AGENDA

Monday, October 16, 2017

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 02, 2017

5. Petitions, Communications, Remonstrance and Memorials

A letter from the Board of Zoning Appeals regarding recommendations from their October 10, 2017 meeting.

A letter from the City Plan Commission regarding recommendations from their October 10, 2017 meeting.

6. Report of Special Committee

7. Ordinances on First Reading

8. Resolutions

R2017-24 Approving Douglas Road Corridor Plan

R2017-25 Use Variance for Outdoor Storage, Developmental Variances & Location of Fence - 914 & 916 E. McKinley Ave.

R2017-26 Fiscal Plan for Annexation - 16839 Douglas Road

9. Ordinances on Second Reading

P.O. NO. 2017-37 Annex and Rezone to R-3 Multi-family District -16839 Douglas Rd **ADOPTION (Assigned to Land Use Planning Committee)**

P.O. NO. 2017-38 2018 Civil City Budget and Tax Levy **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 2, 2017

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday October 2, 2017, at 7:00 p.m. The meeting was called to order by President Ross Deal all were asked to stand for the Pledge of Allegiance with a moment of silence

Roll Call.

Present: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mr. Bellovich, Mr. Canarecci, Mr. Deal.

Others present; Council Attorney Mike Trippel, Chief Deputy Mary Ellen Hazen, Raven Boston Deputy.

The minutes from the September 18, 2017 meeting was approved as received from the City Clerk's Office.

Clerk Block read a letter from the City Plan Commission regarding recommendations from their September 12, 2017 meeting.

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

<u>PROPOSED ORDINANCE NO.2017-35</u>

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, AUTHORIZING THE ISSUANCE OF THE CITY OF MISHAWAKA, INDIANA MULTIFAMILY HOUSING REVENUE BONDS (SILVER BIRCH OF MISHAWAKA PROJECT), SERIES 2017 IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED SEVENTEEN MILLION DOLLARS ($17,000,000) AND THE LENDING OF THE PROCEEDS THEREOF TO MISHAWAKA RCF AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO. (Assigned to the Land Use Planning Committee)

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

Darrin Jolas represented Vermillion 401 N. Franklin Street Chicago, IL spoke in behalf of Silver Burch Development. He said they were proposing a 119 unit Assisted Living Multi-Family Development located at 3700 Hickory Road. Mr. Jolas described the building to be a 3 story, 96,000 square foot building with 68 studios and 51 one-bedroom apartments. He went on to say they were planning to break ground this fall; it would take up to 14 months to build at the cost of 23,000,000 million dollars. Mr. Jolas said this facility would generate 35 full time positions with $1.6 million in payroll plus benefits. He explained it would utilize a combination of low income tax credits and municipal bonds. Mr. Jolas introduced Jim Crawford of Creek Development to discuss the bonds. Mr. Crawford's explained the bonds were similar to the Hellenic Project; the city had no obligations or liability of payments for the bonds. He said the bond holder was solely to the security interest in the equipment, mortgage, the facility and repayment of the bonds.

Mr. Canarecci asked was the project qualified for the bonds due to the type of residents they would house. Mr. Crawford replied yes, the project also qualified for the state to allocate section 42 tax credit because 50% of the project was being financed with this type of tax exempt bonds.

Questioned was called for at 7:07 P.M. for **PROPOSED NO. 2017-354** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 8). Yes: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mr. Bellovich, Mr. Canarecci, Mr. Deal.** Thus, it becomes **ORDINANCE NO. 5593**

PROPOSED ORDINANCE NO. 2017-36

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
(Assigned to the Land Use Planning Committee)

Clerk Block read a letter from petitioner requesting for **PROPOSED ORDINANCE NO.2017-36** to be Tabled Indefinitely.

Mr. Banicki made a motion to for **PROPOSED ORDINANCE NO.2017-36** to be Tabled Indefinitely second by Mr. Canarecci motion carried.

PROPOSED ORDINANCE NO. 2017-37

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATIONS THEREFORE
(ASSIGNED to the Land Use Planning Committee)

Mary Hada represented the NRP Group 5309 Transportation Boulevard, Cleveland, Ohio. She said they were proposing to build a three story Independent Living Facility for seniors 55 years and older with amenities. Mrs. Hada stated this facility would be 9% tax credits to the Indiana Housing and Community Development Authority.

Mr. Tanner assumed there was a demand for Independent and Assisted Living Facilities, he asked to confirm. Mrs. Hada replied yes, she did a preliminary market study 3 years ago, it showed there was a demand that could support the size property they were proposing to develop. She continued to say they were in a different aspect of the market study compared to Assisted Living Facilities. Mrs. Hada explained the difference on how the market study would relate and the number of people that would qualify and served in the area. She stated the project was a $12 million investment. Mrs. Hada said applying for the tax credit would cost $20,000 to start. She went on to say her company would develop, construct, and manage. Mrs. Hada added the NRP Group had properties located in Evansville, Fort Wayne, Avon, Beech Grove, Lebanon, and Indianapolis, Indiana to name a few.

Mrs. Voelker asked was this facility for seniors in need of financial assistants and what amenities the proposed facility would offer. Mrs. Hada replied yes, it would be 60% and under the adjusted need income. She said amenities would include: a community room, kitchen, fitness room, library, and possibly a telemedicine room.

Mr. Mammolenti questioned the oldest facility and occupancy rates. Mrs. Hada said the oldest facility was Preston Pointe in Fort Wayne, Indiana, built in 2002. She continued to say they were about 98% occupied at their current facilities.

Mr. Banicki asked would they higher local labor. Mrs. Hada said yes, they always bid locally.

Mr. Canarecci questioned the facilities employment. Mrs. Hada said there would be a Project Manager and Maintenance, they also sub-contract for landscaping.

Donna Rowe, Agent Coldwell Banker represented the seller of property in question. She said for three years she'd been speaking with Mrs. Hada about the development of this property. Mrs. Rowe encouraged the annexation and the development for the property.

Mr. Banicki asked was the property a part of the superfund site and was it tested for any contamination. Mrs. Rowe said the property was purchased by the EPA years ago; the property was cleaned and tested for 17 years. She mentioned the seller had two wells on the property; they were tested and were told his wells were clean.

Public hearing was closed at 7:18 P.M. for **PROPOSED ORDINANCE NO. 2017-37**

<u>PROPOSED ORDINANCE NO.2017-38</u>

CIVIL CITY BUDGET AND TAX LEVY FOR 2018
(Assigned to the Budget and Finance Committee)

Mayor Wood stated the overall budget did not change by much; line by line vast majority of it would remain the same as it has over the last few years. He said figuring out the budget was an art, guessing what the next year would be like; they were usually pretty accurate with their projections. Mayor Wood went on to say the overall budget increased by 2 Million dollars but the circuit breaker was slightly ahead. He said one of the main differences noticed in the budget were the employees' wage increase. Mayor Wood continued to say the 1% plus the additional $500 raise would benefit the employees at the lower end of the scale. He went on to discuss the rise of the city's health insurance; the city was paying close to $1 Million dollars a month for health insurance. Mayor Wood said they project insurance would increase about 1.3 million dollars but they were looking for ways to help reduce the expenditure. He mentioned there were increases in the Motor Vehicle Highway and Local Road and Street Funds, also the Public Safety Local Option Income Tax Revenue was increased $167,000. Mayor Wood said the biggest expense was public safety, as it should be and was the city's biggest priority. He stated PSAP was recently voted to increase employees; it had to be accommodated into the budget which meant there was less for the Police and Fire Departments. Mayor Wood was excited to announce they ended their radio contract with Motorola and switched over to the states system. He continued to say ending the Motorola contract benefited the city by $410,000 a year. Mayor Wood said next year they would spend $195, 000 in new fire equipment and upgrading the record management system for the police department at a cost of $1.1, million. He explained to help pay for record management system, they put $259,000 to cover bond payments and would borrow the cost from the Mishawaka Bond Bank. Mayor Wood stated there would be hiring for two new Firefighters and Police Officers next year, which he hoped to be covered by grants. He said the additional firefighters would help reduce overtime for one of the shifts. Mayor Wood went on to say the state granted the city with a $650,000 of matching grant for street pavements, they intend pave more neighborhoods and handicap sidewalks at intersection. He mentioned an addition to the budget was for the purchase of a Peterson Lightening Loader Truck, it was a truck with a frontend loader and dump truck along with other pieces of equipment at the cost of $180,000. Mayor Wood continued to say the truck would help make cleanup more efficient and one person could do the job of several with the Peterson Lightening Loader. He went on to say rates were not set at this time but they predict it would be similar to this 2017 at 1.99 per hundred dollars of assessed evaluation. Mayor Wood said they were also waiting to receive the certified county assessment, he believed it would be very similar to 2017. He went on to say revenue remained stagnant and public safety expense were eating into the cash balances, if revenue did not significantly improve over the years ahead, they may be in a position to further cut cost in the general funds or look at revenue generating strategies.

Mr. Mammolenti asked was the additional police and fire currently in the budget and has the city seen cost saving from the new Central Services Building. Mayor Wood replied yes and the additional officer and firefighters would not increase shift strengths, overtime was currently filling the gap. He went on to say they have definitely seen savings from the new central service building; it has helped the city become very efficient.

Jim Szucs, Business Agent for Teamster Local 364 represented the Central Services and Sewer Department employees in collective bargaining with the city. He spoke in favor for the proposed ordinance, he said although this would be the third year in a row to receive a 1% increase, he always encouraged the employees to accept the offers. Mr. Scuzs proposed for the council and to Mayor Wood to adopt the resolution and to be opened minded to the collective bargaining when the time comes.

Public hearing was closed at 7:35 P.M. for **PROPOSED ORDINANCE NO. 2017-38**

NEW BUSINESS

Clerk Block stated school board applications were being accepted through October 03, 2017 to October 20, 2017. She said the applications were available online or handwritten and turned into the Clerk's Office by Friday 10-20-2017 at Noon.

ADJOURNMENT 7:37 P.M.

Deborah S. Block__________________/s/ Ross Deal____________________s/
Deborah S. Block, IAMC, MMC, City Clerk Ross Deal, President

City of Mishawaka

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

October 11, 2017

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
October 10, 2017, 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 #17-42 An appeal submitted by P D Realty, LLC, requesting Use and Developmental Variances for **914 and 916 East McKinley Avenue** to permit outdoor storage on gravel and location of screening fence.

The Board, with a vote of 4-1, forwarded a favorable recommendation subject to the following conditions:

1. A final site plan shall be submitted.
2. Outside storage shall be limited to screened area identified on approved site plan.
3. No vehicles shall be parked/stored on an unpaved surface.
4. No known hazardous materials shall be stored on site.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Steven Ruby

STAFF REPORT

General Location:	914 & 916 E McKinley	Date:	October 10, 2017
Appeal:	17-42	Prepared By:	CH

GENERAL INFORMATION

Applicants:	PD Realty, LLC/Troyer Group
Status:	Property Owner/Agent for Owner
Request:	Use Variance for outside storage Developmental Variance for outside storage on gravel and location of screening fence
Zoning Classification:	I-1 Light Industrial District
Lot Size:	12.52 Acres
Applicable Regulations:	Section 137-586 I-1 Uses Section 137-42 (4) Board of Zoning Appeals

SPECIAL INFORMATION

Area Development Pattern:	North: R Residential (Unincorporated St. Joseph County) South: C-4 Automobile Oriented Commercial and I-1 Light Industrial East: I-1 Light Industrial West: C-1 General Commercial, C-4 Automobile Oriented Commercial and I-1 Light Industrial
Thoroughfare:	McKinley Avenue
School District:	School City of Mishawaka (Southernmost 100 feet) and Penn-Harris-Madison School Corporation
Public Utilities:	All public utilities are either available or will be extended to/throughout the site at the owner's/developer's expense.
Comprehensive Plan:	The Mishawaka 2000 Comprehensive Plan identifies the northern side of McKinley as Industrial.

ANALYSIS

The property currently has one building with two businesses; Direct Line Communications, LLC and Pemberton Davis Electric, Inc. The owners have expansion plans, which include a new building for Direct Line Communications, an addition to Pemberton Davis Electric, and an outside storage area. The entire property was annexed and rezoned to I-1 Light Industrial District earlier this year. Site Plans will need to be submitted for the new building/building addition.

The Use Variance being requested is for an outside storage area and that a portion of the outside storage area be gravel instead of hard surface. The I-1 District Business related activities specifically states:

Outside storage of raw materials, finished products, or other incidental materials are prohibited. Outside storage is only permitted as a conditional use in I-2 Heavy Industrial. The proposal is to have an outside storage area at each address which will be approximately half paved and half gravel. Outdoor storage has always been a part of the operations, however, until recently, that activity was taking place in the County's jurisdiction. Examples of the types of materials being stored, as provided by the Appellant, are poles, hardware, signs, rebar, reels of plastic duct and fiber, construction equipment and vehicles. The Appellant states that no vehicles would be stored on non-paved surfaces.

The Appellant is also requesting a developmental variance to move the location of a 7' screening fence from the property line to outside the developed area. According to Section 137-587 (9) a. *A seven-foot-high opaque fence shall be mandatory along any developed industrial property line that is contiguous to any residentially zoned property.* The I-2 requirements for outside storage are as follows: *Outside storage of raw materials, finished products, or other incidental materials associated with a permitted use, if provided, shall be contained/completely surrounded by a seven-foot high opaque fence.* The distance from the developed area to the property line abutting residential zoned property in the County is over 700' and is heavily wooded.

Both Engineering and Water Departments confirm the property is located within the well head protection area, 1 year of travel.

The Engineering Department will require stormwater runoff/drainage calculations and suggests checking the sanitary sewer connection for 914 E McKinley prior to submitting the site plan.

RECOMMENDATION

The Staff recommends in favor of Appeal 17-42, a Use Variance to allow outside storage, partially on an unpaved surface on the property located at 914 and 916 E McKinley Ave, subject to the following conditions:

1. A final site plan shall be submitted.
2. Outside storage shall be limited to screened area identified on approved site plan.
3. No vehicles shall be parked/stored on an unpaved surface; and
4. No known hazardous materials shall be stored on site.

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 additional impact on the adjacent industrial or residential uses that currently operate there. The proposed use is consistent with the existing industrial properties within the area.

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 because the site will meet the screening requirements of the I-2 District.

3. The need for a variance arises from the expanding of both businesses and the lack of indoor space. Although future expansions are planned, they will not be large enough to house all the storage necessary.

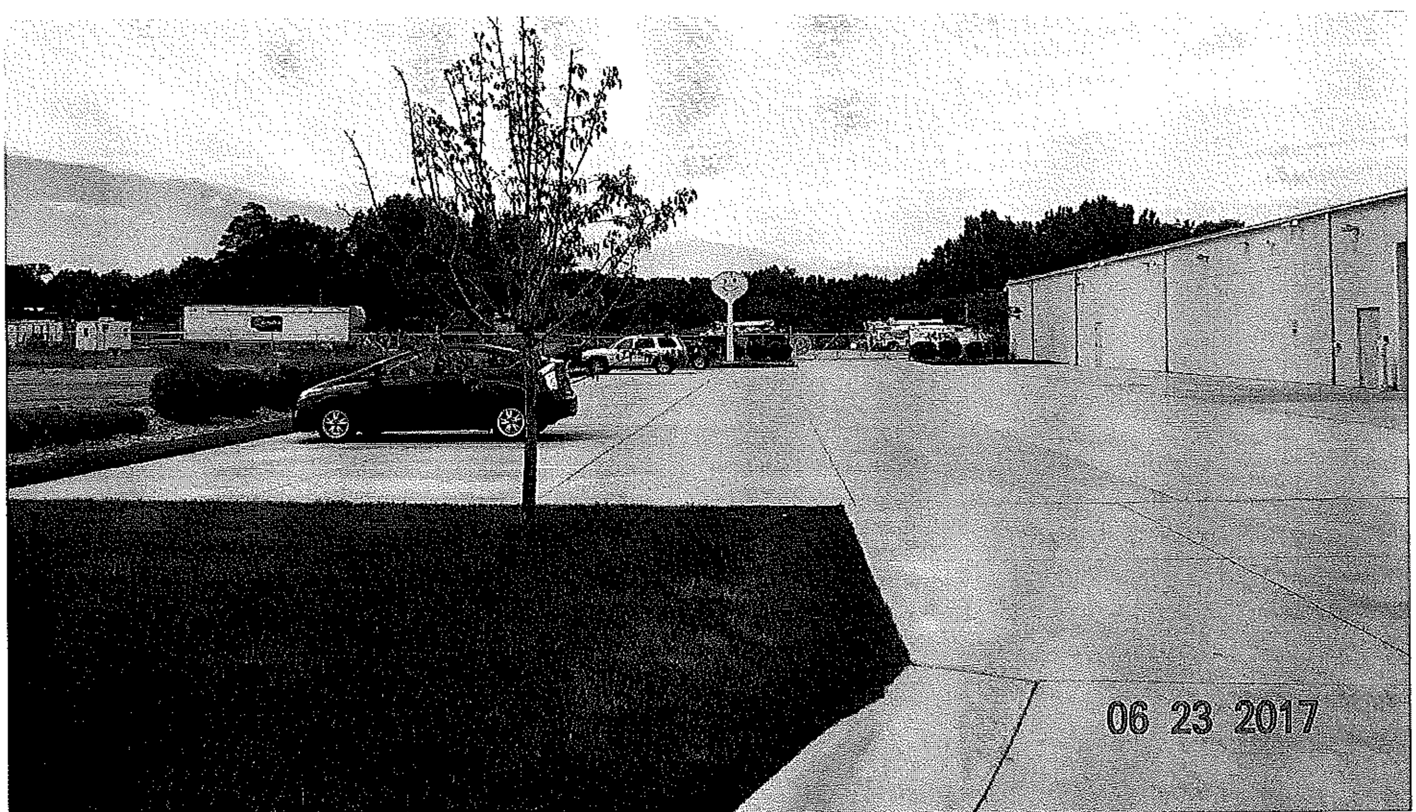
4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because although the use is allowed in the I-2 Heavy Industrial District, rezoning the property would allow the more intense uses of that district which may not be appropriate for this area.

5. The approval will not interfere substantially with the Mishawaka 2000 Plan because the plan identifies this pocket as industrial. The approval is consistent with the goals and objectives of the Comprehensive Plan.

ATTACHMENTS

Aerial Photograph, Photographs of Site, Petition, Location Map

A view north of 914 E McKinley



The existing storage behind the building at 916 E McKinley

City of Mishawaka

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

October 11, 2017

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2017

CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 10, 2017, Public Hearing

Honorable Members:

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

RESOLUTION #2017-01: A Resolution of the City of Mishawaka Plan Commission approving the Douglas Road Corridor Plan.

The Commission, with a vote of 7-0, approved the Resolution.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

RESOLUTION NO. 2017-01

A RESOLUTION OF THE CITY OF MISHAWAKA PLAN COMMISSION, APPROVING THE DOUGLAS ROAD CORRIDOR PLAN

WHEREAS, the City of Mishawaka Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Mishawaka, Indiana (the "City"); and

WHEREAS, The City is interested in reviewing and planning for improvements and redevelopment along the Douglas Road Corridor from the west City limits to just east of Grape Road; and

WHEREAS, the City Planner and the NRP Group have prepared a plan for consideration which the Plan is attached hereto and made a part hereof; and

WHEREAS, the Plan Commission and Common Council desires to here input on the proposed plan and ultimately desires to issue a written order approving the Resolution and the Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Mishawaka, Indiana, as follows:

1. That the Resolution and the Douglas Road Corridor Plan conforms to the plan of the development of the City.

2. That the Douglas Road Corridor Plan is in all respects approved, ratified and confirmed.

3. That the Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan Amendment with the minutes of this public meeting.

4. That this Resolution shall be in full force and effect from and after its adoption by the Plan Commission.

* * * * *

PASSED, ISSUED AND APPROVED at a meeting of the City of Mishawaka Plan Commission held on October 10th, 2017.

CITY OF MISHAWAKA
PLAN COMMISSION

____
Presiding Officer

ATTEST:

____
Secretary

DOUGLAS ROAD CORRIDOR PLAN

October 5, 2017

Prepared by:
City of Mishawaka
Economic-Community Development- Planning
600 East Third Street
Mishawaka IN 46544
(574) 258-1625

TABLE OF CONTENTS- DOUGLAS ROAD CORRIDOR PLAN

INTRODUCTION

The purpose of this plan is to identify potential redevelopment opportunities and strategies within the Douglas Road study area in an effort to help facilitate the City of Mishawaka's vision to 'keep the community economically strong and sustainable as well as safe, residentially vibrant and beautiful for its residents and visitors.' In order to accomplish this, this plan will establish an understanding of the site context of the area, outline the implications of current land uses and long-range planning for the area, define a set of objectives and redevelopment opportunities, and establish a set of strategies to assist in implementation of the plan.

