the Park Board and the administration have discussed the issue on numerous occasions over the years including at public meetings. Likewise, the City has taken numerous (mostly unsuccessful) actions to control populations.

It is my responsibility to protect the public health and safety of the City of Mishawaka and her citizens. That is a charge I take most seriously. When something jeopardizes public health and safety, we must act. We have many documented examples about how nuisance goose overpopulation is having a negative impact on the health and safety of our citizens, park patrons and our own city workers not to mention the cleanliness of our parks and enjoyment of the many thousands of people who use our parks on an annual basis. We have also spent tens of thousands of dollars and countless man hours cleaning up after the geese only to make no noticeable improvement.

Though the issue has received a lot of media attention, we must not ease up on population control measures. We continue to receive complaints from the public about the problems geese are causing in our parks. Therefore, I am again asking that the Mishawaka City Council approve $15,000 in the Park Department budget for animal control. It is important to note that these funds (as was the case last year) are derived from a non-reverting fund that is paid for by revenue generated at Eberhart-Petro municipal golf course.

As part of this request, I am asking that the Park Board form a committee to explore the issue and seek comprehensive solutions to nuisance goose overpopulation. I would ask that such a committee work closely with the Indiana Department of Natural Resources [DNR] to establish an acceptable number of geese that is sustainable within our park system. I would then encourage the committee to review all DNR approved population control measures and consult with wildlife experts and the DNR to recommend a course of action that would include all legal

methods of population control. I would note that the only course of action that has proven to have a noticeable impact was the wildlife consultant recommended and DNR approved euthanization that was performed this past year. I am in favor of pursuing any and all non-lethal control methods so long as they are effective and fit within our budget. I am not opposed to euthanization as a measure of last resort to keep populations in check. The City welcomes the presence of geese in our parks but I believe it is imperative that we maintain a sustainable balance that does not in any way jeopardize the health and safety of the public and our city workers.

Thanks in advance for your willingness to take on this important issue. Mishawaka parks are thriving in no small part because of your vision and your dedicated service.

Yours in Mishawaka,

David A. Wood, Mayor

Cc: Phil Blasko, Superintendent of Parks
Mishawaka Common Council

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 22 2016
CITY CLERK
MISHAWAKA, IN

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

Proposed Ordinance No. 2016-23

Ordinance Number:

Be it ordained/resolved by the **City of Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2017** 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 **City of Mishawaka Common Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
City of Mishawaka Common Council	Common Council and Mayor	10/17/2016

DLGF-Reviewed Funds

Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0061	RAINY DAY	$0	$0	0.0000
0075	COIT SPECIAL DISTRIBUTION	$0	$0	0.0000
0101	GENERAL	$0	$0	0.0000
0254	LOCAL INCOME TAX	$0	$0	0.0000
0341	FIRE PENSION	$0	$0	0.0000
0342	POLICE PENSION	$0	$0	0.0000
0706	LOCAL ROAD & STREET	$0	$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	$0	$0	0.0000
1151	CONTINUING EDUCATION	$0	$0	0.0000
1191	CUMULATIVE FIRE SPECIAL	$0	$0	0.0000
1301	PARK & RECREATION	$0	$0	0.0000
1310	PARK NONREVERTING - CAPITAL	$0	$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$0	$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	$0	$0	0.0000
2411	ECONOMIC DEV INCOME TAX CEDIT	$0	$0	0.0000
6290	CUMULATIVE SEWER	$0	$0	0.0000
		$0	**$0**	**0.0000**

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 15 2016
CITY CLERK
MISHAWAKA, IN

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

Name		Signature
Ross Deal	Aye ☐ Nay ☐ Abstain ☐	
Ronald Banicki	Aye ☐ Nay ☐ Abstain ☐	
Mary Willson (Kate Voelker)	Aye ☐ Nay ☐ Abstain ☐	
Bryan Tanner	Aye ☐ Nay ☐ Abstain ☐	
Matthew Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Michael Compton	Aye ☐ Nay ☐ Abstain ☐	
Michael Bellovich	Aye ☐ Nay ☐ Abstain ☐	
Joseph Canarecci	Aye ☐ Nay ☐ Abstain ☐	
Dale "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah S. Block	City Clerk	

MAYOR ACTION (For City use only)

Name		Signature	Date
David A. Wood	Approve ☐ Veto ☐		

DRAFT

CITY OF MISHAWAKA
2017 BUDGET

David A. Wood, Mayor

CITY OF MISHAWAKA 2017
BUDGET

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CITY OF MISHAWAKA
2017 BUDGET