This plan was prepared with the assistance of the NRP Group by the City of Mishawaka, Indiana. The Plan was prepared for public review and hearings as part of the October 10th, 2017 City of Mishawaka Planning Commission and October 16th, City of Mishawaka Common Council Meetings. For additional information, please contact City Planner, Ken Prince at (574) 258- 1625 or kprince@mishawaka.in.gov .

SITE CONTEXT

Site Description (Land Use)

The study area is located in the Northern portion of Mishawaka, Indiana. The Douglas Road Corridor area being planned is bordered to the east by N. Grape Road, and to the west by the existing City Limit which is approximately ½ east of the intersection of the State Road 23 and Douglas Road intersections.

Northern Mishawaka is generally considered one of the largest consolidated retail areas in the State of Indiana. It is home to Millions of square feet of retail space, numerous restaurants, the regions shopping mall, multiple auto dealerships, the St. Joseph Regional Medical Center, specialized medical service facilities, and most recently a VA clinic serving the greater Michiana region which includes about 700,000 people in northern Indiana and Southern Michigan.

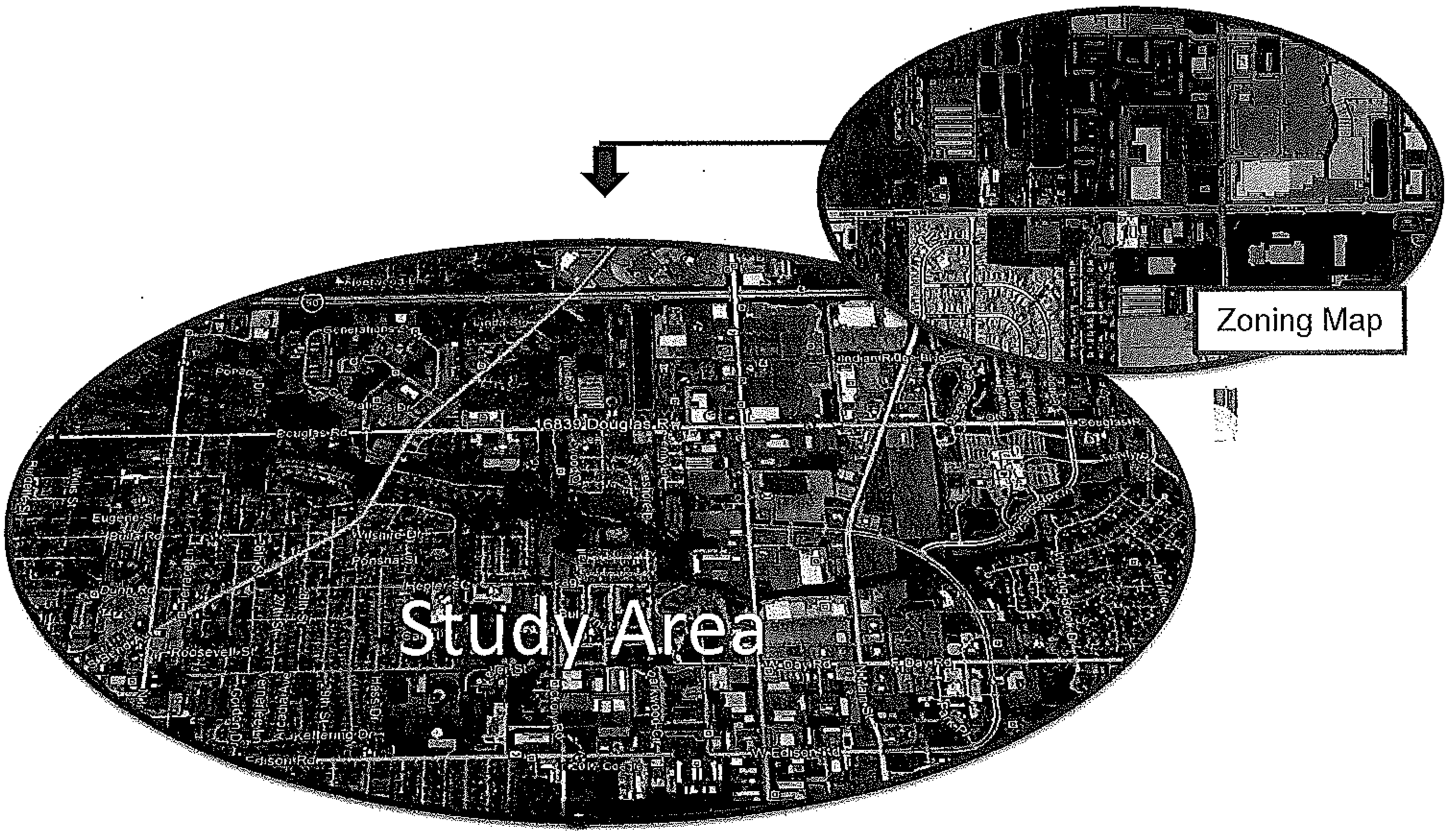
Douglas Road is an arterial roadway which connects the north side of South Bend and the University of Notre Dame to this consolidated retail area in Mishawaka. A portion of the road in unincorporated St. Joseph County is slated to be improved in the coming years. When completed, Douglas Road will be 5 Lanes between Business 31 (Exit 77 of the 80/90 Indiana Toll Road) and Capital Avenue (State Road 331).

Within the study area- The area on the north side is made up of a mix of higher density residential and service commercial retail space. The area to the West & East of the site is made up of mixed residential, educational and commercial use areas. Although there are a number of scattered single family homes, the vast portion of the residential make-up of the area are multi-family units, including a relatively large mobile home park.

Infrastructure

The study area has access to water infrastructure and sewer infrastructure. Both the water and sewer lines that would provide services have available capacity and could effectively handle the potential additional uses and users resulting from redevelopment of the area.

The transportation infrastructure in place provides effective vehicular circulation throughout the study area. There is however deficiencies relative to the intersection of Grape Road and Douglas Road for east bound traffic at peak commute times. The lack of a designated right turn lane for east bound traffic on Douglas Road turning south on Grape Road is one of the contributing factors. It is the City's desire to upgrade this intersection in the coming years as part of the redevelopment plans.


Zoning Map
16839 Douglas Rd
Douglas Rd
Study Area

POLICY FRAMEWORK

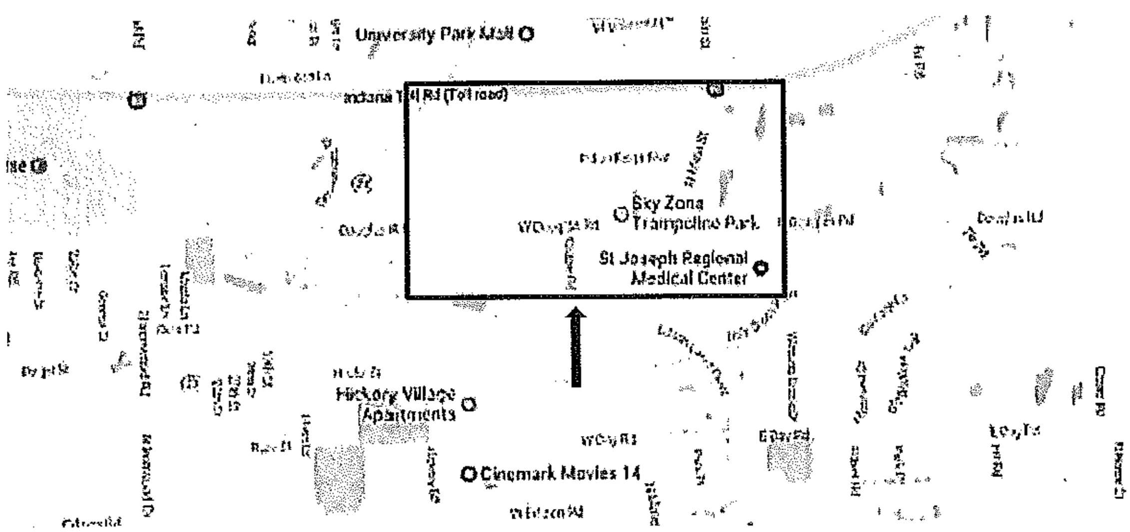
The existing framework consists of the planning efforts this area has undergone. This framework has set the tone for how the area has developed over time, as well as what this area is planned for in the future. Subsequent regulations and planning documents continue to outline the supported uses and vision for the area.

Existing Zoning
The existing zoning for this neighborhood consists of R-1 Single Family Residential, R-3 Multiple Family Residential, Planned Unit Development, R-4 Manufactured Home Residential, C-1 General Commercial, and C-4 Automobile related Commercial. The area is a true mix of both residential and commercial properties.

Area Growth Opportunities
The area surrounding the proposed site includes residential areas to the south, commercial retail to the north, and mixed residential/commercial to the east and west. This mixed use urban residential area provides plenty of opportunity for individuals to engage in retail purchasing practices, standard residential living experiences, and taking advantage of services provided in the area.

Urban Residential is defined as 'parts of the city developed after the Core Residential areas were built-out,' 'generally ranging from 2 units per acre to 15 units per acre,' 'have good access to roads, public water and sewer, and other public services.' Land uses suitable for this area include a wide range of multifamily housing and Commercial uses along the corridor. There is no one primary land use activity,

Again, the integration of a mix of uses in the larger area offers opportunities for creative, flexible redevelopment that benefits the neighborhoods, commercial areas, and the future livability of the City of Mishawaka.



TARGET AREA

GOALS & OBJECTIVES

Goals and strategies were defined to further define the vision for this area. These goals and strategies set the broader tone for the community's decisions and actions that will help initiate the growth of the area and of the community at large, as well as influence redevelopment decisions that are made in the area.

Goals

- Build upon the assets of the area to retain, expand, and attract businesses.
- Develop diverse housing opportunities to meet the needs of a changing population and to attract new residents to the area.
- Maintain a safe and low crime area for residents and visitors.

Objectives

Enhance and maintain existing neighborhoods.

- Address the changing demographics of the district and provide a broader mix of residential options.
- Attract families to the area.

Enhance and maintain commercial service nodes.

- Attract new commercial developments.
- Encourage redevelopment of substandard commercial areas.
- Support local businesses through increased traffic from new neighboring residential development.

Protect the character of the area.

- Implement redevelopment programs to highlight great neighborhoods.
- Develop buildings that have human scale and proportion architecture.
- Increase walkability in the area.
- Protect natural resources

Enhance the identity of the area.

- Reflect the quality of the community in built works.
- Set the tone for the area through gateway improvements.

Meet the institutional needs of the community.

- Provide for increased city services in the area to meet the needs of additional residential and mixed use developments.
- Support redevelopment oriented towards infrastructural services as needed.

Address the needs of an aging population.

- Encourage aging-in-place through programs, amenities and access.
- Develop new senior housing in the area that is integrated into the community fabric with appropriate access to commercial, community amenities, and transit, appropriate density, site layout, and with sensitivity to context.

Grow the assessed value within the area.

- Grow residential assessed value through new development and redevelopment.
- Encourage the growth of commercial assessed value new development and redevelopment of neighboring residential redevelopment projects
- Attract various types of new residents with a variety of lifestyle housing options for all income ranges including affordable rental housing.
- Focus growth using infill or undeveloped properties currently served by City utilities.

Maintain and improve connectivity within the area.

- Increase walkability through sidewalk improvements and building proportions.

- Reinforce connectivity with the appropriate form and density.
- Maintain streets in good quality.

Maintain a high level of public safety.

- Design for security and safety
- Clean up vandalism immediately.

STRATEGIES

General Strategies

Study area is ready for significant redevelopment. The strategies below are ways to bring the vision, goals, and objectives of this area to fruition.

Built on the foundation established by the vision, goals, and objectives, the strategies are more specific and are divided into four types—funding, physical, marketing and governmental leadership. The overall strategy is to encourage private-sector redevelopment.

Funding Strategies

- Use Tax Increment Financing (TIF) district to provide a funding mechanism to build needed road improvements to accelerate redevelopment activities.

Physical Strategies

- Coordinate to ensure adequate provision of infrastructure to sites and enhance the shovel ready status of the property.
- Ensure that future development and road design accommodates future transit stops.
- Improve the gateways into the area, understanding that Douglas Road is a major arterial roadway that provides access to the City of Mishawaka by thousands of visitors every year.
- Encourage multifamily housing that is integrated into community fabric with appropriate access to commercial, community amenities, and transit, appropriate density, site layout, and with sensitivity to context.

Implementation Measures for the next 0 – 24 months

- Market and pursue land to annex for senior housing and multi-family housing options in the location. Residential development will be more attractive in the short term given the current economic climate and the unmet demand for a wide variety of housing types/living options in the area (senior, multi-family, single-family attached, etc.).
- Promote undeveloped and underdeveloped properties within the area as potential locations for affordable and workforce housing.
- Provide support for the private acquisition and assembly of properties to be redeveloped.
- Engage with various stakeholders with discussions during the initial planning stage to ensure the most effective and efficient way to accomplish the goals and policies of the plan while also pursuing other measures though established mechanisms.

Governmental Leadership Strategies

- Update zoning to include recommended development regulations for permitted uses, building placement, building massing, building appearance, and site development regulations.
- Define and communicate incentives to facilitate development including accelerating City infrastructure projects to better serve the area.
- Discourage the conversion of homes to multi-unit rental buildings. Create rental property monitoring programs to ensure building standards are being met.

Recommended Land Use

Urban Residential:

Urban Residential is defined as an area of generally stable and developed residential areas. These areas vary from single-family residential (detached, attached) to multi-family residential.

Multi-Family Residential

Multi-Family Residential is defined as an area of attached or detached medium-density residential ranging from five units to ten units per acre. This area is the area of the proposed site and will see the greatest amount of development.

Residential or Non-Residential
Residential or Non-Residential is defined as an area suitable for redevelopment due to the current site conditions, land vacancy, building vacancy, building age, building integrity, and surrounding context.

Commercial
Commercial is defined as an area focused on providing retail, office, and service commercial needs for the study area and nearby community. These areas are changing and will continue to see redevelopment given the prime location.

Redevelopment Opportunity

Residential Redevelopment Area
This area is suitable for residential development and as part of a large-lot with undeveloped land and has the opportunity for redevelopment. This area is intended to be multi-family, higher-density residential. This area is currently vacant and undeveloped and was part of a commercial development that was not completed. Redevelopment in this area would also benefit surrounding mixed use commercial and retail areas, and the adjacent neighborhoods.

Potential Removal of former landscape business 16839 West Douglas Road currently in unincorporated St. Joseph County (annexation pending)

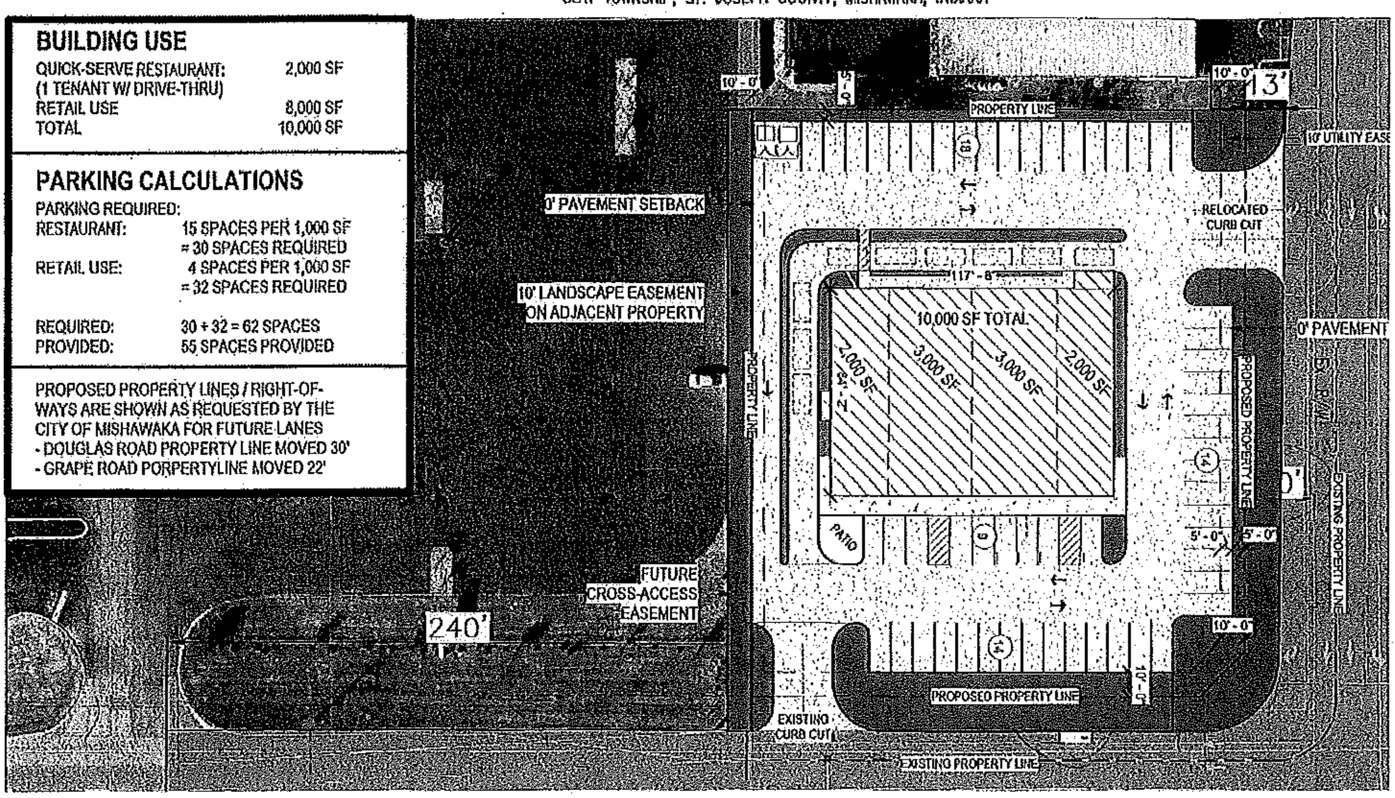
Redevelopment Opportunity

Commercial Redevelopment Area

This area is suitable for service commercial redevelopment. The site had been maintained as an optical office for many years before the business was sold and relocated. The property's location at the intersection of two arterial roadways make it a prime location for higher density service commercial uses including a possible restaurant or coffee shop. If redeveloped, additional area could be provided for necessary public roadway improvements Redevelopment in this area would also benefit surrounding mixed use commercial and retail areas, and the adjacent neighborhoods.

Potential Removal of former optical business at the southwest corner of the intersection of Grape Road and Douglas Road

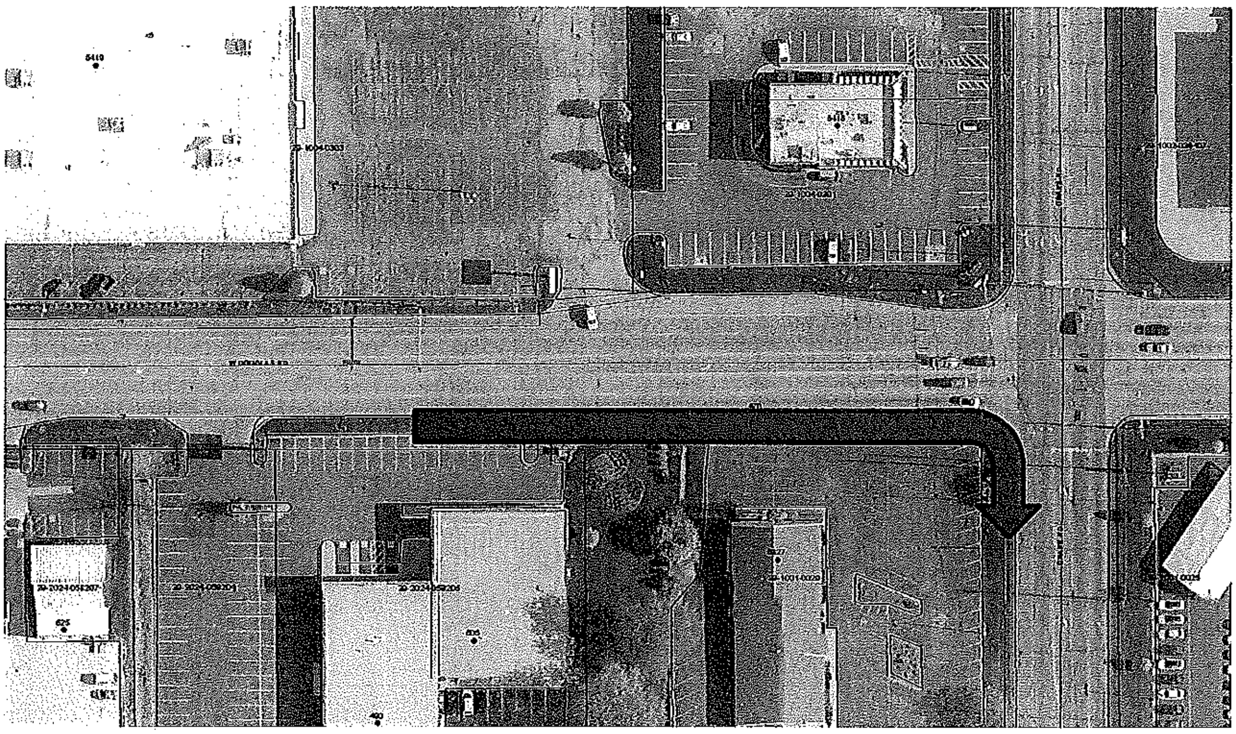
BZA SITE PLAN – HERITAGE FINANCIAL
PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 3 EAST
CLAY TOWNSHIP, ST. JOSEPH COUNTY, MISHAWAKA, INDIANA



Redevelopment Opportunity

Douglas Road Widening

Douglas Road is planned to be a five lane arterial roadway from the north side of Notre Dame to the West to Capital Avenue State Road 331 on the East. The City has a goal of improving this corridor over time that includes streetscape and livability elements. The first step in these improvements is to widen the intersection of Douglas Road and Grape Road to allow for a designated right turn lane from Douglas for traffic turning south bound on Grape Road. This will relieve current congestion at the intersection and improve safety for all along the corridor.



RESOLUTION NO. 2017-24

A RESOLUTION OF THE CITY OF MISHAWAKA COMMON COUNCIL, APPROVING THE DOUGLAS ROAD CORRIDOR PLAN

WHEREAS, the City of Mishawaka Common Council (the "Council") is the Legislative Body of the City charged with reviewing the plans for development within the City of Mishawaka, Indiana (the "City"); and

WHEREAS, The City is interested in reviewing and planning for improvements and redevelopment along the Douglas Road Corridor from the west City limits to just east of Grape Road; and

WHEREAS, the City Planner and the NRP Group have prepared a plan for consideration which the Plan is attached hereto and made a part hereof; and

WHEREAS, Common Council desires to here input on the proposed plan and ultimately desires to issue a written order approving the Resolution and the Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Mishawaka, Indiana, as follows:

1. That this Resolution and the Douglas Road Corridor Plan conforms to the plan of the development of the City.

2. That the Douglas Road Corridor Plan is in all respects approved, ratified and confirmed.

3. That the City Clerk is hereby directed to retain a copy of the Declaratory Resolution and the Plan Amendment with the minutes of this public meeting.

4. That this Resolution shall be in full force and effect from and after its adoption by the Council.

* * * * *

ADOPTED by the Common Council of the City of Mishawaka, Indiana, St. Joseph County, Indiana, this 16th day of October, 2017.

____
Ross Deal, President

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this ______ day of October, 2017.

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this _____ day of October, 2017, at _____

o'clock _____.M.

____
David A. Wood, Mayor

DOUGLAS ROAD CORRIDOR PLAN

October 5, 2017

Prepared by:
City of Mishawaka
Economic-Community Development- Planning
600 East Third Street
Mishawaka IN 46544
(574) 258-1625

TABLE OF CONTENTS- DOUGLAS ROAD CORRIDOR PLAN

INTRODUCTION

The purpose of this plan is to identify potential redevelopment opportunities and strategies within the Douglas Road study area in an effort to help facilitate the City of Mishawaka's vision to 'keep the community economically strong and sustainable as well as safe, residentially vibrant and beautiful for its residents and visitors.' In order to accomplish this, this plan will establish an understanding of the site context of the area, outline the implications of current land uses and long-range planning for the area, define a set of objectives and redevelopment opportunities, and establish a set of strategies to assist in implementation of the plan.

This plan was prepared with the assistance of the NRP Group by the City of Mishawaka, Indiana. The Plan was prepared for public review and hearings as part of the October 10th, 2017 City of Mishawaka Planning Commission and October 16th, City of Mishawaka Common Council Meetings. For additional information, please contact City Planner, Ken Prince at (574) 258- 1625 or kprince@mishawaka.in.gov .

SITE CONTEXT

Site Description (Land Use)
The study area is located in the Northern portion of Mishawaka, Indiana. The Douglas Road Corridor area being planned is bordered to the east by N. Grape Road, and to the west by the existing City Limit which is approximately ½ east of the intersection of the State Road 23 and Douglas Road intersections.

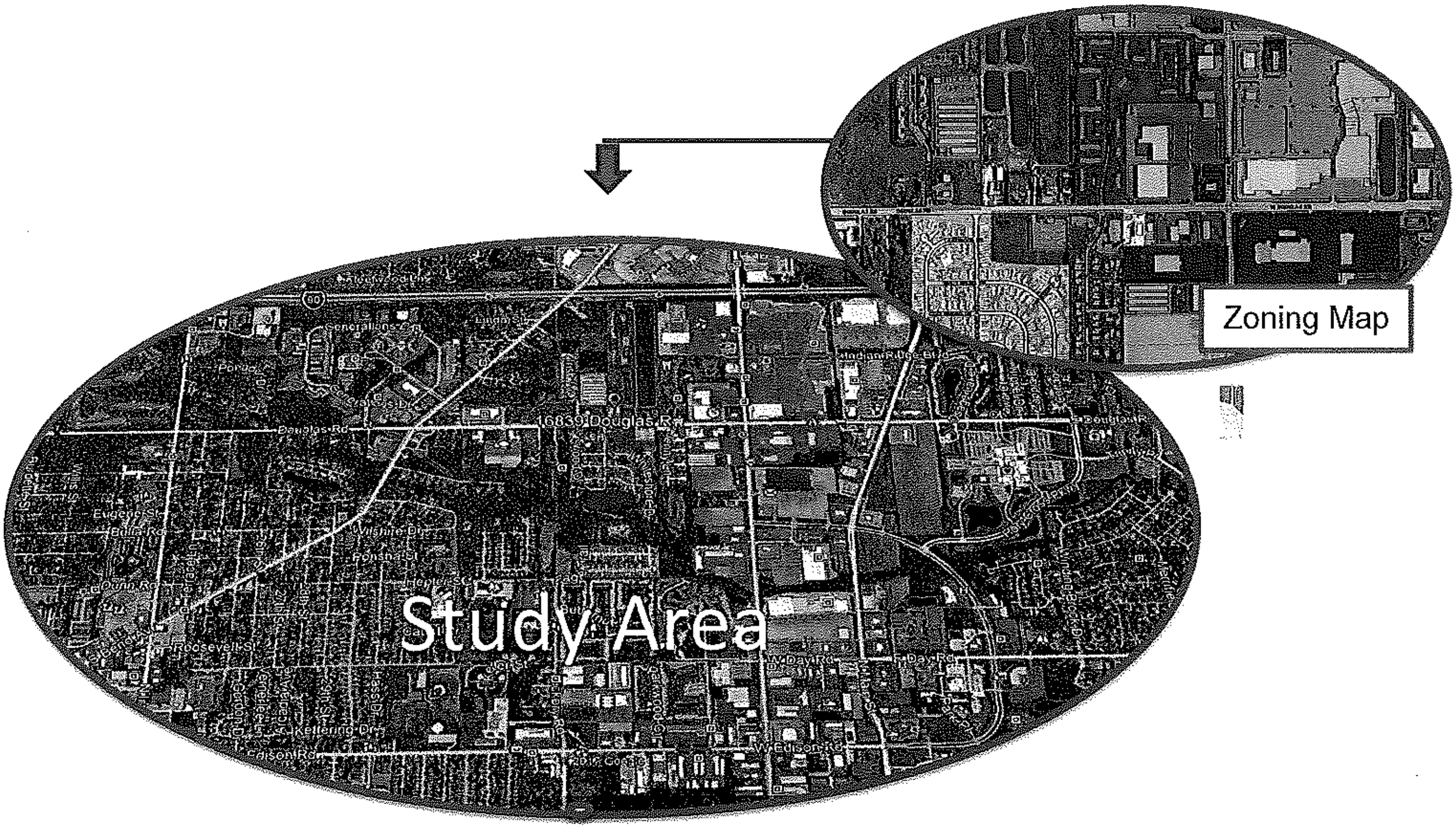
Northern Mishawaka is generally considered one of the largest consolidated retail areas in the State of Indiana. It is home to Millions of square feet of retail space, numerous restaurants, the regions shopping mall, multiple auto dealerships, the St. Joseph Regional Medical Center, specialized medical service facilities, and most recently a VA clinic serving the greater Michiana region which includes about 700,000 people in northern Indiana and Southern Michigan.

Douglas Road is an arterial roadway which connects the north side of South Bend and the University of Notre Dame to this consolidated retail area in Mishawaka. A portion of the road in unincorporated St. Joseph County is slated to be improved in the coming years. When completed, Douglas Road will be 5 Lanes between Business 31 (Exit 77 of the 80/90 Indiana Toll Road) and Capital Avenue (State Road 331).

Within the study area- The area on the north side is made up of a mix of higher density residential and service commercial retail space. The area to the West & East of the site is made up of mixed residential, educational and commercial use areas. Although there are a number of scattered single family homes, the vast portion of the residential make-up of the area are multi-family units, including a relatively large mobile home park.

Infrastructure
The study area has access to water infrastructure and sewer infrastructure. Both the water and sewer lines that would provide services have available capacity and could effectively handle the potential additional uses and users resulting from redevelopment of the area.

The transportation infrastructure in place provides effective vehicular circulation throughout the study area. There is however deficiencies relative to the intersection of Grape Road and Douglas Road for east bound traffic at peak commute times. The lack of a designated right turn lane for east bound traffic on Douglas Road turning south on Grape Road is one of the contributing factors. It is the City's desire to upgrade this intersection in the coming years as part of the redevelopment plans.


Zoning Map
Study Area

POLICY FRAMEWORK

The existing framework consists of the planning efforts this area has undergone. This framework has set the tone for how the area has developed over time, as well as what this area is planned for in the future. Subsequent regulations and planning documents continue to outline the supported uses and vision for the area.

Existing Zoning

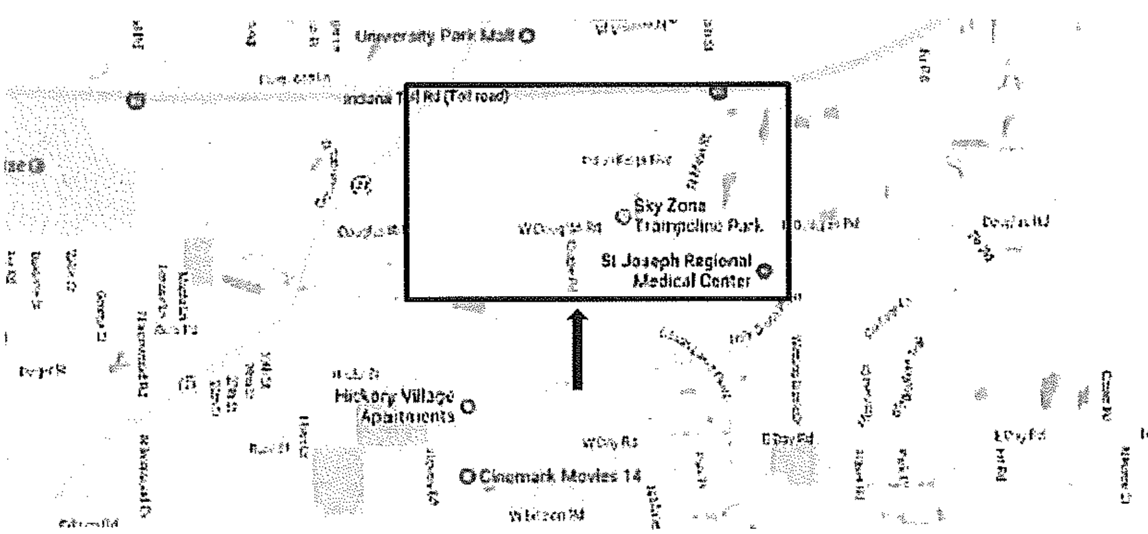
The existing zoning for this neighborhood consists of R-1 Single Family Residential, R-3 Multiple Family Residential, Planned Unit Development, R-4 Manufactured Home Residential, C-1 General Commercial, and C-4 Automobile related Commercial. The area is a true mix of both residential and commercial properties.

Area Growth Opportunities

The area surrounding the proposed site includes residential areas to the south, commercial retail to the north, and mixed residential/commercial to the east and west. This mixed use urban residential area provides plenty of opportunity for individuals to engage in retail purchasing practices, standard residential living experiences, and taking advantage of services provided in the area.

Urban Residential is defined as 'parts of the city developed after the Core Residential areas were built-out,' 'generally ranging from 2 units per acre to 15 units per acre,' 'have good access to roads, public water and sewer, and other public services.' Land uses suitable for this area include a wide range of multifamily housing and Commercial uses along the corridor. There is no one primary land use activity,

Again, the integration of a mix of uses in the larger area offers opportunities for creative, flexible redevelopment that benefits the neighborhoods, commercial areas, and the future livability of the City of Mishawaka.



TARGET AREA

GOALS & OBJECTIVES

Goals and strategies were defined to further define the vision for this area. These goals and strategies set the broader tone for the community's decisions and actions that will help initiate the growth of the area and of the community at large, as well as influence redevelopment decisions that are made in the area.

Goals

- Build upon the assets of the area to retain, expand, and attract businesses.
- Develop diverse housing opportunities to meet the needs of a changing population and to attract new residents to the area.
- Maintain a safe and low crime area for residents and visitors.

Objectives

Enhance and maintain existing neighborhoods.

- Address the changing demographics of the district and provide a broader mix of residential options.
- Attract families to the area.

Enhance and maintain commercial service nodes.

- Attract new commercial developments.
- Encourage redevelopment of substandard commercial areas.
- Support local businesses through increased traffic from new neighboring residential development.

Protect the character of the area.

- Implement redevelopment programs to highlight great neighborhoods.
- Develop buildings that have human scale and proportion architecture.
- Increase walkability in the area.
- Protect natural resources

Enhance the identity of the area.

- Reflect the quality of the community in built works.
- Set the tone for the area through gateway improvements.

Meet the institutional needs of the community.

- Provide for increased city services in the area to meet the needs of additional residential and mixed use developments.
- Support redevelopment oriented towards infrastructural services as needed.

Address the needs of an aging population.

- Encourage aging-in-place through programs, amenities and access.
- Develop new senior housing in the area that is integrated into the community fabric with appropriate access to commercial, community amenities, and transit, appropriate density, site layout, and with sensitivity to context.

Grow the assessed value within the area.

- Grow residential assessed value through new development and redevelopment.
- Encourage the growth of commercial assessed value new development and redevelopment of neighboring residential redevelopment projects
- Attract various types of new residents with a variety of lifestyle housing options for all income ranges including affordable rental housing.
- Focus growth using infill or undeveloped properties currently served by City utilities.

Maintain and improve connectivity within the area.

- Increase walkability through sidewalk improvements and building proportions.

- Reinforce connectivity with the appropriate form and density.
- Maintain streets in good quality.

Maintain a high level of public safety.
- Design for security and safety
- Clean up vandalism immediately.

STRATEGIES

General Strategies
Study area is ready for significant redevelopment. The strategies below are ways to bring the vision, goals, and objectives of this area to fruition.

Built on the foundation established by the vision, goals, and objectives, the strategies are more specific and are divided into four types—funding, physical, marketing and governmental leadership. The overall strategy is to encourage private-sector redevelopment.

Funding Strategies

- Use Tax Increment Financing (TIF) district to provide a funding mechanism to build needed road improvements to accelerate redevelopment activities.

Physical Strategies

- Coordinate to ensure adequate provision of infrastructure to sites and enhance the shovel ready status of the property.
- Ensure that future development and road design accommodates future transit stops.
- Improve the gateways into the area, understanding that Douglas Road is a major arterial roadway that provides access to the City of Mishawaka by thousands of visitors every year.
- Encourage multifamily housing that is integrated into community fabric with appropriate access to commercial, community amenities, and transit, appropriate density, site layout, and with sensitivity to context.

Implementation Measures for the next 0 – 24 months

- Market and pursue land to annex for senior housing and multi-family housing options in the location. Residential development will be more attractive in the short term given the current economic climate and the unmet demand for a wide variety of housing types/living options in the area (senior, multi-family, single-family attached, etc.).
- Promote undeveloped and underdeveloped properties within the area as potential locations for affordable and workforce housing.
- Provide support for the private acquisition and assembly of properties to be redeveloped.
- Engage with various stakeholders with discussions during the initial planning stage to ensure the most effective and efficient way to accomplish the goals and policies of the plan while also pursuing other measures though established mechanisms.

Governmental Leadership Strategies

- Update zoning to include recommended development regulations for permitted uses, building placement, building massing, building appearance, and site development regulations.
- Define and communicate incentives to facilitate development including accelerating City infrastructure projects to better serve the area.
- Discourage the conversion of homes to multi-unit rental buildings. Create rental property monitoring programs to ensure building standards are being met.

Recommended Land Use

Urban Residential:
Urban Residential is defined as an area of generally stable and developed residential areas. These areas vary from single-family residential (detached, attached) to multi-family residential.

Multi-Family Residential

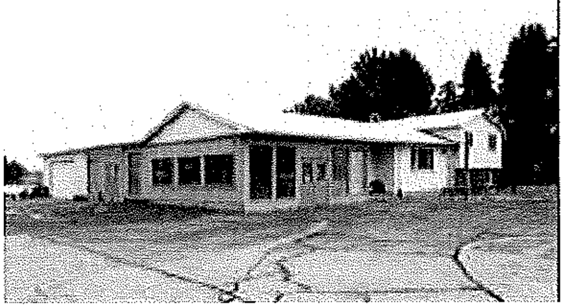
Multi-Family Residential is defined as an area of attached or detached medium-density residential ranging from five units to ten units per acre. This area is the area of the proposed site and will see the greatest amount of development.

Residential or Non-Residential
Residential or Non-Residential is defined as an area suitable for redevelopment due to the current site conditions, land vacancy, building vacancy, building age, building integrity, and surrounding context.

Commercial
Commercial is defined as an area focused on providing retail, office, and service commercial needs for the study area and nearby community. These areas are changing and will continue to see redevelopment given the prime location.

Redevelopment Opportunity

Residential Redevelopment Area
This area is suitable for residential development and as part of a large-lot with undeveloped land and has the opportunity for redevelopment. This area is intended to be multi-family, higher-density residential. This area is currently vacant and undeveloped and was part of a commercial development that was not completed. Redevelopment in this area would also benefit surrounding mixed use commercial and retail areas, and the adjacent neighborhoods.