MAYOR
101-01

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Mayor	76,086.00	
	411-02	Administrative Assistant	38,868.00	
		Secretary	32,448.00	
				147,402.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	1,500.00	
				1,500.00
3	OTHER SERVICES AND CHARGES			
	Communication and Transportation			
	432-03	Travel and Training	2,000.00	
	Printing and Advertising			
	433-01	Printing	500.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	2,000.00	
	439-04	Leadership	2,000.00	
	439-07	Memorial Day AL/VFW/DAR	1,500.00	
	439-92	Community Promotion	7,500.00	
				15,500.00
				164,402.00

CITY OF MISHAWAKA
2017 BUDGET

CONTROLLER
101-02

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Controller	74,162.00	
	411-02	Deputy Controller	50,417.00	
		Bookkeeper A	37,077.00	
		Payroll Clerk	36,176.00	
		Purchasing Agent	37,477.00	
		Accountant	39,822.00	
	411-03	Part time	20,000.00	
				295,131.00
	Other Services Personal			
	411-64	FTO (Flexible Time Off) Plan	30,000.00	
	411-65	CPA Certification	5,000.00	
				35,000.00
	Employee Benefits			
	413-01	Social Security	190,000.00	
	413-02	Medicare	45,000.00	
	413-03	PERF 14.2%	420,000.00	
	413-04	Unemployment Compensation	40,000.00	
	413-05	Employee Insurance Benefits	1,500,000.00	
	413-06	Employee Life Insurance	4,000.00	
				2,199,000.00
				2,529,131.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies/Misc Supplies	15,000.00	
				15,000.00
3	OTHER SERVICES AND CHARGES			
	Professional Charges			
	431-05	Humane Society	163,710.00	
	431-07	IACT	12,000.00	
		WNIT Public Access	10,000.00	
	Communication and Transportation			
	432-02	Postage	15,000.00	
	432-03	Travel and Training	2,500.00	
	432-04	Telephone	60,000.00	

CONTROLLER
101-02

Printing and Advertising			
433-02	Publications	13,000.00	
Insurance			
434-90	Insurance Premiums/ Deductible	825,000.00	
Utility Services			
435-01	MU Charges	800,000.00	
435-02	NIPSCO	75,000.00	
Repairs and Maintenance			
436-01	Building/ Equipment/Software Maintenance/Service Contracts	60,000.00	
Other Services and Charges			
439-03	Subscription, Dues, etc.	1,000.00	
439-09	Miscellaneous Charges	1,500.00	
			2,038,710.00
4 CAPITAL OUTLAYS			
Other Capital Outlays			
444-05	Capital Outlay	250,000.00	
			250,000.00
			4,832,841.00

CITY OF MISHAWAKA
2017 BUDGET

CITY CLERK
101-03

1	SERVICES PERSONAL			
	Salaries and Wages			
	411-01	City Clerk	53,443.00	
	411-02	Chief Deputy Clerk I	38,430.00	
		Chief Deputy Clerk II	37,231.00	
	411-03	Temporary	12,000.00	
				141,104.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	1,500.00	
	Operating Supplies			
	422-01	Violations Bureau Supplies	1,500.00	
				3,000.00
3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-01	Attorney Fees	1,000.00	
	431-04	Municipal Code Services	8,000.00	
		BIS Digital	7,857.00	
	Communication and Transportation			
	432-03	Travel and Training	2,000.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	1,500.00	
	439-92	Community Promotion	750.00	
				21,107.00
				165,211.00

CITY OF MISHAWAKA
2017 BUDGET

HUMAN RESOURCES
101-04

1	PERSONAL SERVICES		
	Salaries and Wages		
411-02	Office Manager	32,448.00	
411-03	Temporary Help	20,000.00	
			52,448.00
2	SUPPLIES		
	Office Supplies		
421-90	Supplies	2,000.00	
			2,000.00
3	OTHER SERVICES AND CHARGES		
	Professional Services		
431-06	Consulting	54,000.00	
431-08	Employee Assistance Program	16,000.00	
431-09	Testing/Wellness	5,000.00	
	Communication and Transportation		
432-03	Travel and Training	5,000.00	
	Printing and Advertising		
433-01	Printing/ Advertising	1,000.00	
	Other Services and Charges		
439-03	Subscription, Dues, etc.	450.00	
439-20	Staff Development	2,000.00	
			83,450.00
			137,898.00