Potential Removal of former landscape business 16839 West Douglas Road currently in unincorporated St. Joseph County (annexation pending)

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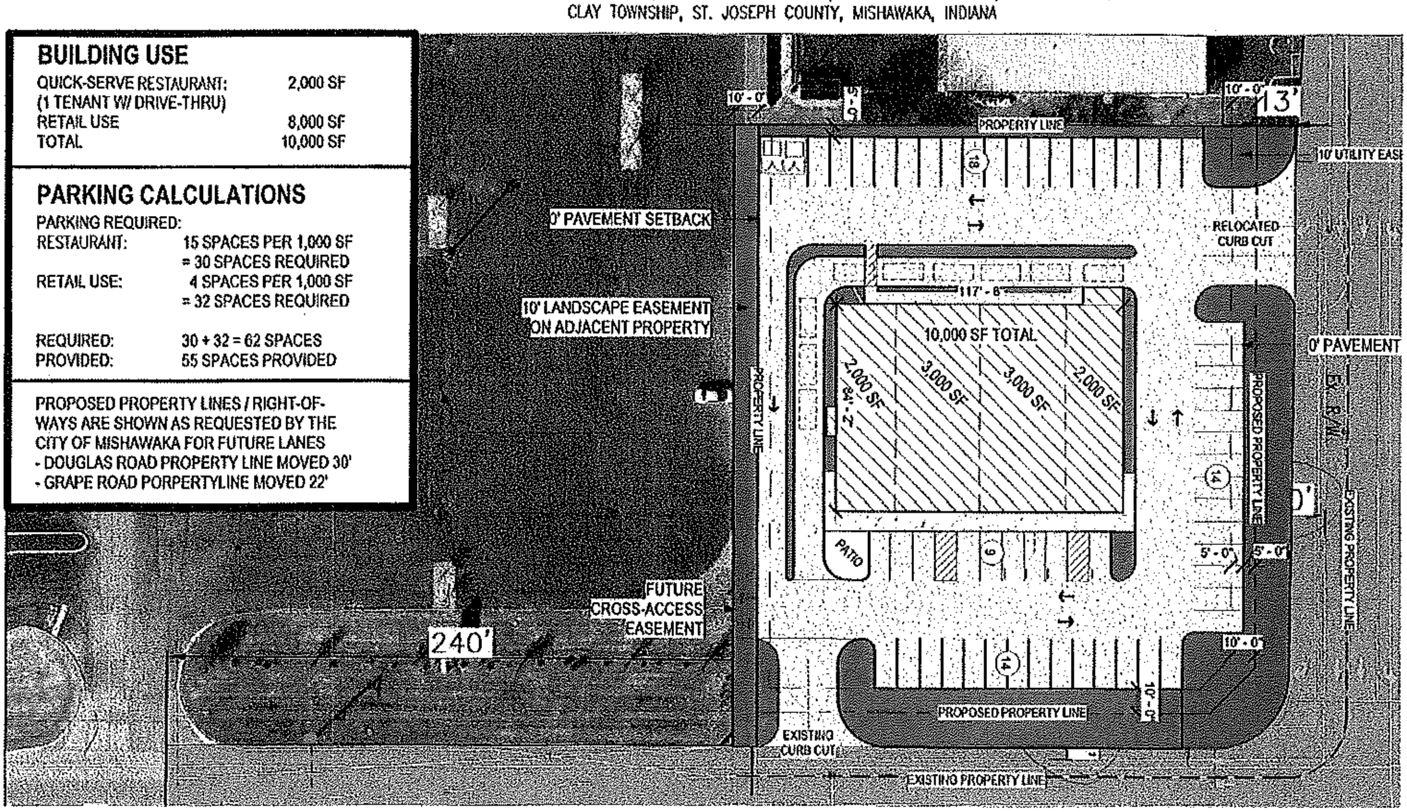

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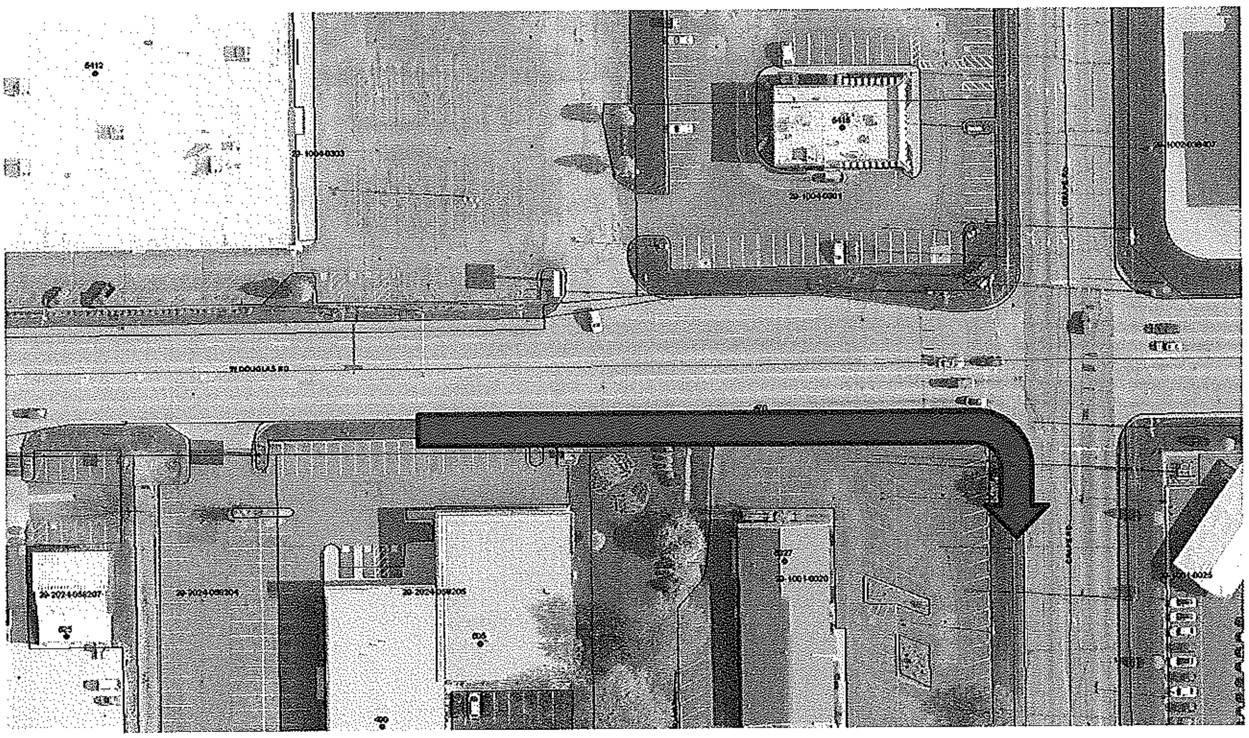


RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2017

CITY CLERK
MISHAWAKA, IN

APPEAL #17-42

RESOLUTION NO. 2017-25

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:

914 and 916 East McKinley Avenue, 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 **914 and 916 East McKinley Avenue, Mishawaka, Indiana**, more particularly known and described as follows:

Parcel 1: Acreage 5.53 +/-

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East, described as beginning at the Southeast corner of the parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West along said North line 177 feet to the true point of beginning; thence South 1020 feet; thence West 235.5 feet; thence North 1020 feet to the North line of said Quarter Quarter Section; thence East along said North line 235.5 feet to the point of beginning.

COMMON ADDRESS: 914 East McKinley Avenue

Parcel 2: Acreage 6.99 +/-

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East described as beginning at the Southeast corner of a parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West 177 feet; thence South 1020 feet; thence West 235.5 feet; thence South 300 feet to the South line of Section 3; thence East along said South line 412.5 feet to the point of beginning.

COMMON ADDRESS: 916 East McKinley Avenue

The Use Variance, if approved, will allow outside storage, partially on an unpaved surface subject to the following conditions:

1. A final site plan shall be submitted.
2. Outside storage shall be limited to screened area identified on approved site plan.
3. No vehicles shall be parked/stored on an unpaved surface.
4. No know hazardous materials shall be stored on site.

<u>Section II.</u> 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.

<u>Section III.</u> 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 additional impact on the adjacent industrial or residential uses that currently operate there. The proposed use is consistent with the existing industrial properties within the area.

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 because the site will meet the screening requirements of the I-2 District.

3. The need for a variance arises from the expanding of both businesses and the lack of indoor space. Although future expansions are planned, they will not be large enough to house all the storage necessary.

4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because although the use is allowed in the I-2 Heavy Industrial District, rezoning the property would allow the more intense uses of that district which may not be appropriate for this area.

5. The approval will not interfere substantially with the Mishawaka 2000 Plan because the plan identifies this pocket as industrial. The approval is 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_________________, 2017, at ______o'clock _____ .m.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________day of _____________________2017, at _______ o'clock ___m.

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

APPROVED by me this _______ day of______________________, 2017, at _______o'clock ______.m.

____
David A. Wood, Mayor

troyer group
Together, We Will

AP 17-42

Appeal for Use Variance

Sept. 20, 2017

Honorable Members of the Board of Zoning Appeals
City of Mishawaka, Indiana

RE: Appeal for Use Variance

The undersigned appellant respectfully shows the Board:

1. I, William Pemberton, am the owner of 914 and 916 East McKinley Avenue located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to-wit:

Parcel 1: Acreage 5.53 +/-
A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East, described as beginning at the Southeast corner of the parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West along said North line 177 feet to the true point of beginning; thence South 1020 feet; thence West 235.5 feet; thence North 1020 feet to the North line of said Quarter Quarter Section; thence East along said North line 235.5 feet to the point of beginning.

COMMON ADDRESSES: 914 East McKinley Avenue

Parcel 2: Acreage 6.99 +/-
A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East described as beginning at the Southeast corner of a parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West 177 feet; thence South 1020 feet; thence West 235.5 feet; thence South 300 feet to the South line of Section 3; thence East along said South line 412.5 feet to the point of beginning.

COMMON ADDRESSES: 916 East McKinley Avenue

2. The above-described real estate presently has a zoning classification of **I-1** Light Industrial Use District under the Zoning Ordinance of the City of Mishawaka.

3. Appellant presently occupies (or proposes to occupy) the above-described property in the following manner: PD Realty currently owns both aforementioned properties and currently operates Pemberton Davis Electric and Direct Line Communications at the 916 East McKinley Facility and utilizes the facility for the business operations. These

operations include the ware house which houses the trucks and business equipment. The current out door area also houses various supplies necessary for day to day operations.

4. Appellant desires to have a use Variance for the following:

A. To allow exterior storage on the property. The storage will be for material supplies necessary for the operations of Direct Line Communications and Pemberton Davis Electric. The client intends to provide an opaque fence meeting the same requirements as stated in the I-2 requirement. **(Sec. 137-610. - Height, area, and development regulations. (9) Fences and Landscape Screening**

Type of Items being stored:

Electrical:
Light Poles
Fixtures
Sign Structures
Panel Signs
Anchor Bolts
Handhole
Rings and Covers
Traffic Signal Heads & Hardware
Conduit
Plastic Duct on Reels
Traffic maintenance barrels and cones
Rebar
Exterior grade electrical panels

Communications:
Telephone Poles
Split duct
Plastic Duct on reels
Handholes
Fiber on Reels
Fiber/Copper Markers
Pedestals
Pea gravel/limestone

Equipment:
Plow blades
Directional Bore rods
Light Towers

Assorted trucks, vans, including aerial line trucks, telstas, and bucket trucks

Construction equipment including cable plows, trenchers, backhoes, mini excavators, and directional boring equipment

B. To allow exterior storage on a gravel unpaved surface (No vehicles would be stored on non-paved surfaces)

C. To allow the removal of the fence requirement for a 7' fence between residential use and I-1 Light Industrial, due to the existing heavily wooded area of the property remaining between the two users as well as the operations for the businesses are located to the front of the property. A 7' screen fence will be installed along the north edge of the detention ponds and south of the existing wood line.

The petitioner further state they intend to utilize said land for business operations related to the Direct Line Communications, LLC (New Building) and Pemberton Davis Electric, Inc. (Future Addition) Operations.

5. The Zoning Ordinance of the City of Mishawaka requires:

A. The City ordinance requires that all raw materials, finished products, or other incidental materials associated with given property use shall be stored within enclosed buildings. No outside storage will be allowed. **Sec. 137-587. - Height, area, and development regulations. (16) Outside Storage of raw materials, finished products, or other incidental materials.**

B. The City Ordinance requires nonagricultural land disturbing activity performance requirements due to an existing gravel drive, parking area, or alley may add gravel as a surfacing material to meet the performance requirements of this chapter provided the area of the existing gravel surface is not expanded. **Sec. 117-71. – Same-Compliance standard for existing gravel drive, parking area or alley.** All parking lots shall be surfaced with an all-weather paving material capable of carrying a wheel load of 4,000 pounds without damaging the pavement. The lot shall be properly maintained at all times. **Sec. 137-587. - Height, area, and development regulations (6)** ***Off-street parking, #3***

C. Screen Fences 7' High be located along any residentially zoned property. **Sec. 137-587. - Height, area, and development regulations. (9) Fences and Landscape Screening.**

6. Explain why strict adherence to the Ordinance requirements would create an unusual hardship:

A. Strict adherence to the storage requirement would force the business operations to locate the business to a different location that would allow the business to remain operational or build a storage facility that may be too costly for the business.

B. Having to install a hard surface area for storage yard would be very costly to the project. Gravel provides a more economical approach for the given need.

C. Strict adherence to the 7' screen variance would be excessive due in part to the natural vegetation that currently exists as a screen of the current residential property to the north of the site.

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

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

No, the storage will be in a secured location with fence that will secure any materials stored in the enclosure.

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

No, with the storage of the material being secured by the fence the overall aesthetic appeal will be improved from the current conditions. The existing heavily wooded area will also provide screening between the adjacent property owners and the property improvements.

(3) Will strict application of the terms of this chapter result in practical difficulties in the use of the property? YES OR NO and explain your reason why.

Yes, if the storage of raw materials and finished products isn't allowed it will force the current business to possibly relocate or build a storage facility that may be too costly for the business to prosper.

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

Second Property Owner/Title Holder	Signature of Property Owner/Title Holder
John DAVIS	WILLIAM D. PEMBERTON
Print Name Here	Print Name Here

Contact Person:
Steven Ruby, PLA
550 Union Street
Mishawaka, IN 46544
Ph:(574) 259-9976
Fax:(574)254-4048
sdr@troyergroup.com

CONSULTANT CONSENT FORM

The undersigned, PB Realty LLC, being the applicant requesting permission to perform Appeal for Use Variance, hereby authorizes Steve Ruby to submit documents and plans necessary for the aforementioned applicant for the purpose of applying for Use variance for the said properties below 914-916 East McKinley Avenue, Located within the City of Mishawaka, Penn Township, St. Joseph County, Indiana.

This consent shall:

remain in effect until revoked by City of Mishawaka or until the work approved under the appeal has been accepted by City of Mishawaka .

remain in effect until Completion of Project

William D. Pemberton
Applicants Printed Name

Applicants Signature

PB Realty, LLC
Company

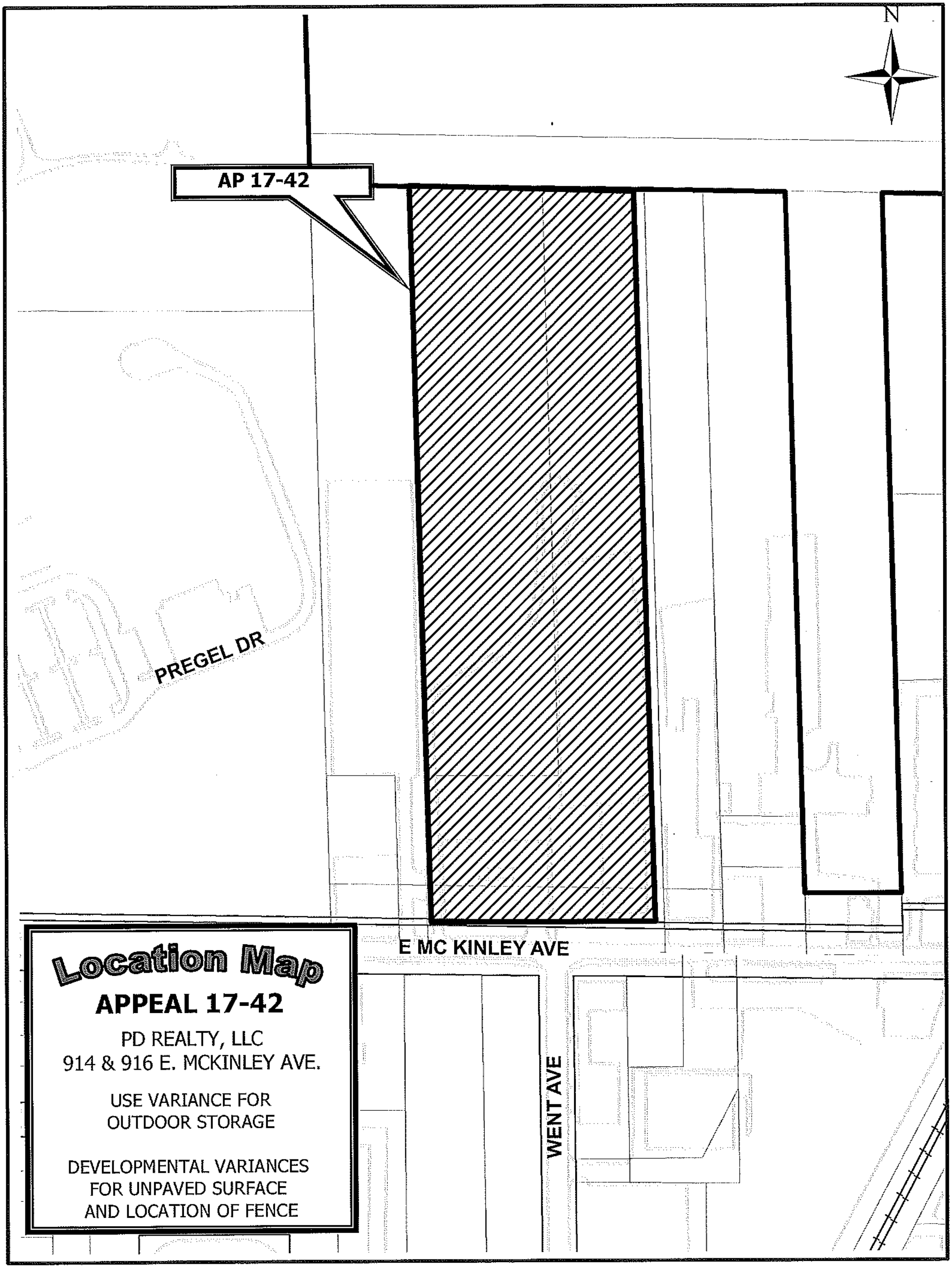
9-18-17
Date

917 Union St. Suite 200
Mailing Address

Mishawaka, IN 46544
City, State, Zip Code

AP 17-42

SEP 19 2017


N
AP 17-42
PREGEL DR
E MC KINLEY AVE
WENT AVE
Location Map
APPEAL 17-42
PD REALTY, LLC
914 & 916 E. MCKINLEY AVE.
USE VARIANCE FOR
OUTDOOR STORAGE
DEVELOPMENTAL VARIANCES
FOR UNPAVED SURFACE
AND LOCATION OF FENCE

RESOLUTION NO. 2017-26

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:

16839 Douglas Road, Mishawaka, IN 46545

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:

Twelve (12) rods off of the West side of the following described real estate: A part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, bounded by a line running as follows, viz: Commencing at a point 72 rods West of the Southeast corner of said quarter Section; thence running West 44 rods; thence North 160 rods; thence East 44 rods; thence South 160 rods to the place of beginning containing 44 acres of land more or less, and being Lots Numbered 1 and 2 as described in order of partition recorded in Partition Record No. 1, page 139, in the records of the Court of Common Please of said County, in the case of Clarissa Johnson vs. William C. Johnson, et al., excepting from said described tract 1.4 acres taken off of and from the entire width of the North end thereof heretofore conveyed to the State of Indiana for the Indiana East-West Toll Road, as recorded in Deed Record 534, page 131, of the records of St. Joseph County, Indiana.

Also excepting: A parcel of land being a part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana, more fully described as: Commencing at the Southeast corner of said Southwest quarter of said Section 28; thence North 90°00'00" West, 1716 feet, along the South line of said Southwest quarter; thence North 00°12'17" East 640 feet (previously recorded as North 00°20'40" West) to the POINT OF BEGINNING; thence North 90°00'00" West, 198 feet, parallel with said South line; thence North 00°12'17" East, 1691.11 feet, (previously recorded as North 00°20'40" West) to the South right-of-way like of the Indiana East-West Tollway (I-80 and I-90); thence North 89°48'44" East, 198 feet, (previously recorded as North 89°17'22" East) along said South right-of-way line;

thence South 00°12'17" West, 1691.76 feet, (previously recorded as South 00°20'40" East) to the POINT OF BEGINNING. Also known as Tract: EPA Parcel #1, said parcel containing 7.69 acres, more or less (Young Landscape Nursery, Inc.).

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 _________________, 2017, at ___________ o'clock __.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _______ day of _________________

2017, at _________o'clock __.M.

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

APPROVED by me this ________ day of __________________ 2017, at

__________ o'clock ___.M.

____
David A. Wood, Mayor

City of Mishawaka

Young's Landscape Nursery Corp
Senior Housing Development
by The NRP Group LLC

16839 Douglas Road
Annexation

October 2017

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

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

YOUNG'S LANDSCAPE NURSERY CORP
16839 DOUGLAS ROAD
ANNEXATION FISCAL PLAN

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ALSO EXCEPTING: A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 90°00'00" WEST, 1716 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°12'17" EAST 640 FEET (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 198 FEET, PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 00°12'17" EAST, 1691.11 FEET, (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE SOUTH RIGHT-OF-WAY LIKE OF THE INDIANA EAST-WEST TOLLWAY (I-80 AND I-90); THENCE NORTH 89°48'44" EAST, 198 FEET, (PREVIOUSLY RECORDED AS NORTH 89°17'22" EAST) ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°12'17" WEST, 1691.76 FEET, (PREVIOUSLY RECORDED AS SOUTH 00°20'40" EAST) TO THE POINT OF BEGINNING. ALSO KNOWN AS TRACT: EPA PARCEL #1, SAID PARCEL CONTAINING 7.69 ACRES, MORE OR LESS (YOUNG LANDSCAPE NURSERY, INC.).

COMMONLY KNOWN AS: 16839 DOUGLAS ROAD, MISHAWAKA, IN 46545

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.

TWELVE (12) RODS OFF OF THE WEST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, BOUNDED BY A LINE RUNNING AS FOLLOWS, VIZ: COMMENCING AT A POINT 72 RODS WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE RUNNING WEST 44 RODS; THENCE NORTH 160 RODS; THENCE EAST 44 RODS; THENCE SOUTH 160 RODS TO THE PLACE OF BEGINNING CONTAINING 44 ACRES OF LAND MORE OR LESS, AND BEING LOTS NUMBERED 1 AND 2 AS DESCRIBED IN ORDER OF PARTITION RECORDED IN PARTITION RECORD NO. 1, PAGE 139, IN THE RECORDS OF THE COURT OF COMMON PLEASE OF SAID COUNTY, IN THE CASE OF CLARISSA JOHNSON VS. WILLIAM C. JOHNSON, ET AL., EXCEPTING FROM SAID DESCRIBED TRACT 1.4 ACRES TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE NORTH END THEREOF HERETOFORE CONVEYED TO THE STATE OF INDIANA FOR THE INDIANA EAST-WEST TOLL ROAD, AS RECORDED IN DEED RECORD 534, PAGE 131, OF THE RECORDS OF ST. JOSEPH COUNTY, INDIANA.

ALSO EXCEPTING: A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 90°00'00" WEST, 1716 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°12'17" EAST 640 FEET (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 198 FEET, PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 00°12'17" EAST, 1691.11 FEET, (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE SOUTH RIGHT-OF-WAY LIKE OF THE INDIANA EAST-WEST TOLLWAY (I-80 AND I-90); THENCE NORTH 89°48'44" EAST, 198 FEET, (PREVIOUSLY RECORDED AS NORTH 89°17'22" EAST) ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°12'17" WEST, 1691.76 FEET, (PREVIOUSLY RECORDED AS SOUTH 00°20'40" EAST) TO THE POINT OF BEGINNING. ALSO KNOWN AS TRACT: EPA PARCEL #1, SAID PARCEL CONTAINING 7.69 ACRES, MORE OR LESS (YOUNG LANDSCAPE NURSERY, INC.).

COMMONLY KNOWN AS: 16839 DOUGLAS ROAD, MISHAWAKA, IN 46545

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:

> TWELVE (12) RODS OFF OF THE WEST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, BOUNDED BY A LINE RUNNING AS FOLLOWS, VIZ: COMMENCING AT A POINT 72 RODS WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE RUNNING WEST 44 RODS; THENCE NORTH 160 RODS; THENCE EAST 44 RODS; THENCE SOUTH 160 RODS TO THE PLACE OF BEGINNING CONTAINING 44 ACRES OF LAND MORE OR LESS, AND BEING LOTS NUMBERED 1 AND 2 AS DESCRIBED IN ORDER OF PARTITION RECORDED IN PARTITION RECORD NO. 1, PAGE 139, IN THE RECORDS OF THE COURT OF COMMON PLEASE OF SAID COUNTY, IN THE CASE OF CLARISSA JOHNSON VS. WILLIAM C. JOHNSON, ET AL., EXCEPTING FROM SAID DESCRIBED TRACT 1.4 ACRES TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE NORTH END THEREOF HERETOFORE CONVEYED TO THE STATE OF INDIANA FOR THE INDIANA EAST-WEST TOLL ROAD, AS RECORDED IN DEED RECORD 534, PAGE 131, OF THE RECORDS OF ST. JOSEPH COUNTY, INDIANA.
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COMMONLY KNOWN AS 16839 DOUGLAS ROAD.

<u>Annexation Area</u>

The area to be annexed is located north of Douglas Road approximately 1,800 feet west of Grape Road, and includes one parcel of property. The parcel has a current tax identification number of 002-2018-0379. The property is bound to the west with approximately 609 linear feet to 910 W Douglas Road (7-Eleven), and 200 feet on the south adjacent to Douglas Road. The adjacent property to the north and east is located in unincorporated St. Joseph County. The property is currently zoned C Commercial within unincorporated St. Joseph County. If annexed, the Petitioner desires to zone the property to R-3 Multi-Family Residential for the construction of a 70-80 unit senior apartment building.

Contiguity with the Existing City Limits

The property to be annexed into the City is approximately 2.81 acres. The external boundary of the annexation area measures 1,616 linear feet with 609 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 37% 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 752 feet at its highest near Douglas Road, with a slightly lower 750 at the northwest corner of the property. The property was previously Young's Landscape Nursery and there are two buildings remaining and associated drives/parking areas.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned C Commercial within unincorporated St. Joseph County. It was previously operated as Young's Landscpae Nursery. If the Mishawaka Common Council approves the annexation request, the area will be rezoned to R-3 Multi-Family Residential for the construction of a 70-80 unit senior apartment building.

D. ASSESSMENT

The territory to be annexed consists of one (1) parcel. The Land and Improvement Valuations shown below are based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
02-2018-0379	YOUNG'S LANDSCAPE NURSERY CORP	3.81	$137,800

E. CURRENT TAX RATE

The City's tax rate 2016 payable 2017 was $1.9991 per $100 of assessed valuation. For property owners in Clay Township, in which this proposed annexation is located, the total taxes will be $43.4133 per $100 of assessed valuation. Property owners in this area currently pay $2.1355 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**
Penn Township	2.6286	4.4133

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 properties will be zoned to R-3 Multi-Family Residential for the construction of a 70-80 unit senior apartment building. The site shall be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance and the staff report/analysis for rezoning petition #17-24. New addresses will be assigned by the City of Mishawaka Engineering Department as the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

Every proposed annexation area to 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 C. 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 2017 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 has two buildings previously used as a landscaping business/nursery. The contingent purchaser/developer has plans build at 70-80 unit senior apartment building, with a price tag of $11.4 million. Following the annexation, a site plan will need to be submitted to determine landscaping, parking spaces, drainage calculations, etc.

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 2016 payable 2017". (See Tab "D" / Appendix "C") This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed Valuation:

$137,800

Future anticipated property assessed Valuation:

$11,400,000

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 the first phase 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 residential); 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 for other, then following annexation identifying the property as now being subject to the City tax rate for residential rental, or non-homestead residential after improvements are made.

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

Prior to annexation: $3,622

Following annexation: $286,687

Political Subdivisions before Annexation:

Percent of tax rate and corresponding yearly estimated property tax revenue*

- St. Joseph County (26.4%) - $956.21
- Clay Township (13.8%) - $499.84
- South Bend Community School Corporation (45.8%) - $1,658.87
- Mishawaka Penn Harris Library (12.8%) - $463.61
- Airport Authority (1.1%) - $39.84

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

The current tax rate of all of these entities combined is 2.6286%

The tax rate will increase to 4.4133% upon annexation to the City, however, the tax cap is set at 2%. The distribution of property tax revenue will stay relatively even, except for Clay Township, based on getting a larger percentage of revenue when the City tax rate, and the addition, although very minor, of the South Bend Transpo rate being 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 (15.8%) - $45,296.55
- Clay Township (0.74%) - $2,121.48
- South Bend Community School Corporation (27.3%) - $78,265.55
- Mishawaka Penn Harris Library (7.6%) - $21,788.21
- Airport Authority (0.65%) - $1,863.47
- South Bend Transpo (2.6%) - $7,453.86
- City of Mishawaka (45.3%) - $129,869.21

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

Four Year Projection of Property Tax Revenue following Annexation

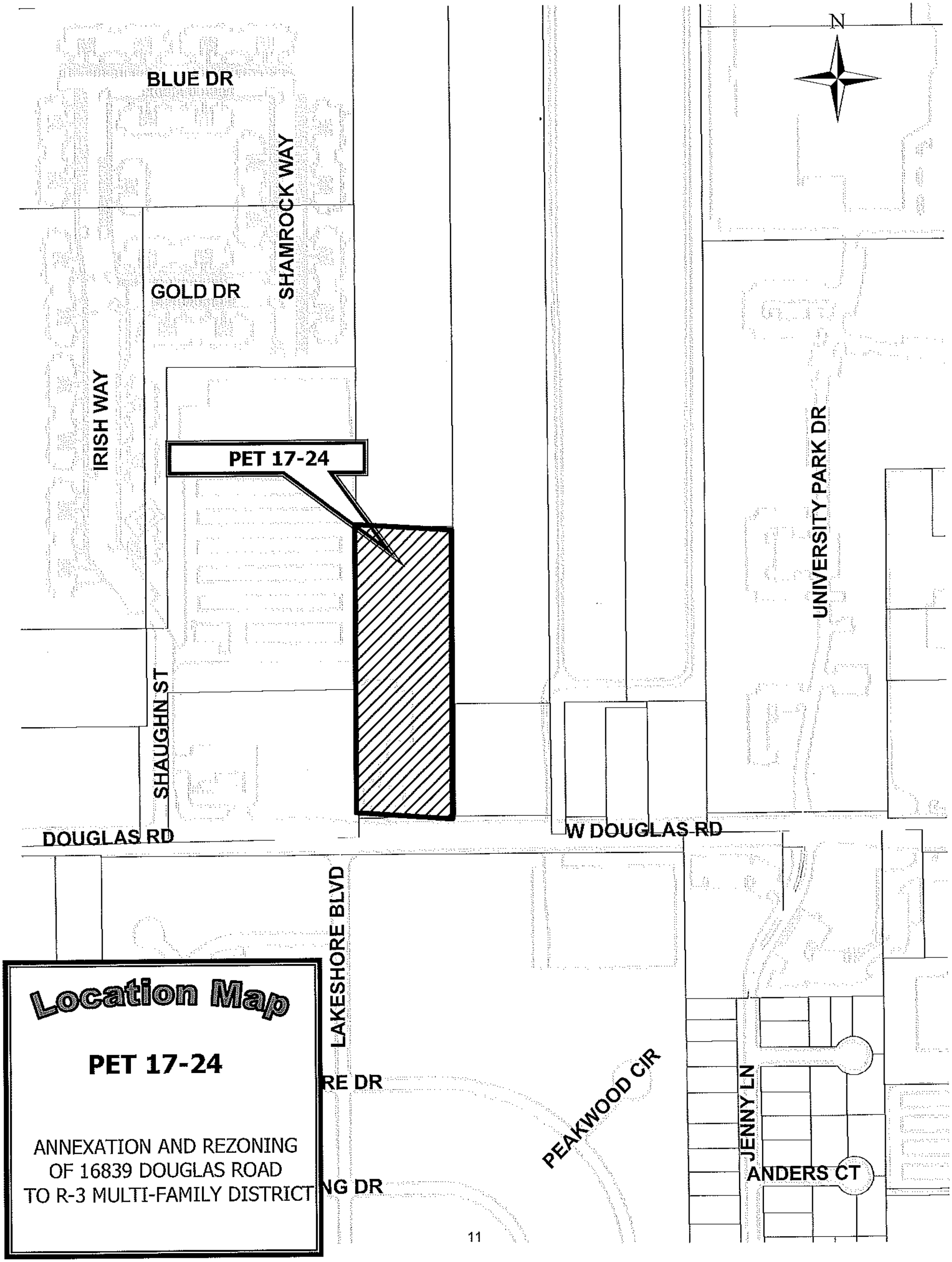
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	$181,186.20
• Clay Township	$8,485.92
• South Bend Community School Corp.	$313,062.20
• Mishawaka Penn Harris Library	$87.152.84
• Airport Authority	$7,453.88
• South Bend Transpo	$29,815.44
• City of Mishawaka	$519,476.84

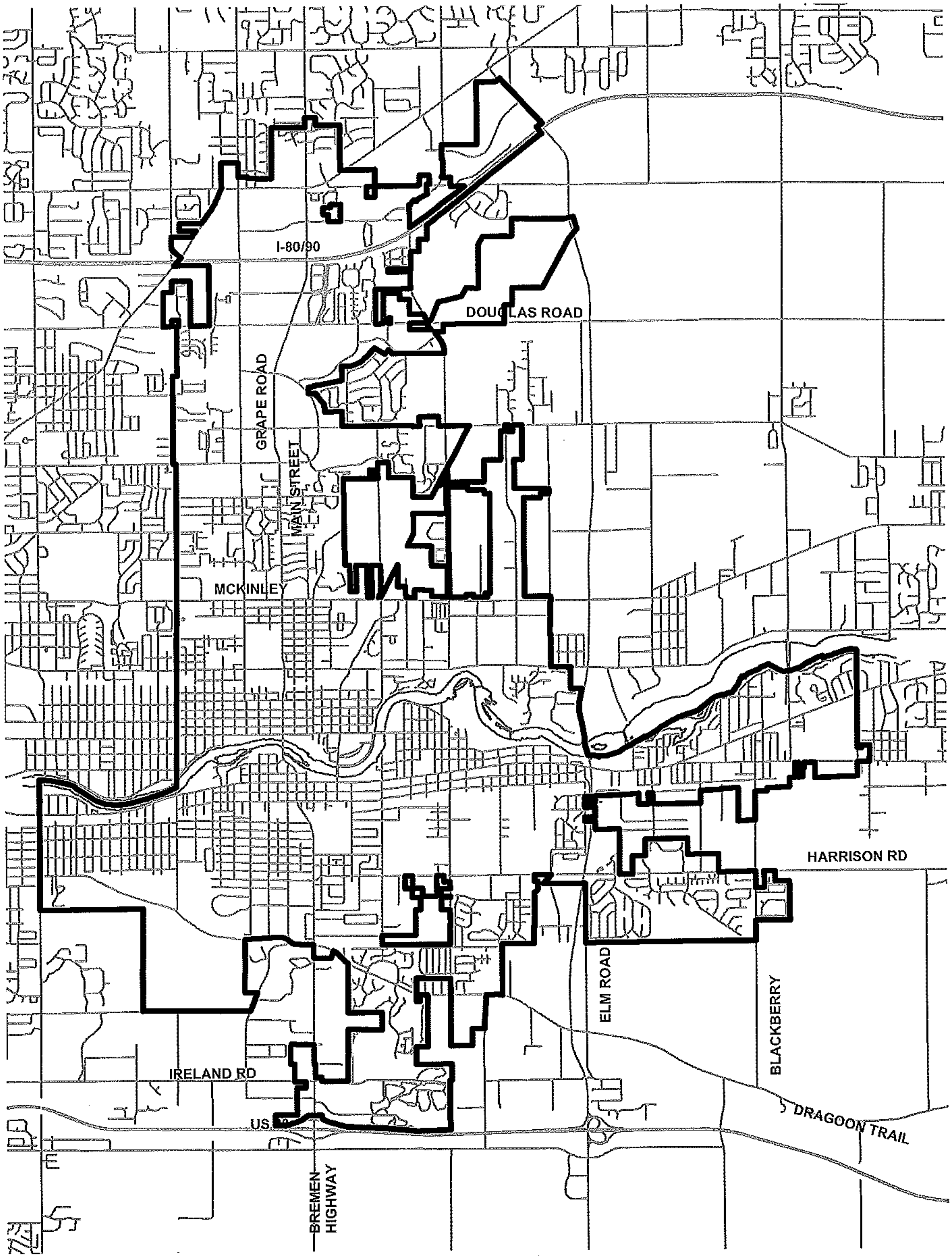
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

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.

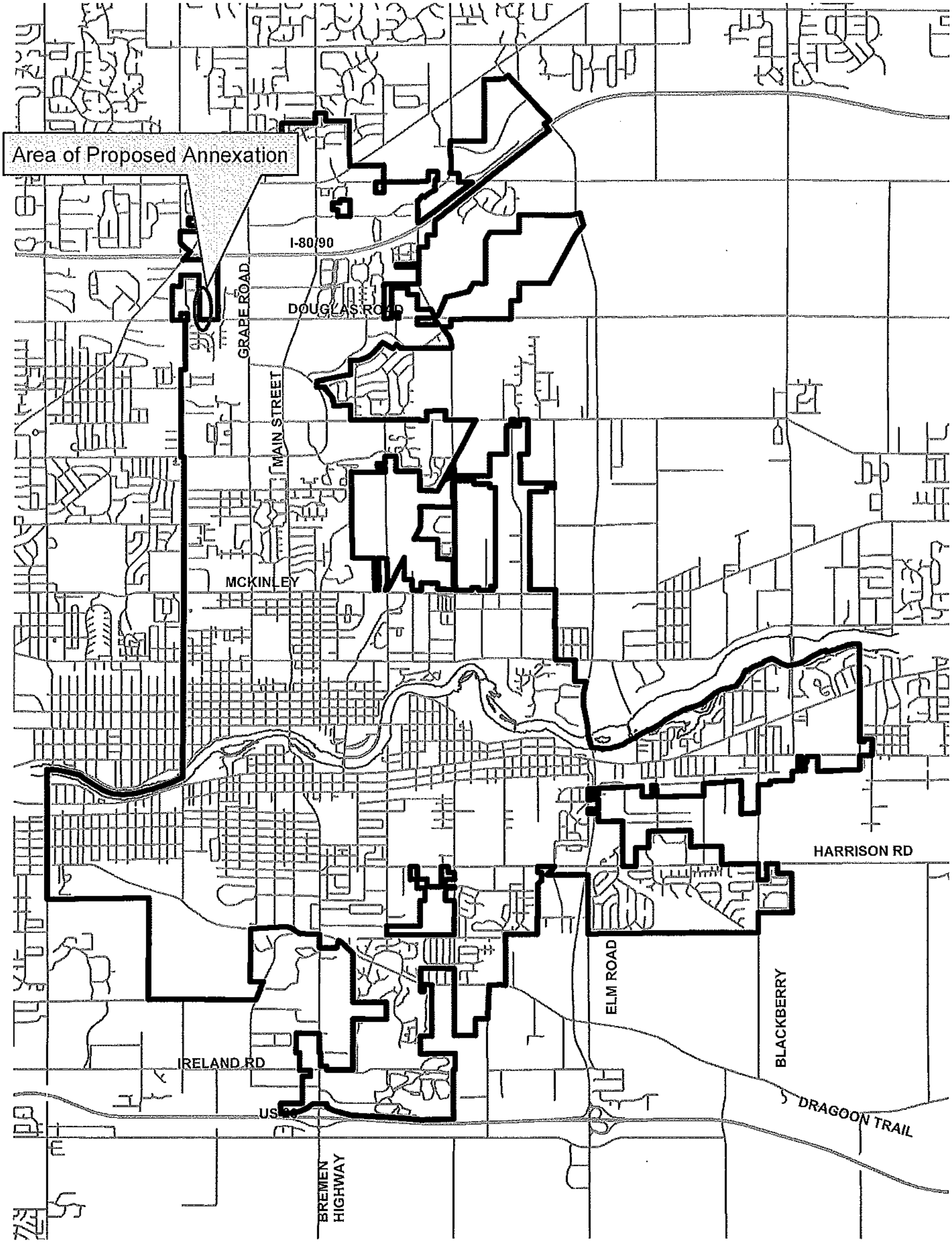
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated with the proposed annexation, nor is there any income tax revenue being generated from the area.