CITY OF MISHAWAKA
2017 BUDGET

INFORMATION TECHNOLOGY
101-05

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Director	62,517.00	
	411-02	System Specialist IV Server	51,375.00	
		System Specialist III Web	43,429.00	
		System Specialist IV Network	42,866.00	
		System Specialist II Desktop	41,310.00	
		GIS Coordinator	49,133.00	
				290,630.00
2	SUPPLIES			
	Operating Supplies			
	422-01	Operating Supplies	20,000.00	
				20,000.00
3	OTHER SERVICES AND CHARGES			
	Communication and Transportation			
	432-03	Travel and Training	25,000.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	15,000.00	
				40,000.00
				350,630.00

CITY OF MISHAWAKA
2017 BUDGET

DEPARTMENT OF LAW
101-06

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Corporation Counsel/Director of HR	55,880.00	
	411-02	City Attorney	58,580.00	
		Asst City Attorney	16,322.00	
		Part time Secretary	7,500.00	
				138,282.00
2	SUPPLIES			
	Office Supplies			
	421-03	Professional Books	500.00	
	421-90	Office Supplies	500.00	
				1,000.00
3	OTHER SERVICES AND CHARGES			
	Communication and Transportation			
	432-03	Travel and Training	3,000.00	
	Insurance			
	434-90	Payment of Claims/Litigation	50,000.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	1,500.00	
	439-09	Miscellaneous Charges	1,500.00	
				56,000.00
				195,282.00

CITY OF MISHAWAKA
2017 BUDGET

CITY COUNCIL
101-07

1	PERSONAL SERVICES		
	Salaries and Wages		
411-04	Council members		
	9 @ 9613	86,521.00	
411-02	Council Attorney	16,322.00	
			102,843.00
2	SUPPLIES		
	Office Supplies		
421-90	Office Supplies	750.00	
			750.00
3	OTHER SERVICES AND CHARGES		
	Communication and Transportation		
432-03	Travel and Training	6,000.00	
	Other Services and Charges		
439-92	Community Promotion	5,000.00	
			11,000.00
			114,593.00

CITY OF MISHAWAKA
2017 BUDGET

ENGINEERING DEPARTMENT
101-13

1	PERSONAL SERVICES		
	Salaries and Wages		
411-01	Director of Engineering	74,162.00	
411-02	Assistant Director	61,325.00	
	Project Coordinator	37,210.00	
	Project Manager	51,755.00	
	Traffic Manager	50,430.00	
	Office Manager	32,448.00	
			307,330.00
	Other Personal Services		
411-65	PE Certification	10,000.00	
			10,000.00
			317,330.00
2	SUPPLIES		
	Office Supplies		
421-90	General Supplies	4,000.00	
			4,000.00
3	OTHER SERVICES AND CHARGES		
	Professional Services		
431-06	Consulting	5,000.00	
	Communication and Transportation		
432-03	Travel and Training	1,750.00	
	Repairs and Maintenance		
436-01	Equipment Repair	2,500.00	
	Other Services and Charges		
439-03	Subscriptions, Dues, etc.	1,000.00	
			10,250.00
			331,580.00

CITY OF MISHAWAKA
2017 BUDGET

CODE ENFORCEMENT DEPARTMENT
101-14

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Director of Code Enforcement	55,704.00	
	411-02	Code Enforcement Officers		
		4 @ 45086	180,346.00	
		Office Manager	32,448.00	
				268,498.00
2	SUPPLIES			
	Operating Supplies			
	422-01	Operating Supplies	3,500.00	
				3,500.00
3	OTHER SERVICES AND CHARGES			
	Communication and Transportation			
	432-03	Travel and Training	3,000.00	
	Other Services and Charges			
	439-10	Clean up, Board up, Disposal, etc.	35,000.00	
				38,000.00
				309,998.00

CITY OF MISHAWAKA
2017 BUDGET

BUILDING DEPARTMENT
101-15

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Building Commissioner	57,027.00	
	411-02	Administrator	32,940.00	
		Inspector A 2 @ 54579	109,159.00	
				199,126.00
2	SUPPLIES			
	Operating Supplies			
	422-01	Operating Supplies	2,000.00	
				2,000.00
3	OTHER SERVICES AND CHARGES			
	Communication and Transportation			
	432-03	Travel and Training	4,000.00	
	Other Services and Charges			
	439-03	Subscription, Dues, etc.	800.00	
				4,800.00
				205,926.00