N
BLUE DR
SHAMROCK WAY
GOLD DR
IRISH WAY
PET 17-24
UNIVERSITY PARK DR
SHAUGHN ST
DOUGLAS RD
W DOUGLAS RD
LAKESHORE BLVD
RE DR
NG DR
PEAKWOOD CIR
JENNY LN
ANDERS CT
Location Map
PET 17-24
ANNEXATION AND REZONING
OF 16839 DOUGLAS ROAD
TO R-3 MULTI-FAMILY DISTRICT

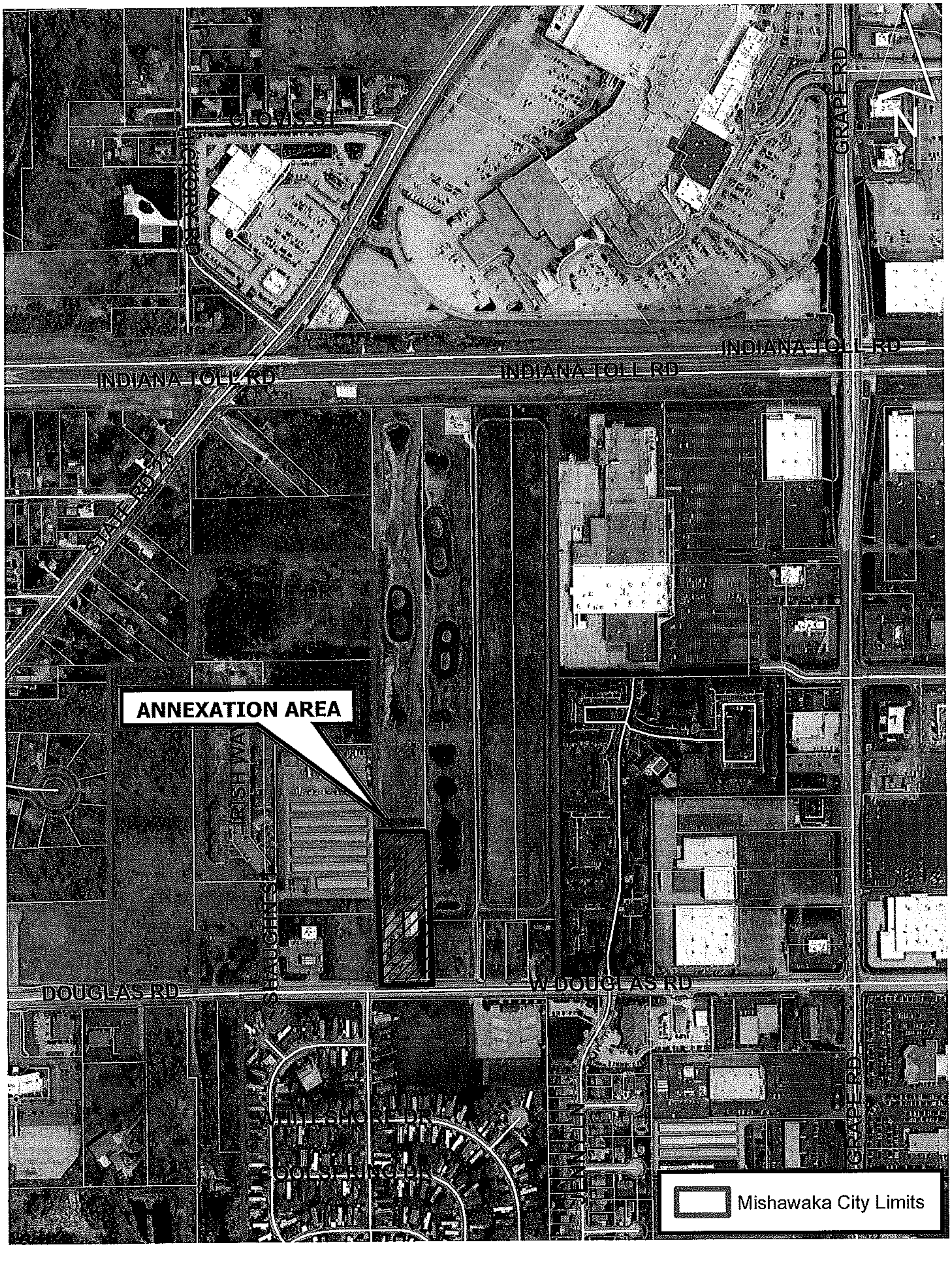
MAP OF EXISTING CITY LIMITS



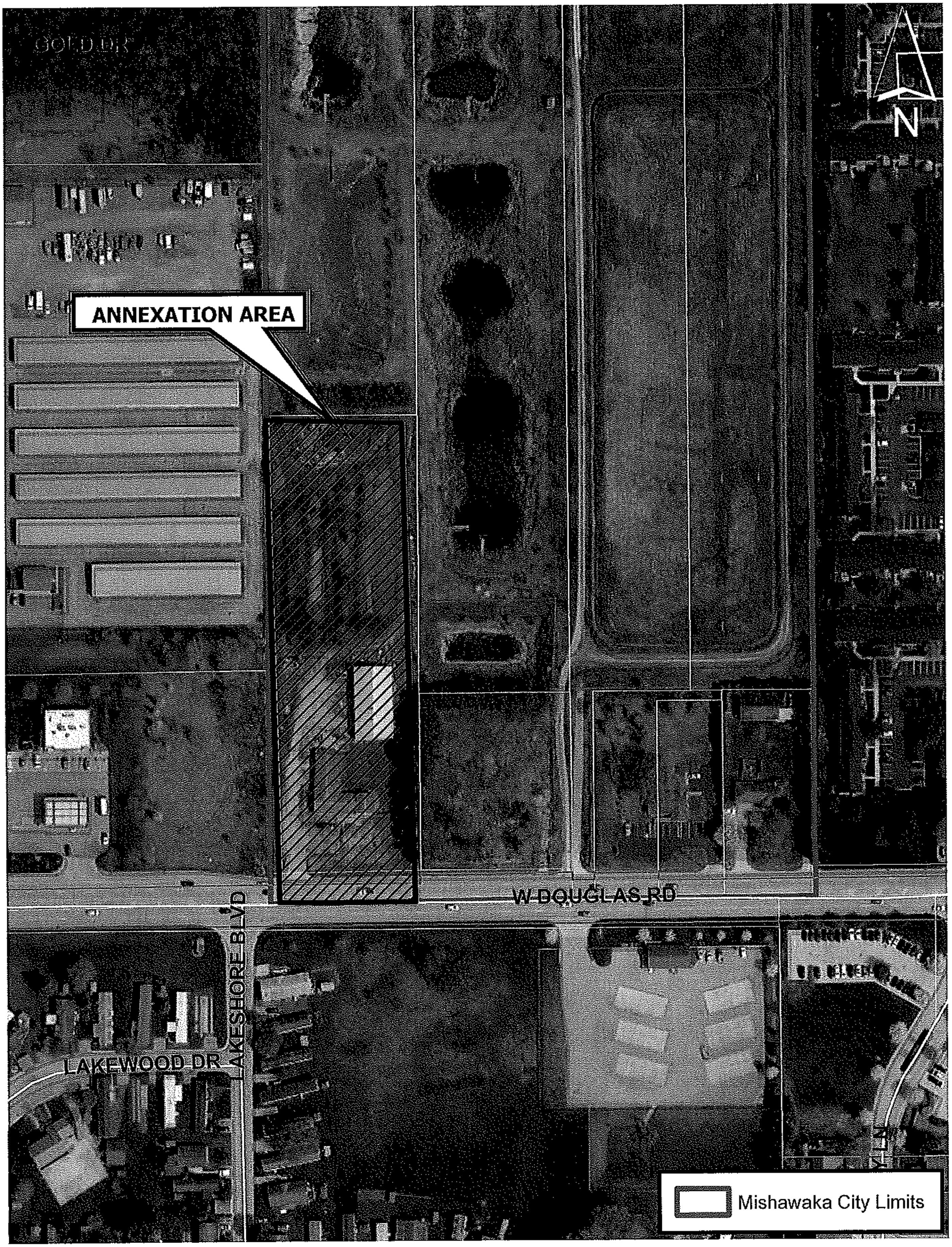
MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF PROPERTY TO BE ANNEXED

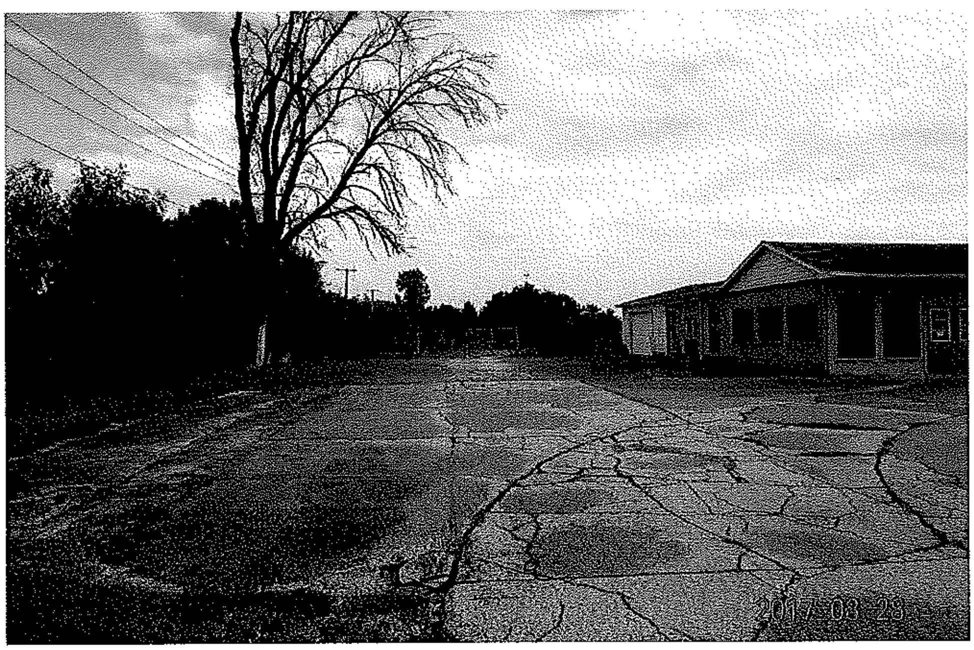


AERIAL PHOTOGRAPHY OF PROPERTY TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED

Existing building at 16839 Douglas Road



Property behind building at 16839 Douglas Road

PC 17-24

RECEIVED

AUG 24 2017

BUILDING & PLANNING
COMMUNITY DEVELOPMENT

August 9, 2017

TO THE:

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

RE: Petition for Annexation and Zoning Classification

The undersigned Young's Landscape Nursery Corp. respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to wit:

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 16839 Douglas Road, Mishawaka, Indiana 46545 and that Petitioners desire the same to be annexed to the City of Mishawaka, Indian with a R-3 Multi-family Zoning District.

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

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

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a R-3 Multi-family zoning classification.

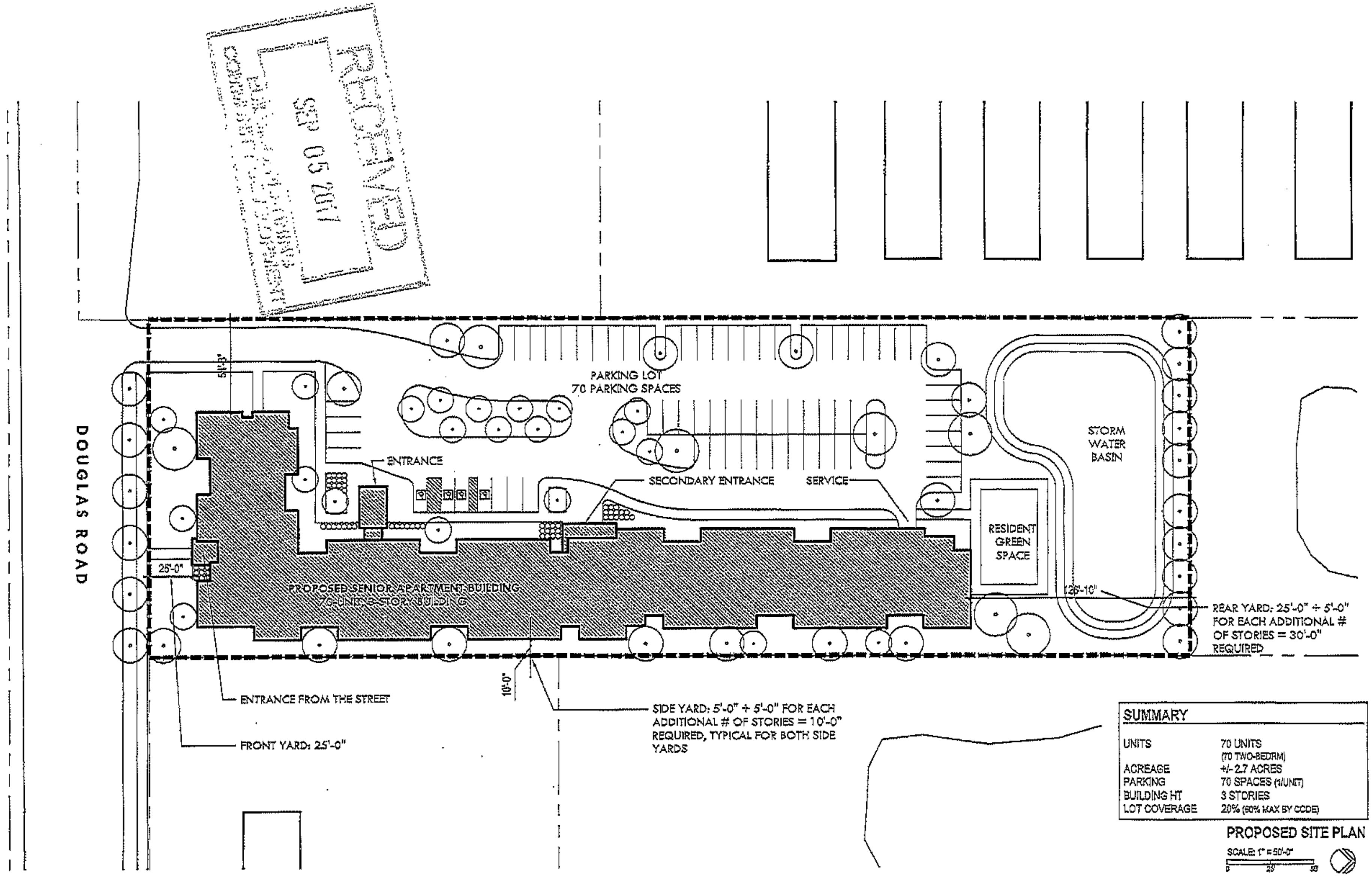
Edward G Bognar
Property Owner Signature

Phyllis J. Bognar

Phyllis J. Bognar

EDWARD G. BOGNAR
Print Property Owner Name

Contact Person:
Mary Hada, The NRP Group LLC
5309 Transportation Boulevard, Cleveland, Ohio 44125
216-475-8900
Fax: 216-475-9300
Email: mhada@nrpgroup.com



SUMMARY	
UNITS	70 UNITS (70 TWO-BEDRM)
ACREAGE	+/- 2.7 ACRES
PARKING	70 SPACES (1/UNIT)
BUILDING HT	3 STORIES
LOT COVERAGE	20% (60% MAX BY CODE)

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

August 3, 2017 rdlnt #17184 COPYRIGHT © 2017

RDL ARCHITECTS
RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

MISHAWAKA SENIOR
MISHAWAKA, INDIANA

the NRP group LLC
The NRP Group
5309 Transportation Blvd.
Cleveland, Ohio 44125
Telephone: 216.475.8900
Fax: 216.475.9300

TWELVE (12) RODS OFF OF THE WEST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, BOUNDED BY A LINE RUNNING AS FOLLOWS, VIZ: COMMENCING AT A POINT 72 RODS WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE RUNNING WEST 44 RODS; THENCE NORTH 160 RODS; THENCE EAST 44 RODS; THENCE SOUTH 160 RODS TO THE PLACE OF BEGINNING CONTAINING 44 ACRES OF LAND MORE OR LESS, AND BEING LOTS NUMBERED 1 AND 2 AS DESCRIBED IN ORDER OF PARTITION RECORDED IN PARTITION RECORD NO. 1, PAGE 139, IN THE RECORDS OF THE COURT OF COMMON PLEASE OF SAID COUNTY, IN THE CASE OF CLARISSA JOHNSON VS. WILLIAM C. JOHNSON, ET AL., EXCEPTING FROM SAID DESCRIBED TRACT 1.4 ACRES TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE NORTH END THEREOF HERETOFORE CONVEYED TO THE STATE OF INDIANA FOR THE INDIANA EAST-WEST TOLL ROAD, AS RECORDED IN DEED RECORD 534, PAGE 131, OF THE RECORDS OF ST. JOSEPH COUNTY, INDIANA.

ALSO EXCEPTING: A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 90°00'00" WEST, 1716 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°12'17" EAST 640 FEET (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 198 FEET, PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 00°12'17" EAST, 1691.11 FEET, (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE SOUTH RIGHT-OF-WAY LIKE OF THE INDIANA EAST-WEST TOLLWAY (I-80 AND I-90); THENCE NORTH 89°48'44" EAST, 198 FEET, (PREVIOUSLY RECORDED AS NORTH 89°17'22" EAST) ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°12'17" WEST, 1691.76 FEET, (PREVIOUSLY RECORDED AS SOUTH 00°20'40" EAST) TO THE POINT OF BEGINNING. ALSO KNOWN AS TRACT: EPA PARCEL #1, SAID PARCEL CONTAINING 7.69 ACRES, MORE OR LESS (YOUNG LANDSCAPE NURSERY, INC.).

COMMONLY KNOWN AS: 16839 DOUGLAS ROAD, MISHAWAKA, IN 46545

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 7,200 calls in 2016. 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 $13.86. For senior citizens, the rate is $11.09. 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.

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.* If annexed for M.U. electric can provide both single and three phase electric to the customer.

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.

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-OPERATING REVENUE

	2016 Budget	2016 Estimated	2017 Budget
OPERATING REVENUE:			
Residential Sales	$18,500,000	$17,963,505	$18,500,000
Customer Charge	2,400,000	$2,315,391	2,400,000
Commercial Sales	4,700,000	$4,518,440	4,700,000
Commercial Heating	600,000	$523,242	600,000
Commercial Power	30,900,000	$30,162,502	30,900,000
Municipal Sales	1,500,000	$1,374,000	1,500,000
Municipal Street Lighting	425,000	$487,144	425,000
Outdoor Protective Lighting	204,000	$185,859	204,000
Cablevision	2,030	$2,028	2,030
I&M Cost Adjustment Revenue	2,400,000	$2,367,686	3,600,000
Penalty	250,000	$195,065	250,000
Interest Income	1,800	$18,033	1,800
Miscellaneous Revenues	1,000,000	$345,005	1,000,000
Total Operating Revenues	**$62,882,830**	**$60,457,900**	**$64,082,830**
Purchased Power	($48,000,000)	($47,813,076)	($49,000,000)
Net Revenue	**$14,882,830**	**$12,644,824**	**$15,082,830**
% of Revenue	23.7%	20.9%	23.5%

11:21 AM11/16/2016

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-OPERATING EXPENSES

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$2,753,760	$2,604,736	$2,628,306
Social Security Taxes	210,663	$199,262	201,065
Pension Benefits	425,243	$369,600	425,243
Fringe Benefits	1,174,369	$1,059,927	1,174,369
Structures	15,000	$2,976	15,000
Substation Equipment	47,000	$40,485	47,000
Overhead Lines	90,000	$109,356	90,000
Underground Lines	50,000	$42,219	50,000
Transformers	5,000	$25,711	5,000
Street Lights	50,000	$34,301	50,000
Meters, Meter Testing	25,000	$33,722	25,000
General Equipment/Services	85,000	$123,081	85,000
Stores Equipment	1,000	$0	1,000
Uniforms, Safety Equipment	90,000	$67,161	90,000
Plant Operation Expense	140,000	$145,065	140,000
Computer Expenses	15,000	$5,789	15,000
Distribution Construction	15,000	$0	15,000
Small Tools Equipment/Repair	50,000	$47,644	50,000
Transportation Expense	125,000	$71,133	125,000
Office Supplies/Equipment	5,000	$3,751	5,000
Motorola Lease	77,403	$77,403	77,403
Legal/Professional Fees	75,000	$0	50,000
Apprentice Program	25,000	$121	25,000
Education/Travel	30,000	$19,719	30,000
Dues, Fees, Subscriptions	40,000	$29,515	40,000
Insurance - Property, Auto, WC	195,800	$195,800	197,758
Contracted Services - Line Clearing	225,000	$225,000	225,000
Contracted Services - OH Lines	300,000	$216,380	300,000
Contracted Services - UG Lines	350,000	$450,000	450,000
Contracted Services - Substations	293,000	$364,275	335,500
Indiana Gross Income Tax	900,000	$894,655	925,000
PiLoT	541,030	$541,030	603,823
Transfer to City	1,000,000	$1,000,000	1,000,000
Total Operating Expenses	**$9,424,268**	**$8,999,817**	**$9,496,467**
% of Revenue	15.0%	14.9%	14.8%
Support Services Allocation	$1,691,747	$1,489,624	$1,683,578
% of Revenue	2.7%	2.5%	2.6%
Total Net Expense	**$11,116,015**	**$10,489,441**	**$11,180,044**
% of Revenue	17.7%	17.3%	17.4%

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-CAPITAL EXPENDITURES

	2016 Budget	2016 Estimated	2017 Budget
CAPITAL EXPENDITURES:			
Structures/Improvements	$150,000	$6,500	$100,000
Substation Equipment	893,000	$106,000	893,000
Transformers	500,000	$470,000	500,000
Distribution Lines	1,200,000	$800,000	1,200,000
Meters	261,250	$240,000	261,250
Office Furniture, Equipment	5,000	$0	5,000
Computer Equipment/GIS	75,000	$35,000	40,000
Transportation Equipment	350,000	$230,000	350,000
Power Operated Equipment	80,000	$18,650	80,000
Tools/Garage/Shop Equipment	10,000	$16,311	12,000
Testing Equipment	10,000	$8,161	15,000
Total Capital Expenditures	**$3,534,250**	**$1,930,622**	**$3,456,250**
% of Revenue	5.6%	3.2%	5.4%

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-DIVISION SUMMARY

	2016 Budget	2016 Estimated	2017 Budget
Gross Revenue	$62,882,830	$60,457,900	$64,082,830
Less: Purchased Power	(48,000,000)	(47,813,076)	(49,000,000)
Net Revenue	**$14,882,830**	**$12,644,824**	**$15,082,830**
% of Gross Revenue	23.7%	20.9%	23.5%
Net Expense	$11,116,015	$10,489,441	$11,180,044
Capital	3,534,250	1,930,622	3,456,250
Total Net Budget	**$14,650,265**	**$12,420,063**	**$14,636,294**
% of Gross Revenue	23.3%	20.5%	22.8%
Net Surplus/Deficit	**$232,565**	**$224,762**	**$446,536**
% of Gross Revenue	0.4%	0.4%	0.7%

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 Sutphen 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 five (5) to six (6) firefighters at all times, manning one Sutphen pumper truck, 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. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Seagrave pumper truck, one 105' Pierce Quint aerial/pumper combination, and one A.L.S. Paramedic ambulance unit.
Station No. 4, located at 3000 Harrison Road, is staffed by 5 firefighters manning one Seagrave pumper truck, and one Battalion Chief Vehicle.

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

For the year 2016 out of 7,201 runs 5,191 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 and ladder 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 outside fire 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 two additional levels, Advanced EMT, (IV therapy, cardiac monitoring) and 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 2016 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 2016 the Fire Prevention Bureau performed 1,900 fire inspections of new and existing buildings in Mishawaka.

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 2017 budget has been included for reference.

CITY OF MISHAWAKA
2017 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES			
Salaries and Wages			6,458,748.00
411-01	Fire Chief	2,657.60	
411-02	Assistant Chief	2,449.77	
	Battalion Chief	2,395.31	
	Captains	2,277.80	
	Shift Supervisor	2,216.52	
	Lieutenant	2,214.60	
	Fire Inspector	2,194.78	
	Paramedics	2,194.78	
	Driver Operator	2,152.76	
	Master Firefighter	2,124.12	
	1st Class Firefighter	2,047.20	
	Civilian		
	Executive Secretary	1,258.80	
Other Personal Services			
411-12	Specialty Pay	200,000.00	
411-13	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 22.7%	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

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
2017 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES			
Salaries and Wages			1,089,280.00
411-01	Department Head	2,467.78	
411-02	Regular Employees	466,302.00	
	Group 1: 14 @19.08*2080	19.08/hr	
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
			2,227,342.00
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

CITY OF MISHAWAKA
2017 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 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
			3,384,242.00

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

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 assaults, burglaries and arsons have dropped from 2015 to 2016. There were increases in rapes, robberies, larcenies and auto thefts between 2015 and 2016. Overall there was a 2% decrease in crime in 2015. Mishawaka had 2 homicides in 2016. In 2015 there were also 2 homicides.

For general information purposes, a copy of the year 2017 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
2017 BUDGET

POLICE DEPARTMENT
101-20

1 PERSONAL SERVICES

Salaries and Wages			6,386,806.00
411-01	Police Chief	2,674.66	
411-02	Assistant Chief	2,466.76	
	Captains	2,255.32	
	Lieutenants	2,211.89	
	Sergeants	2,169.83	
	1st Class Patrol Officer	2,141.19	
	2nd Class Patrol Officer	2,064.26	
	Civilians		
	Executive Secretary	1,258.80	
	Administrative Secretary	1,248.01	
	Secretary	1,230.95	
	Parking Personnel	1,230.95	
	Property Manager	1,387.61	
	Services Administrator	1,434.22	
	Crossing Guards 21 pays	344.99	
411-03	Substitute Crossing Guard	$20/hr	
	Temporary Help/Part-time	$7.25-$25.00	
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 21.7%	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

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sewer Infrastructure

The City has an existing 12"gravity sanitary sewer main within Douglas Road, which is parallel to the south right-of-way line. The adjacent east parcel located at 16813 Douglas Road has an existing 12" sanitary sewer main extending north and parallel to its east property line. The annexed parcel will have these two locations for consideration of sanitary sewer connection. Each location has their own challenges, i.e. crossing a five lane concrete high traffic volume corridor or obtaining an easement from the adjacent parcel for access since right-of-way is minimal along its frontage. The costs associated with these considerations will require the design engineer to evaluate and propose the best configuration for the development since its connection is the responsibility of the developer. Regardless of the connecting point for sanitary sewer, the City's sanitary sewer system has ample capacity to serve this proposed development. This sewer extension will discharge into an existing sanitary sewer system that is publicly maintained and ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant.

Existing Road/Transportation Infrastructure

This parcel fronts Douglas Road and is multiple parcels west of Grape Road intersection. The frontage is a five lane section, two travel lanes in each direction and one center left turn lane. The current Douglas Road configuration will be able to accommodate the increased traffic this project will create. A future City widening project will include improvements at the Grape Road intersection with an ultimate build out of two left turn lanes, two through lanes each direction, and one right turn lane on all four of the approaches. Therefore, consideration of the access point in relation to adjacent developments that may include a deceleration lane will be discussed during site plan review. In addition, any on-site access road improvements will remain privately maintained. Once the site plan is developed and reviewed in relation to adjacent parcels, the appropriate method of access will be determined, which may require additional right-of-way or easements to be dedicated.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment within the annexation area, 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 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 Tr-55 Method 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.

In determining the required volume for stormwater storage, the development is divided into areas of pervious surface types; i.e. green space, and impervious hard surfaces, such as rooftops and pavement. The calculation takes into consideration the extensiveness of the development. The greater the quantity of hard surface, the more stormwater runoff that is generated, the greater the volume required to be managed on site. The management of stormwater can be through a drywell or series of drywells that are interconnected with perforated pipe and aggregate box or discharged to a basin or series of basins, or any combination thereof.

Specifically, the developer is required to bear all costs associated with stormwater management. Any proposed positive outlet to the nearby legal drains from any basin will require prior written approval of the St. Joseph County Drainage Board and the City of Mishawaka and limited to the undeveloped state. All land disturbing activities will require full compliance with the City's Erosion Control Ordinance.

Planned Capital Expenditures, Staff and Rates

If annexed, the City of Mishawaka Engineering, Street Department, and Sewer Department will be responsible for maintenance of public streets, storm sewers, or sanitary sewer systems within dedicated City right-of-way. Any streets constructed within this parcel will remain privately maintained by the site owner and/or a Commercial Owners Association if established. The City 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 multi R-3 use, and therefore may not eligible for this program.

CITY OF MISHAWAKA
2017 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES				
	Salaries and Wages			317,330.00
	411-01	Director of Engineering	2,852.40	
	411-02	Assistant Director	2,358.67	
		Project Coordinator	1,431.16	
		Project Manager	1,990.57	
		Traffic Manager	1,939.60	
		Office Manager	1,248.01	
	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	2,500.00	
	Other Services and Charges			
	439-03	Subscriptions, Dues, etc.	1,000.00	
				10,250.00
				331,580.00

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
2017 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES			
Salaries and Wages			625,953.00
411-02	Assistant	1,940.31	
	Fleet Maintenance Technician	20.11/hr	
	Group 1	19.08/hr	
	PT maintenance	11.00/hr	
	Reimburse MVH Director 5%	3,002.00	
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

CITY OF MISHAWAKA
2017 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES			
Salaries and Wages			1,472,660.00
411-01	Street Commissioner	2,309.51	
411-02	Office Manager	1,248.01	
	Secretary	1,230.95	
	Group 1: 32 @ 19.08*2080	19.08/hr	
	CS reimburse 1.55 for assts.	78,195.00	
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

CITY OF MISHAWAKA
2017 BUDGET

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/Deductible:	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

445-02	Street Equipment	140,000.00	
			140,000.00

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 $13.86. 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 $11.09 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 varies 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 and electronics. The Fifth Street Recycling Center offers Organic recycling for residents of Mishawaka only. Brush, Grass and Leaves may be brought in, by residents at no charge.

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 2016 an average flow of 10.57 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.

<u>Statistical Information</u>
Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2016 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	82%	0.56
Ammonia Nitrogen	94%	<0.8

During 2016 there were 3 exceedances of NPDES permit effluent limitations. Two were for exceeding effluent chlorine residual limits and one was an exceedance of the E.coli effluent limit.

<u>Costs Associated with Services</u>
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.

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - OPERATING REVENUE

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
OPERATING REVENUE:			
Commercial/Industrial Sales	$5,900,000	$5,966,837	$5,966,837
Residential Sales	5,935,090	$5,980,478	5,980,477
Municipal Sales	270,615	$276,418	276,418
Commercial Pretreatment Sales	89,070	$91,226	91,225
Industrial Pretreatment Sales	28,205	$40,992	40,992
Municipal Pretreatment Sales	2,087	$2,131	2,130
Penalty	179,705	$173,727	173,727
Penalty/Pretreatment	494	$453	452
Interest Income	44,289	$106,310	50,000
Connection Fees	57,672	$89,069	60,000
Inspection Fees	3,938	$10,169	6,000
T. I. F. Credit	3,360,000	$3,360,000	3,360,000
Miscellaneous Revenue	3,738	$15,730	40,136
Transfer	1,200,000	$1,200,000	1,400,000
Total Operating Revenues	**$17,074,903**	**$16,113,540**	**$17,448,394**

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - OPERATING EXPENSES

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$1,439,844	$1,415,379	$1,420,672
Social Security Taxes	110,148	$108,276	108,681
Pension Benefits	241,860	$218,400	241,860
Fringe Benefits	700,724	$672,624	700,724
Operation Supplies/Maintenance	60,000	$41,412	50,000
Electricity	450,000	$434,936	450,000
Natural Gas	70,000	$47,199	60,000
Water	80,000	$70,155	75,000
Lab Supplies/Equipment	27,000	$26,234	27,000
Outside Lab Analysis	13,000	$12,622	13,000
Hypochlorite Solution	35,000	$33,641	35,000
Sodium Bisulfite	50,000	$40,210	45,000
Polymer	80,000	$83,000	80,000
Ferrous Chloride & Parts	40,000	$37,746	40,000
Transportation Expense	10,000	$2,623	8,000
Pretreatment Materials	500	$0	500
Disinfection Equipment	3,000	$2,876	3,000
Digester System	7,000	$8,213	7,000
Primary Tank	5,000	$10,518	5,000
Secondary Tank	2,500	$8,328	7,500
Grit System	5,000	$3,180	5,000
Screening Equipment	4,000	$606	2,500
Blowers	2,000	$12,253	8,000
Pumps & Motors	15,000	$25,519	15,000
Buildings & Grounds	25,000	$9,818	25,000
Equipment	8,000	$2,714	4,000
Sludge Thickening	2,500	$756	2,500
Biosolids Dewatering	15,000	$23,603	25,000
Biosolids Land Application	90,000	$86,554	90,000
Lift Station Maintenance	10,000	$11,961	10,000
SCADA - Telemetry System	10,000	$8,500	10,000
Office Supplies/Equipment Maint.	5,000	$4,736	7,500
Permit Fees	14,750	$11,700	14,750
Legal/Professional/Contract Svcs	125,000	$82,385	100,000
Safety Equipment/Expense	3,000	$0	3,000
Education /Travel / Dues & Fees	11,000	$8,755	11,000
Uniforms	10,000	$11,551	10,000
Motorola Lease	18,332	$18,332	18,332
Property Insurance	200,400	$200,400	202,404
Debt Service	6,902,641	$6,902,641	6,911,710
PiLoT	1,671,763	$1,671,763	1,842,101
Miscellaneous General Expense	5,000	$5,354	5,000
Total Operating Expenses	**$12,578,962**	**$12,377,473**	**$12,700,734**
% of Revenue	73.7%	76.8%	72.8%
Support Services Allocation	$845,874	$744,812	$841,789
% of Revenue	5.0%	4.6%	4.8%
Total Net Expenses	**$13,424,836**	**$13,122,285**	**$13,542,523**
% of Revenue	78.6%	81.4%	77.6%

SEWER MAINTENANCE DEPARTMENT
OPERATING EXPENSES

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$840,756	$838,834	$844,114
Social Security Taxes	64,317	$64,170	67,020
PERF	119,380	$102,720	119,380
Health/Life/ Insurance/EAP	421,885	$357,869	421,885
Insurance - Workers Comp	41,400	$41,400	41,814
Uniform Expense	8,800	$7,570	8,800
Equipment Maintenance	45,000	$60,000	60,000
Transportation Expense	50,000	$20,918	40,000
Sewer Line Maintenance	275,000	$120,000	275,000
Education/Travel	12,000	$1,500	6,000
Dues/Fees/Subscriptions	100	$0	100
Motorola Lease	14,258	$14,258	15,000
Equipment Rental	500	$0	500
Office Supplies/Equipment	3,000	$1,457	3,000
Safety Equipment	3,000	$2,570	3,000
Tools	1,500	$778	1,000
Buildings & Grounds/Utilities	12,000	$1,942	15,000
Miscellaneous Expense	6,500	$2,314	5,000
Technology	10,000	$5,218	30,000
Total Operating Expenses	**$1,929,396**	**$1,638,300**	**$1,956,613**
% of Revenue	11.3%	10.2%	11.2%

SEWER MAINTENANCE DEPARTMENT
CAPITAL EXPENDITURES

11:16 AM11/10/2016

	2016 Budget	2016 Actual	2017 Budget
CAPITAL EXPENDITURES:			
Equipment Purchased	$0	$0	$0
Machinery & Equipment	0	$0	0
Camera Equipment	0	$0	0
Sewer Repair/Replace	350,000	$0	350,000
Pipe Lining/Rehab	680,000	$678,000	850,000
Transportation Equipment	0	$0	0
Office Equipment	0	$0	0
Moving Expense	0	$0	0
		$0	
Total Capital Expenditures	**$1,030,000**	**$678,000**	**$1,200,000**
Total Sewer Dept Expenses	**$2,959,396**	**$2,316,300**	**$3,156,613**
% of Wastewater Revenue	17.3%	14.4%	18.1%

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - CAPITAL EXPENDITURES

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
CAPITAL EXPENDITURES:			
Sludge Dewatering	0	$0	100,000
Lift Station Structures	200,000	$0	369,000
Plant Structures and Improvements	0	$0	0
Digester Mechanism	0	$0	0
Primary Tank Mechanism	100,000	$119,000	13,000
Secondary Tank Mechanism	320,000	$9,300	50,000
Laboratory Equipment	0	$0	0
Pretreatment Equipment	0	$0	0
Plant Auxiliary Equipment	0	$0	0
Safety Equipment	35,000	$1,300	50,000
Computer Equipment	0	$0	0
Computer Software	0	$0	0
Transportation Equipment	0	$0	70,000
Total Capital Expenditures	**$655,000**	**$129,600**	**$652,000**
% of Revenue	3.8%	0.8%	3.7%

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - DIVISION SUMMARY

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
Gross Revenue	**$17,074,903**	**$16,113,540**	**$17,448,394**
Wastewater Operating Expenses	$13,424,836	$13,122,285	$13,542,523
Sewer Operating Expenses	1,929,396	1,638,300	1,956,613
Net Expenses	**$15,354,232**	**$14,760,585**	**$15,499,136**
Capital	$1,685,000	$807,600	$1,852,000
Total Net Budget	**$17,039,232**	**$15,568,185**	**$17,351,136**
% of Gross Revenue	99.8%	96.6%	99.4%
NET Surplus/Deficit	**$35,672**	**$545,355**	**$97,258**
% of Gross Revenue	0.2%	3.4%	0.6%

WATER SERVICE

<u>Water Utilities</u>
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.

<u>Serving the Proposed Annexation Area</u>
An existing twelve (10) inch distribution main is located on the North side of Douglas Road on the edge of the pavement in the proposed annexation area of 16839 Douglas Road. On the west side of the property it is on the north, it then makes a sharp 90 degree turn where the main turns east just past centerline. There appears to be a 1" copper service on the property. There is a fire hydrant located at the western edge of the property. The Water Department can make a new tap(s) as needed or run a water-main extension.

The costs associated with the extension of water service to the individual property, including tap fees, are paid by developer's/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.

<u>Staff and Services</u>
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.

<u>Services to Residents</u>
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.

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-OPERATING REVENUE

	2016 Budget	2016 Estimated	2017 Budget
OPERATING REVENUE:			
Unmetered Sales	$4,200	$5,541	$6,000
Residential Metered Sales	3,310,000	$3,026,549	3,461,544
Commercial Metered Sales	2,985,000	$2,818,857	3,000,000
Public Fire Protection	525,000	$453,208	500,000
Private Fire Protection	1,320,000	$1,226,222	1,400,000
Other Sales/Public Authorities	288,000	$229,978	240,000
Penalty	49,992	$37,639	42,000
Interest Income	19,992	$36,902	40,000
Water Tower Attachments	50,737	$72,365	75,000
Miscellaneous Revenue	300,000	$405,374	450,000
Total Operating Revenues	**$8,852,921**	**$8,312,635**	**$9,214,544**
Advances/Construction	$700,000	$450,000	$650,000
Total Operating Revenues	**$9,552,921**	**$8,762,635**	**$9,864,544**

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-OPERATING EXPENSES

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$1,633,500	$1,555,039	$1,574,576
Social Security Taxes	124,962	$118,960	120,455
Pension Benefits	272,200	$210,600	272,200
Fringe Benefits	718,455	$528,324	718,455
Electricity	700,000	$616,259	650,000
Natural Gas Purchases	70,000	$33,386	50,000
Chemicals/Water Treatment	250,000	$185,374	250,000
Materials & Supplies	337,000	$329,655	375,000
Contractual Svcs/Accounting	3,000	$13,000	3,000
Contractual Svcs/Legal	3,000	$0	3,000
Contractual Svcs/Professional	650,000	$438,711	740,000
Equipment Rental	7,000	$1,376	5,000
Transportation Expense	100,000	$72,497	90,000
Insurance: Property, Auto, WC	176,500	$176,500	178,265
Motorola Lease	67,218	$67,218	67,218
Education/Travel	6,000	$3,951	4,000
Dues, Fees, Subscriptions	38,000	$27,338	35,000
Indiana Gross Income Tax	100,000	$90,547	100,000
PiLoT	597,790	$597,790	649,324
Debt Service	2,015,372	$2,015,372	2,013,183
Total Operating Expenses	**$7,869,997**	**$7,081,897**	**$7,898,676**
% of Revenue	82.4%	80.8%	80.1%
Support Services Allocation	$845,874	$744,812	$841,789
% of Revenue	8.9%	8.5%	8.5%
Total Net Expense	**$8,715,871**	**$7,826,709**	**$8,740,465**
% of Revenue	91.2%	89.3%	88.6%

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-CAPITAL EXPENDITURES

	2016 Budget	2016 Estimated	2017 Budget
CAPITAL EXPENDITURES:			
Structures & Improvements	$100,000	$107,000	$70,000
Wells & Springs/Supply Mains	25,000	$0	50,000
Pumping Equipment	45,000	$34,000	25,000
Water Treatment Equipment	37,000	$16,000	80,000
Trans/Distribution Mains	160,000	$150,097	200,000
Meters/Meter Installations	135,000	$145,000	150,000
Hydrants	30,000	$28,526	40,000
Other Plt & Misc. Equip-Water Treat	25,000	$28,000	30,500
Office Furn/Equip/Computer	5,000	$863	7,000
Transportation Equipment	80,000	$26,000	120,000
Tools, Shop, Garage	25,000	$0	71,000
Laboratory Equipment	10,000	$0	20,000
Power Operated Equipment	67,000	$0	20,000
Total Capital Expenditures	**$744,000**	**$535,486**	**$883,500**
% of Revenue	7.8%	6.1%	9.0%

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-DIVISION SUMMARY

	2016 Budget	2016 Estimated	2017 Budget
Gross Revenue	**$9,552,921**	**$8,762,635**	**$9,864,544**
Net Expense	$8,715,871	$7,826,709	$8,740,465
Capital	744,000	535,486	883,500
Total Net Budget	**$9,459,871**	**$8,362,195**	**$9,623,965**
% of Gross Revenue	99.0%	95.4%	97.6%
Net Surplus/Deficit	**$93,051**	**$400,440**	**$240,579**
% of Gross Revenue	1.0%	4.6%	2.4%

TWELVE (12) RODS OFF OF THE WEST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, BOUNDED BY A LINE RUNNING AS FOLLOWS, VIZ: COMMENCING AT A POINT 72 RODS WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE RUNNING WEST 44 RODS; THENCE NORTH 160 RODS; THENCE EAST 44 RODS; THENCE SOUTH 160 RODS TO THE PLACE OF BEGINNING CONTAINING 44 ACRES OF LAND MORE OR LESS, AND BEING LOTS NUMBERED 1 AND 2 AS DESCRIBED IN ORDER OF PARTITION RECORDED IN PARTITION RECORD NO. 1, PAGE 139, IN THE RECORDS OF THE COURT OF COMMON PLEASE OF SAID COUNTY, IN THE CASE OF CLARISSA JOHNSON VS. WILLIAM C. JOHNSON, ET AL., EXCEPTING FROM SAID DESCRIBED TRACT 1.4 ACRES TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE NORTH END THEREOF HERETOFORE CONVEYED TO THE STATE OF INDIANA FOR THE INDIANA EAST-WEST TOLL ROAD, AS RECORDED IN DEED RECORD 534, PAGE 131, OF THE RECORDS OF ST. JOSEPH COUNTY, INDIANA.

ALSO EXCEPTING: A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 90°00'00" WEST, 1716 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°12'17" EAST 640 FEET (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 198 FEET, PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 00°12'17" EAST, 1691.11 FEET, (PREVIOUSLY RECORDED AS NORTH 00°20'40" WEST) TO THE SOUTH RIGHT-OF-WAY LIKE OF THE INDIANA EAST-WEST TOLLWAY (I-80 AND I-90); THENCE NORTH 89°48'44" EAST, 198 FEET, (PREVIOUSLY RECORDED AS NORTH 89°17'22" EAST) ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°12'17" WEST, 1691.76 FEET, (PREVIOUSLY RECORDED AS SOUTH 00°20'40" EAST) TO THE POINT OF BEGINNING. ALSO KNOWN AS TRACT: EPA PARCEL #1, SAID PARCEL CONTAINING 7.69 ACRES, MORE OR LESS (YOUNG LANDSCAPE NURSERY, INC.).