CITY OF MISHAWAKA
2017 BUDGET

FIRE/EMS DEPARTMENT
101-19

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Fire Chief	69,097.00	
	411-02	Assistant Chief		
		3 @ 63694	191,082.00	
		Battalion Chief		
		4 @ 62278	249,113.00	
		Captains 15 @ 59223	888,344.00	
		Shift Supervisors 2 @ 57630	115,259.00	
		Lieutenants		
		13 @ 57580	748,534.00	
		Fire Inspectors		
		9 @ 57064	513,580.00	
		Paramedics 2 @ 57064	114,129.00	
		Driver Operator		
		30 @ 55972	1,679,156.00	
		Master Firefighters		
		24 @ 55227	1,325,453.00	
		1st Class Firefighter		
		10 @ 53227	532,272.00	
				6,426,019.00
		Civilian		
		Executive Secretary	32,729.00	
				32,729.00
	Other Personal Services			
	411-02	Specialty Pay	200,000.00	
	411-02	Out of Rank Pay	50,000.00	
	411-60	Overtime	700,000.00	
	411-66	Uniform Allowance 113 @ 1250	141,250.00	
	411-67	Pension Equalization	16,100.00	
				1,107,350.00
	Employee Benefits			
	413-01	Social Security	17,000.00	
	413-02	Medicare	112,000.00	
	413-03	PERF-14.2%	40,000.00	
	413-05	Health Insurance	2,230,000.00	
	413-06	Life/Disability Insurance	6,500.00	
	413-09	77 Pension 20.5%	1,225,000.00	
				3,630,500.00
				11,196,598.00

CITY OF MISHAWAKA
2017 BUDGET

FIRE/EMS DEPARTMENT
101-19

2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	6,000.00	
	Operating Supplies			
	422-01	Operating Supplies	175,000.00	
	422-03	Medical Supplies	125,000.00	
	Other Supplies			
	429-10	Public Education Training/ Seminar Supplies/Refreshments	6,000.00	
				312,000.00
3	OTHER SERVICES AND CHARGES			
	Repairs and Maintenance			
	436-01	Building/ Equipment Repair	100,000.00	
	436-91	Laundry Maintenance	3,000.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	3,000.00	
				106,000.00
				11,614,598.00

CITY OF MISHAWAKA
2017 BUDGET

POLICE DEPARTMENT
101-20

1	PERSONAL SERVICES			
	Salaries and Wages			
411-01	Police Chief		69,541.00	
411-02	Assistant Chief			
	3 @ 64135		192,407.00	
	Captains			
	7 @ 58638		410,469.00	
	Lieutenants			
	12 @ 57509		690,110.00	
	Sergeants			
	20 @ 56415		1,128,312.00	
	1st Patrol Officer			
	53 @ 55670		2,950,560.00	
	2nd Patrol Officer			
	10 @ 53670		536,708.00	5,978,107.00
	Civilians			
	Executive Secretary		32,729.00	
	Administrative Secretary		32,448.00	
	Secretary 2 @ 32127		64,009.00	
	Parking Personnel		32,005.00	
	Property Manager		36,078.00	
	Services Administrator		37,290.00	234,559.00
	Crossing Guards 21 @ 7244		152,140.00	
411-03	Substitute Crossing Guard		2,000.00	
	Temporary Help/Part-time		20,000.00	174,140.00
	Other Personal Services			
411-60	Overtime/ Court-time Officer-Non Officer		500,000.00	
411-66	Uniform Allowance			
	1 @ 600, 106 @ 2050		217,900.00	
	Equipment Allowance		30,000.00	
				747,900.00
	Employee Benefits			
413-01	Social Security		26,000.00	
413-02	Medicare		104,000.00	
413-03	PERF 14.2%		34,000.00	
413-05	Health Insurance		2,220,000.00	
413-06	Life Insurance		6,100.00	
413-10	77 Pension 19.5%		1,166,000.00	
				3,556,100.00
				10,690,806.00

CITY OF MISHAWAKA
2017 BUDGET

POLICE DEPARTMENT
101-20

2	SUPPLIES		
	Operating Supplies		
422-01	Operating Supplies	35,000.00	
	Other Supplies		
429-11	Seminars/ Community Relations	1,000.00	
			36,000.00
3	OTHER SERVICES AND CHARGES		
	Communication and Transportation		
432-03	Travel and Training	2,000.00	
	Printing and Advertising		
433-01	Printing	1,800.00	
	Repairs and Maintenance		
436-01	Building Repair/ Maintenance Service Contracts	90,000.00	
	Other Services and Charges		
439-03	Subscriptions, Dues, etc.	3,000.00	
439-11	Special Expense	13,000.00	
439-12	Canine Expenses	3,000.00	
439-16	Crime Stoppers Program	5,000.00	
			117,800.00
			10,844,606.00

CITY OF MISHAWAKA
2017 BUDGET

CITY PLANNING
101-21

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	City Planner	74,162.00	
	411-02	Senior Planner/Economic Development Specialist	50,189.00	
		Administrative Planner	38,438.00	
		Associate Planner	43,217.00	
				206,006.00
	411-06	Plan Commission 9 @ $600	5,400.00	
		BZA Members 5 @ $375	1,875.00	
				7,275.00
				213,281.00
2	SUPPLIES			
	Operating Supplies			
	422-01	Operating Supplies	4,000.00	
				4,000.00
3	OTHER SERVICES AND CHARGES			
	Communication and Transportation			
	432-03	Travel and Training	3,000.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	1,500.00	
				4,500.00
				221,781.00

CITY OF MISHAWAKA
2017 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-02	Assistant 4 @ 50448	201,792.00	
		Fleet Maintenance Technician 6 @ 20.11*2080	250,973.00	
		Group 1: 4 @ 19.08*2080	158,746.00	
		PT maintenance 1040 hrs @ 11.00	11,440.00	
		Reimburse MVH Director 5%	3,002.00	
				625,953.00
	Other Services Personal			
	411-60	Overtime	15,000.00	
	411-63	Longevity	6,000.00	
				21,000.00
				646,953.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	2,000.00	
	Operating Supplies			
	422-02	Gas, Oil, etc.	800,000.00	
	422-05	Equipment/ Vehicle/Maint Supplies	110,000.00	
	Other Supplies			
	429-08	Uniform/ Supplies	4,250.00	
				916,250.00
3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-09	Health Screenings/ Vaccines	1,000.00	
	Communication and Transportation			
	432-03	Travel and Training	1,500.00	
	Repairs and Maintenance			
	436-01	Building Repair / Equipment/Maint	70,000.00	
	Rentals			
	437-05	Uniforms	5,000.00	
	Other Services and Charges			
	439-09	Miscellaneous Charges	2,500.00	
				80,000.00
				1,643,203.00

REDEVELOPMENT
101-28

1 PERSONAL SERVICES			
Salaries and Wages			
411-02	TIF Construction Manager	59,389.00	
	Program Construction Manager	53,783.00	
	Grant Manager	49,200.00	
	Program Coordinator	37,671.00	
			200,043.00
2 SUPPLIES			
Office Supplies			
421-90	Office Supplies	1,000.00	
			1,000.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-04	Professional Services	225,000.00	
Communication and Transportation			
432-03	Travel and Training	2,000.00	
Printing and Advertising			
433-02	Publications	800.00	
			227,800.00
			428,843.00

CEMETERY
101-29

3 OTHER SERVICES AND CHARGES			
Other Services and Charges			
439-09	Maintenance	25,000.00	
			25,000.00

CITY OF MISHAWAKA
2017 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Street Commissioner	60,047.00	
	411-02	Office Manager	32,448.00	
		Secretary	32,005.00	
		Group 1: 32 @ 19.08*2080	1,269,965.00	
		CS reimburse 1.55 for assts.	78,195.00	
				1,472,660.00
	Other Services Personal			
	411-60	Overtime	80,000.00	
	411-63	Longevity	17,000.00	
	411-64	FTO (Flexible Time Off) Plan	8,000.00	
				105,000.00
	Employee Benefits			
	413-01	Social Security	93,000.00	
	413-02	Medicare	21,750.00	
	413-03	PERF 14.2%	213,000.00	
	413-04	Unemployment	5,000.00	
	413-05	Employee Ins Benefits	520,000.00	
	413-06	Life Insurance	2,250.00	
				855,000.00
				2,432,660.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	1,500.00	
	Operating Supplies			
	422-02	Gas, Oil, etc.	100,000.00	
	Repair and Maintenance Supplies			
	423-03	Equipment/ Parts, Supplies	175,000.00	
	Other Supplies			
	429-08	Uniform Supplies	5,000.00	
	429-13	Traffic Supplies	35,000.00	
				316,500.00

MOTOR VEHICLE HIGHWAY
201-50

3	OTHER SERVICE AND CHARGES			
	Professional Services			
	431-09	Health Screenings/ Vaccines	5,000.00	
	Communication and Transportation			
	432-03	Travel and Training	5,000.00	
	432-04	Telephone/ Paging	7,500.00	
	Printing and Advertising			
	433-02	Publications	500.00	
	Insurance			
	434-90	Insurance Premiums/Deductibles	150,000.00	
	Utility Service			
	435-01	MU Charges	135,000.00	
	435-02	NIPSCO	100,000.00	
	Repairs and Maintenance			
	436-01	Building/ Equipment Repair	200,000.00	
	Rentals			
	437-05	Uniforms	8,000.00	
	Other Services and Charges			
	439-09	Miscellaneous Charges	3,000.00	
				614,000.00
				3,363,160.00

LOCAL ROAD AND STREET
202-50

4	CAPITAL OUTLAYS		
	Improvements other than Buildings		
	442-01 Street Repair/Summer Program	500,000.00	
			500,000.00

LOIT SPECIAL DISTRIBUTION
257-50

4	Machinery and Equipment		
	445-06 Street Equipment	140,000.00	
			140,000.00

CITY OF MISHAWAKA
2017 BUDGET

PARK AND RECREATION
204-50

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-01	Department Head	64,163.00	
	411-02	Regular Employees	466,302.00	
		Group 1: 14 @19.08*2080	558,815.00	1,089,280.00
	411-03	Temporary/Summer Help	377,000.00	377,000.00
		Reimburse CS Assts. 1.25	63,060.00	
		Reimburse MVH director 5%	3,002.00	66,062.00
				1,532,342.00
	Other Services Personal			
	411-60	Overtime	30,000.00	
	411-63	Longevity	11,500.00	
	411-64	FTO	15,000.00	56,500.00
	Employee Benefits			
	413-01	Social Security	95,000.00	
	413-02	Medicare	23,000.00	
	413-03	PERF 14.2%	164,000.00	
	413-04	Unemployment	5,000.00	
	413-05	Employee Insurance Benefits	350,000.00	
	413-06	Life Insurance	1,500.00	638,500.00
				2,293,404.00
2	SUPPLIES			
	Office Supplies			
	421-90	Office Supplies	8,000.00	
	Operating Supplies			
	422-02	Gas, Oil, Parts, etc.	73,000.00	
	Other Supplies			
	429-09	Merrifield Complex Supplies	30,000.00	
	429-14	Maintenance Supplies	60,000.00	
	429-15	Program Supplies	57,000.00	
	429-18	Athletic Event Supplies	20,000.00	
	429-20	Golf Course Supplies	30,000.00	
	429-21	Concessions	60,000.00	
				338,000.00

PARK AND RECREATION
204-50

3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-09	Health Screenings/Vaccines	8,000.00	
	Communication and Transportation			
	432-02	Postage and Freight	2,000.00	
	432-03	Travel and Training	3,000.00	
	432-04	Telephone	7,000.00	
	Printing and Advertising			
	433-01	Printing/Newsletter etc.	11,500.00	
	Insurance			
	434-90	Insurance Premiums/Deductibles	120,000.00	
	Utility Services			
	435-01	MU/AEP Charges	370,000.00	
	435-02	NIPSCO	30,000.00	
	Repairs and Maintenance			
	436-01	Equipment/Facility Repair	60,000.00	
	436-90	Service Contracts	95,000.00	
	Rentals			
	437-05	Uniforms/Port-o-lets	11,500.00	
	Other Services and Charges			
	439-03	Subscription, Dues, etc.	1,400.00	
	439-09	Miscellaneous/Charges	1,000.00	
	439-18	Instructor Fees	30,500.00	
	439-19	Official/Referee Fees	15,000.00	
	439-21	Recreation Event/Entertainment	28,000.00	
	439-93	Sales Tax	25,000.00	
				818,900.00
				3,450,304.00

CITY OF MISHAWAKA
2017 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-03	Temporary Help	10,000.00	
				10,000.00
2	SUPPLIES			
	Other Supplies			
	429-09	Wilson Hill Supplies	15,000.00	
	429-16	Golf Course Concessions	10,000.00	
	429-17	Landscaping/Chemical Supplies	60,000.00	
	429-92	Arbor Day Supplies	500.00	
				85,500.00
3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-06	Consulting	75,000.00	
	436-90	Animal Control	15,000.00	
	Repairs and Maintenance			
	436-20	Merrifield Pool and Rink Repair	25,000.00	
	436-21	Wilson Building Repair	10,000.00	
	436-22	Softball Field Maintenance	5,000.00	
				130,000.00
4	CAPITAL OUTLAYS			
	Machinery and Equipment			
	444-10	Golf Carts	75,000.00	
	445-11	Irrigation Software	15,000.00	
	445-11	Wilson Phone/Internet Software	2,500.00	
	445-06	Leaf Vac	45,000.00	
				137,500.00
				363,000.00

CITY OF MISHAWAKA
2017 BUDGET

LAW ENFORCEMENT CONTINUING EDUCATION
210-50

2	SUPPLIES		
	Operating Supplies		
	422-36 Ammunition	25,000.00	
			25,000.00
3	OTHER SERVICES AND CHARGES		
	Communication and Transportation		
	432-03 Travel and Training	21,000.00	
			21,000.00
4	CAPITAL OUTLAYS		
	Machinery and Equipment		
	445-08 Vests	19,000.00	
			19,000.00
			65,000.00

PUBLIC SAFETY
211-50

2	SUPPLIES		
	Other Supplies		
	429-09 Police Supplies	75,000.00	
			75,000.00
3	OTHER SERVICES AND CHARGES		
	Professional Services		
	431-09 Clinic Services	250,600.00	
	431-11 New Hire Physicals - Police/Fire	52,000.00	
	Communication and Transportation		
	432-03 Travel and Training - Fire	25,000.00	
	Repairs and Maintenance		
	436-01 Radio System Maintenance Contract	470,000.00	
	436-90 Service Contract - Police/Fire	275,000.00	
	Debt Service		
	438-01 Fire Station Lease Payment	321,499.00	
	438-01 Fire Truck Lease Payment	132,000.00	
	438-01 Ambulance Lease Payment	66,000.00	
	Other Services and Charges		
	439-95 PSAP	500,000.00	
			2,092,099.00
4	CAPITAL OUTLAYS		
	Machinery and Equipment		
	445-08 Police Equipment	100,000.00	
	445-09 Police Cars	280,000.00	
	445-13 Fire Department Equipment	203,000.00	
			583,000.00
			2,750,099.00

CUMULATIVE CAPITAL DEVELOPMENT
417-50

3	OTHER SERVICES AND CHARGES		
	Repairs and Maintenance Supplies		
	436-90 Service Contracts/Software Maintenance	350,000.00	
			350,000.00
4	CAPITAL OUTLAYS		
	Machinery and Equipment		
	445-11 Computer Equipment/Software	150,000.00	
			150,000.00
			500,000.00

CUMULATIVE FIRE FUND
429-50

4	CAPITAL OUTLAYS		
	Machinery and Equipment		
	Equipment for Fire Truck	45,443.00	
			45,443.00

CUMULATIVE SEWER FUND
432-50

3	OTHER SERVICES AND CHARGES		
	Professional Services		
	431-04 Professional Services	250,000.00	
			250,000.00
4	CAPITAL OUTLAYS		
	Improvements Other than Buildings		
	445-21 Storm/Sanitary Reconstruction	250,000.00	
			250,000.00
			500,000.00

CEDIT
430-50

2	SUPPLIES			
	Repair and Maintenance Supplies			
	423-01	Street Material/Dust Control	150,000.00	
	Other Supplies			
	429-17	Landscaping Supplies/Chemicals	85,000.00	
	429-91	Salt	225,000.00	
				460,000.00
3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-04	Chamber of Commerce	50,000.00	
	431-06	Consulting	150,000.00	
	431-09	Clinic Services	285,600.00	
	Repairs and Maintenance Supplies			
	436-01	City Maintenance	150,000.00	
	436-23	Splash Pad Repair	50,000.00	
	436-90	Engineering Maintenance	100,000.00	
	436-93	Signal Maintenance	100,000.00	
	Debt Service			
	438-01	PSAP Bond	119,531.00	
	Other Services and Charges			
	439-95	PSAP	500,000.00	
				1,505,131.00
4	CAPITAL OUTLAYS			
	Improvements Other than Buildings			
	442-01	Paving	300,000.00	
	442-04	Sidewalk and Curb Program	300,000.00	
	445-17	Mary Gibbard	500,000.00	
	445-17	Twin Branch Park	250,000.00	
	445-17	Castle Manor	250,000.00	
	Machinery and Equipment			
	445-02	MVH Equipment	113,000.00	
				1,713,000.00
				3,678,131.00

CITY OF MISHAWAKA
2017 BUDGET

FIRE PENSION
702-50

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-02	Secretary Salary	3,000.00	
		Pension Board Members		
		5 @ 750.00 per yr	3,750.00	
	411-05	Pension Benefits	2,156,742.00	
	411-07	Death Benefits	36,000.00	
				2,199,492.00
2	SUPPLIES			
	Office Supplies			
	429-09	Misc Supplies	1,000.00	
				1,000.00
3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-01	Legal Fees	2,000.00	
	Communication and Transportation			
	432-03	Travel and Training	500.00	
	Repairs and Maintenance			
	436-01	Equipment Repair	500.00	
				3,000.00
				2,203,492.00

POLICE PENSION
703-50

1	PERSONAL SERVICES			
	Salaries and Wages			
	411-02	Secretary Salary	3,000.00	
	411-05	Pension Benefits	1,425,074.00	
	411-07	Death Benefits	36,000.00	
				1,464,074.00
3	OTHER SERVICES AND CHARGES			
	Professional Services			
	431-01	Legal Fees	2,500.00	
	Communication and Transportation			
	432-03	Travel and Training	450.00	
				2,950.00
				1,467,024.00

Expenditure Budget Comparison
General Fund

Department	2016 Budget	2017 Budget	$ Change	% Change	% of 2017 Total Budget
Mayor	161,740	164,402	2,662	1.6%	0.33%
Controller	6,795,911	4,832,841	(1,963,070)	-28.9%	9.56%
Clerk	167,183	165,211	(1,972)	-1.2%	0.33%
Human Resources	137,578	137,898	320	0.2%	0.27%
IT	348,113	350,630	2,517	0.7%	0.69%
Law	193,987	195,282	1,295	0.7%	0.39%
Council	111,462	114,593	3,131	2.8%	0.23%
Engineering	328,542	331,580	3,038	0.9%	0.66%
Code	307,341	309,998	2,657	0.9%	0.61%
Building	203,556	205,926	2,370	1.2%	0.41%
Fire	11,423,440	11,614,598	191,158	1.7%	22.98%
Police	10,682,404	10,844,606	162,202	1.5%	21.45%
Planning	216,468	221,781	5,313	2.5%	0.44%
Central Services	1,933,240	1,643,203	(290,037)	-15.0%	3.25%
Redevelopment	436,319	428,843	(7,476)	-1.7%	0.85%
Cemetery	25,000	25,000	-	0.0%	0.05%
Recycling	20,000	-	(20,000)	-100.0%	
Property Tax Cap	-				
Fund Totals	33,492,284	31,586,392	(1,905,892)	-5.7%	

Civil City Budget Comparison
All Appropriated Funds

Fund	2016 Budget	2017 Budget	$ Change	% Change	% of 2017 Total Budget
General	33,492,284	31,586,392	(1,905,892)	-5.7%	62.49%
Park and Recreation	3,335,944	3,384,242	48,298	1.4%	6.70%
MVH Funds					
Motor Vehicle Highway	3,446,950	3,363,160	(83,790)	-2.4%	6.65%
Local Road & Street	500,000	500,000	-	0.0%	0.99%
LOIT Special Dist	-	140,000	140,000	0.0%	0.28%
Cumulative Sewer	500,000	500,000	-	0.0%	0.99%
Capital Fund					
Cum. Cap. Development	650,000	500,000	(150,000)	-23.1%	0.99%
Cumulative Fire	-	45,443	45,443	0.0%	0.09%
CEDIT	4,307,166	3,678,131	(629,035)	-14.6%	7.28%
Other Operating Funds					
Law Enforcement Con't Ed	120,000	65,000	(55,000)	-45.8%	0.13%
Public Safety	2,665,353	2,750,099	84,746	3.2%	5.44%
Park Non - Reverting	150,000	363,000	213,000	142.0%	0.72%
Rainy Day Public Safety	2,519	-	(2,519)	0.0%	0.00%
Pension Funds					
Fire Pension	2,268,750	2,203,492	(65,258)	-2.9%	4.36%
Police Pension	1,487,950	1,467,024	(20,926)	-1.4%	2.90%
Gross Totals	52,926,916	50,545,983	(2,380,933)	-4.50%	
Circuit Breaker loss:					
General	4,209,154	4,535,781			
Park & Rec	446,332	631,194			
MVH	69,901	85,150			
CCD	123,501	183,067			
Cum Sewer	85,463	67,644			
	4,934,351	5,502,836			
Net Totals	57,861,267	56,048,819	(1,812,448)	-3.13%	

Civil City Budget Comparison By Category
Appropriated Funds

Department	2016 Budget	2017 Budget	$ Change	% Change	Total Budget
100 - Personal Services	34,838,488	35,468,043	629,555	1.8%	70.17%
200 - Supplies	2,963,500	2,623,000	(340,500)	-11.5%	5.19%
300 - Other Services & Charges	8,425,409	8,666,997	241,588	2.9%	17.15%
400 - Capital Outlays	6,699,519	3,787,943	(2,911,576)	-43.5%	7.49%
Fund Totals	52,926,916	50,545,983	(2,380,933)	-4.50%	100.00%