COMMONLY KNOWN AS: 16839 DOUGLAS ROAD, MISHAWAKA, IN 46545

TAB D - APPENDICES

RESOLUTION NO. 2017-_____

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:

16839 Douglas Road, Mishawaka, IN 46545

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:

> Twelve (12) rods off of the West side of the following described real estate: A part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, bounded by a line running as follows, viz: Commencing at a point 72 rods West of the Southeast corner of said quarter Section; thence running West 44 rods; thence North 160 rods; thence East 44 rods; thence South 160 rods to the place of beginning containing 44 acres of land more or less, and being Lots Numbered 1 and 2 as described in order of partition recorded in Partition Record No. 1, page 139, in the records of the Court of Common Please of said County, in the case of Clarissa Johnson vs. William C. Johnson, et al., excepting from said described tract 1.4 acres taken off of and from the entire width of the North end thereof heretofore conveyed to the State of Indiana for the Indiana East-West Toll Road, as recorded in Deed Record 534, page 131, of the records of St. Joseph County, Indiana.
>
> Also excepting: A parcel of land being a part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana, more fully described as: Commencing at the Southeast corner of said Southwest quarter of said Section 28; thence North 90°00'00" West, 1716 feet, along the South line of said Southwest quarter; thence North 00°12'17" East 640 feet (previously recorded as North 00°20'40" West) to the POINT OF BEGINNING; thence North 90°00'00" West, 198 feet, parallel with said South line; thence North 00°12'17" East, 1691.11 feet, (previously recorded as North 00°20'40" West) to the South right-of-way like of the Indiana East-West Tollway (I-80 and I-90); thence North 89°48'44" East, 198 feet, (previously recorded as North 89°17'22" East) along said South right-of-way line;

thence South 00°12'17" West, 1691.76 feet, (previously recorded as South 00°20'40" East) to the POINT OF BEGINNING. Also known as Tract: EPA Parcel #1, said parcel containing 7.69 acres, more or less (Young Landscape Nursery, Inc.).

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 ________________, 2017, at __________ o'clock __.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _______ day of ________________

2017, at _________o'clock __.M.

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

APPROVED by me this ________ day of ________________ 2017, at

__________ o'clock ___.M.

____
David A. Wood, Mayor

PETITION #17-24

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:

Twelve (12) rods off of the West side of the following described real estate: A part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, bounded by a line running as follows, viz: Commencing at a point 72 rods West of the Southeast corner of said quarter Section; thence running West 44 rods; thence North 160 rods; thence East 44 rods; thence South 160 rods to the place of beginning containing 44 acres of land more or less, and being Lots Numbered 1 and 2 as described in order of partition recorded in Partition Record No. 1, page 139, in the records of the Court of Common Please of said County, in the case of Clarissa Johnson vs. William C. Johnson, et al., excepting from said described tract 1.4 acres taken off of and from the entire width of the North end thereof heretofore conveyed to the State of Indiana for the Indiana East-West Toll Road, as recorded in Deed Record 534, page 131, of the records of St. Joseph County, Indiana.

Also excepting: A parcel of land being a part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana, more fully described as: Commencing at the Southeast corner of said Southwest quarter of said Section 28; thence North 90°00'00" West, 1716 feet, along the South line of said Southwest quarter; thence North 00°12'17" East 640 feet (previously recorded as North 00°20'40" West) to the POINT OF BEGINNING; thence North 90°00'00" West, 198 feet, parallel with said South line; thence North 00°12'17" East, 1691.11 feet, (previously recorded as North 00°20'40" West) to the South right-of-way like of the Indiana East-West Tollway (I-80 and I-90); thence North 89°48'44" East, 198 feet, (previously recorded as North 89°17'22" East) along said South right-of-way line; thence South 00°12'17" West, 1691.76 feet, (previously recorded as South

00°20'40" East) to the POINT OF BEGINNING. Also known as Tract: EPA Parcel #1, said parcel containing 7.69 acres, more or less (Young Landscape Nursery, Inc.).

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 R-3 Multi-Family Residential District.

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

1. Existing Conditions – This would start to fill in the gap along Douglas Road between the 7-Eleven and University Park apartments.

2. Character of Buildings in Area - Adjacent land uses include several multi-family or medium density residential uses and some commercial uses, on one of the entrances into the City.

3. The most desirable/highest and best use – Because of the parcel's location along the corridor and surrounding uses, the most desirable use for the property is to continue and expand the multi-family use.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed use is compatible with the adjacent multi-family and commercial uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan did not specifically identify this area, but did note the other medium density residential uses in the area along Douglas Road. The petition to annex the property as R-3 Multi-Family Residential is consistent with the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this ____ day of __________________, 2017, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ______ day of __________________, 2017, at ______ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _______________, 2017, at _______o'clock ______.M.

David A. Wood, Mayor

Tab Rate Chart for the year 2016 payable 2017

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2016 payable 2017, are now in the hands of the St. Joseph County Auditor, 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, 2017.
Second installment will be delinquent after November 13, 2017. Michael J. Hamann, Auditor of St. Joseph County.

1. Clay Township Tax Rates - Prior to Annexation
2. Mishawaka-Clay Tax Rates - Post Annexation

Fund	Fund Name	71.001 Centre Township	71.002 South Bend - Centre	71.003 Clay Township (1)	71.004 South Bend - Clay	71.005 Mishawaka - Clay (2)	71.006 Indian Village	71.007 Roseland	71.008 German Township	71.009 South Bend - German
101	County General	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592
124	Cumulative Reassessment	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109
183	Bond & Int/ Debt Serv Ex CB	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369
702	Highway									
706	LR & S									
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
801	Health	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172
822	Medical Center									
1201	Park & Recreation	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240
2391	Cumulative Capital Development	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
71.1	Total COUNTY	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950
61	Township Rainy Day									
101	Township General Fund			0.0261	0.0261	0.0261	0.0261	0.0261		
113	Nonreverting									
401	Twp Community Bldg									
840	Twp Poor Relief/Twp Assistance			0.0064	0.0064	0.0064	0.0064	0.0064	0.0070	0.0070
885	Twp Poor Relief Debt									
1101	Twp EMS Fund									
1111	Twp Fire									
1181	Twp Fire Bldg Debt Fund									
1182	Twp Fire Equipment Debt									
1187	Twp Emerg Fire Loan									
1190	Twp Cum Fire									
1312	Twp Recreation								0.0055	0.0055
1481	Twp Fire Bldg Debt Ex CB								0.0276	
1482	Twp Fire Equip Debt Ex CB									
8604	Twp Fire Territory General	0.4472		0.3013			0.3013	0.3013	0.3013	
8692	Twp Fire Territory Equip Replc	0.0301		0.0292			0.0292	0.0292	0.0292	
71.2	Total TOWNSHIP	0.4773	0.0000	0.3630	0.0325	0.0325	0.3630	0.3630	0.3706	0.0125
0	City Bond/Debt									
61	City/Town Rainy Day									
101	City General		2.8382		2.8382	1.6567		0.6350		2.8382
180	City Debt Service									
181	City/Town Debt Payment									
182	City/Town Bond #2									
186	City Debt Serv Ex CB									
280	BOND-OCSI SINKIN									
341	City Fire Pension									
342	City Police Pension									
381	City Debt Payment Ex CB									
706	City/Town LR & S									
708	City MVH					0.0303				
720	City/Town Major Moves Spc									
1101	City Ambulance/EMS									
1391	City Cum Fire Special									
1301	City Park & Rec		0.6473		0.6473	0.2291				0.6473
1303	City/Town Park									
1380	Park Bond									
1386	City Park Bond Exempt CB									
2120	City Cemetery									
2379	City/Town CCI									
2391	City Cum Cap Development		0.0313		0.0313	0.0484		0.0142		0.0313
6290	City Cum Sewer					0.0346				
8604	City Town Fire Territory Gen									
8692	City Town Fire Terr Eqp RepCp									
71.3	Total CITY/TOWN	0.0000	3.5168	0.0000	3.5168	1.9991	0.0000	0.6492	0.0000	3.5168
22	Referendum-Exempt Operating									
61	School Rainy Day									
101	School General									
180	School Debt Service	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244
186	School Retirement/Pension Debt									
188	School Debt Service Exempt CB	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872
189	School Pension Debt Ex CB	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564
287	Referendum Debt-Exempt Capital									
666	School Historic Society	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050
1214	School Capital Projects	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967
2016	School Art Institue	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050
2083	2013 STATE LOAN									
6301	School Transportation Fund	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684
6302	School Bus Replacement	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618
71.4	Total SCHOOL	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049
0	Library Debt									
61	Rainy Day									
101	Library General	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029
188	Library Debt Serv Exempt CB	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343
286	Library Lease/Rent Exempt CB									
382	Library Debt #2 Exempt CB									
1220	Library Capital Project									
2011	Library LIRF									
71.5	Total LIBRARY	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372
8001	So Bend Transpo		0.1161		0.1161	0.1161				0.1161
8090	So Bend Transpo Spec Tran Cum									
8101	Airport Authority General	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254
8180	Airport Sp Airport Debt									
8181	Airport Auth Bond Ex CB									
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Mx									
8485	Sb Redevel Bond 83 Ex CB		0.0376		0.0376					0.0376
71.6	Total SPECIAL UNIT	0.0285	0.1822	0.0285	0.1822	0.1446	0.0285	0.0285	0.0285	0.1822
	Total Tax Rates (Less Conservancy)	2.7429	5.9361	2.6286	5.9686	4.4133	2.6286	3.2778	2.6362	5.9486

Fund	Fund Name	71.010 Greene Township	71.011 Harris Township	71.014 Lincoln Township	71.015 Walkerton	71.016 Madison Township	71.017 Olive Township	71.018 New Carlisle	71.022 Mishawaka - Phm Schs	71.023 Mishawaka-Penn	71.025 Portage Township
101	County General	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592
124	Cumulative Reassessment	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109
183	Bond & Int/ Debt Serv Ex CB	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369
702	Highway										
706	LR & S										
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
801	Health	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172
822	Medical Center										
1201	Park & Recreation	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240
2391	Cumulative Capital Development	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
71.1	Total COUNTY	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950
61	Township Rainy Day										
101	Township General Fund		0.0093	0.0639	0.0639	0.0085	0.0230	0.0210	0.0128	0.0128	0.0144
113	Nonreverting										
401	Twp Community Bldg	0.0075									
840	Twp Poor Relief/Twp Assistance	0.0019	0.0005			0.0028	0.0094	0.0058	0.0203	0.0203	0.0383
885	Twp Poor Relief Debt										
1101	Twp EMS Fund						0.0505				
1111	Twp Fire	0.2856				0.0711	0.0070				
1181	Twp Fire Bldg Debt Fund										
1182	Twp Fire Equipment Debt										
1187	Twp Emerg Fire Loan										
1190	Twp Cum Fire					0.0069	0.0157				
1312	Twp Recreation						0.0012	0.0012			
1481	Twp Fire Bldg Debt Ex CB										
1482	Twp Fire Equip Debt Ex CB										
8604	Twp Fire Territory General		0.3012								0.4472
8692	Twp Fire Territory Equip Replc		0.0293								0.0101
71.2	Total TOWNSHIP	0.2950	0.3403	0.0639	0.0639	0.0893	0.1012	0.0280	0.0331	0.0331	0.5100
0	City Bond/Debt										
61	City/Town Rainy Day										
101	City General				1.1022			0.9737	1.6567	1.6567	
180	City Debt Service							0.1149			
181	City/Town Debt Payment										
182	City/Town Bond #2				0.2084						
186	City Debt Serv Ex CB										
280	BOND-OCSI SINKIN										
341	City Fire Pension										
342	City Police Pension										
381	City Debt Payment Ex CB										
706	City/Town LR & S										
708	City MVH				0.0250			0.1612	0.0303	0.0303	
720	City/Town Major Moves Spc										
1101	City Ambulance/EMS										
1391	City Cum Fire Special							0.0116			
1301	City Park & Rec				0.2093				0.2291	0.2291	
1303	City/Town Park										
1380	Park Bond				0.0904						
1386	City Park Bond Exempt CB										
2120	City Cemetery							0.0354			
2379	City/Town CCI										
2391	City Cum Cap Development				0.0473			0.0487	0.0484	0.0484	
6290	City Cum Sewer								0.0346	0.0346	
8604	City Town Fire Territory Gen			0.3441	0.3441						
8692	City Town Fire Terr Eqp RepCp			0.0331	0.0331						
71.3	Total CITY/TOWN	0.0000	0.0000	0.3772	2.0598	0.0000	0.0000	1.3455	1.9991	1.9991	0.0000
22	Referendum-Exempt Operating									0.2434	
61	School Rainy Day										
101	School General										
180	School Debt Service	0.0244	0.2185	0.0878	0.0878	0.2185	0.1028	0.1028	0.2185	0.0689	0.0244
186	School Retirement/Pension Debt										
188	School Debt Service Exempt CB	0.3872	0.1502	0.2713	0.2713	0.1502	0.4602	0.4602	0.1502	0.7482	0.3872
189	School Pension Debt Ex CB	0.0564	0.0287	0.0238	0.0238	0.0287	0.0121	0.0121	0.0287		0.0564
287	Referendum Debt-Exempt Capital						0.2164	0.2164			
666	School Historic Society	0.0050	0.0050			0.0050			0.0050	0.0050	0.0050
1214	School Capital Projects	0.2967	0.2607	0.2629	0.2629	0.2607	0.3101	0.3101	0.2607	0.3424	0.2967
2016	School Art Institue	0.0050	0.0050			0.0050			0.0050		0.0050
2083	2013 STATE LOAN										
6301	School Transportation Fund	0.3684	0.2447	0.1807	0.1807	0.2447	0.2497	0.2497	0.2447	0.0809	0.3684
6302	School Bus Replacement	0.0618	0.0196	0.0409	0.0409	0.0196	0.0481	0.0481	0.0196	0.0134	0.0618
71.4	Total SCHOOL	1.2049	0.9324	0.8674	0.8674	0.9324	1.3994	1.3994	0.9324	1.5022	1.2049
0	Library Debt										
61	Rainy Day										
101	Library General	0.3029	0.1233	0.0784	0.0784		0.2610	0.2610	0.1233	0.1233	0.3029
188	Library Debt Serv Exempt CB	0.0343	0.0318						0.0318	0.0318	0.0343
286	Library Lease/Rent Exempt CB						0.1441	0.1441			
382	Library Debt #2 Exempt CB										
1220	Library Capital Project										
2011	Library LIRF										
71.5	Total LIBRARY	0.3372	0.1551	0.0784	0.0784	0.0000	0.4051	0.4051	0.1551	0.1551	0.3372
8001	So Bend Transpo								0.1161	0.1161	
8090	So Bend Transpo Spec Tran Cum										
8101	Airport Authority General	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254
8180	Airport Sp Airport Debt										
8181	Airport Auth Bond Ex CB										
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Mx										
8485	Sb Redevel Bond 83 Ex CB										
71.6	Total SPECIAL UNIT	0.0285	0.0285	0.0285	0.0285	0.0285	0.0285	0.0285	0.1446	0.1446	0.0285
	Total Tax Rates (Less Conservancy)	2.5606	2.1513	2.1104	3.7930	1.7452	2.6297	3.9018	3.9593	4.5291	2.7756

Fund	Fund Name	71.026 South Bend - Portage	71.027 Union Township	71.028 Lakeville	71.029 Warren Township	71.030 Osceola	71.031 Penn Township	71.032 Penn Township - Mish.	71.033 South Bend - Penn	71.034 Liberty Township	71.035 North Liberty	71.036 Mishawaka - Harris	71.037 South Bend Warren
101	County General	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592
124	Cumulative Reassessment	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109
183	Bond & Int/ Debt Serv Ex CB	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369
702	Highway												
706	LR & S												
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
801	Health	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172
822	Medical Center												
1201	Park & Recreation	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240
2391	Cumulative Capital Development	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
71.1	Total COUNTY	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950
61	Township Rainy Day												
101	Township General Fund	0.0544	0.0902	0.0902	0.0353	0.0128	0.0128	0.0128	0.0128	0.0804	0.0804	0.0093	0.0353
113	Nonreverting												
401	Twp Community Bldg												
840	Twp Poor Relief/Twp Assistance	0.0383			0.0039	0.0203	0.0203	0.0203	0.0203			0.0005	0.0039
885	Twp Poor Relief Debt												
1101	Twp EMS Fund												
1111	Twp Fire				0.2383		0.2611	0.2611		0.0796	0.0796		
1181	Twp Fire Bldg Debt Fund									0.0751	0.0751		
1182	Twp Fire Equipment Debt		0.0153	0.0153									
1187	Twp Emerg Fire Loan												
1190	Twp Cum Fire				0.0298		0.0303	0.0303		0.0229	0.0229		
1312	Twp Recreation												
1481	Twp Fire Bldg Debt Ex CB												
1482	Twp Fire Equip Debt Ex CB												
8604	Twp Fire Territory General		0.1053	0.1053									
8692	Twp Fire Territory Equip Replc		0.0314	0.0314									
71.2	Total TOWNSHIP	0.0927	0.2422	0.2422	0.3073	0.0331	0.3245	0.3245	0.0331	0.2580	0.2580	0.0098	0.0392
0	City Bond/Debt												
61	City/Town Rainy Day												
101	City General	2.8382		0.8074		0.2982			2.8382		1.1294	1.6567	2.8382
180	City Debt Service												
181	City/Town Debt Payment												
182	City/Town Bond #2												
186	City Debt Serv Ex CB												
280	BOND-OCSI SINKIN										0.0596		
341	City Fire Pension												
342	City Police Pension												
381	City Debt Payment Ex CB												
706	City/Town LR & S												
708	City MVH			0.1653		0.0530						0.0303	
720	City/Town Major Moves Spc												
1101	City Ambulance/EMS												
1391	City Cum Fire Special					0.0333							
1301	City Park & Rec	0.6473							0.6473			0.2291	0.6473
1303	City/Town Park										0.0327		
1380	Park Bond												
1386	City Park Bond Exempt CB												
2120	City Cemetery												
2379	City/Town CCI												
2391	City Cum Cap Development	0.0313		0.0445		0.0499			0.0313		0.0420	0.0484	0.0313
6290	City Cum Sewer											0.0346	
8604	City Town Fire Territory Gen												
8692	City Town Fire Terr Eqp RepCp												
71.3	Total CITY/TOWN	3.5168	0.0000	1.0172	0.0000	0.4344	0.0000	0.0000	3.5168	0.0000	1.2637	1.9991	3.5168
22	Referendum-Exempt Operating							0.2434					
61	School Rainy Day												
101	School General												
180	School Debt Service	0.0244	0.3914	0.3914	0.0244	0.2185	0.2185	0.0689	0.2185	0.0878	0.0878	0.2185	0.0244
186	School Retirement/Pension Debt												
188	School Debt Service Exempt CB	0.3872			0.3872	0.1502	0.1502	0.7482	0.1502	0.2713	0.2713	0.1502	0.3872
189	School Pension Debt Ex CB	0.0564			0.0564	0.0287	0.0287		0.0287	0.0238	0.0238	0.0287	0.0564
287	Referendum Debt-Exempt Capital												
666	School Historic Society	0.0050			0.0050	0.0050	0.0050	0.0050	0.0050			0.0050	0.0050
1214	School Capital Projects	0.2967	0.2081	0.2081	0.2967	0.2607	0.2607	0.3424	0.2607	0.2629	0.2629	0.2607	0.2967
2016	School Art Institue	0.0050			0.0050	0.0050	0.0050		0.0050			0.0050	0.0050
2083	2013 STATE LOAN												
6301	School Transportation Fund	0.3684	0.2617	0.2617	0.3684	0.2447	0.2447	0.0809	0.2447	0.1807	0.1807	0.2447	0.3684
6302	School Bus Replacement	0.0618	0.0255	0.0255	0.0618	0.0196	0.0196	0.0134	0.0196	0.0409	0.0409	0.0196	0.0618
71.4	Total SCHOOL	1.2049	0.8867	0.8867	1.2049	0.9324	0.9324	1.5022	0.9324	0.8674	0.8674	0.9324	1.2049
0	Library Debt												
61	Rainy Day												
101	Library General	0.3029	0.3029	0.3029	0.3029	0.1233	0.1233	0.1233	0.1233	0.3029	0.3029	0.1233	0.3029
188	Library Debt Serv Exempt CB	0.0343	0.0343	0.0343	0.0343	0.0318	0.0318	0.0318	0.0318	0.0343	0.0343	0.0318	0.0343
286	Library Lease/Rent Exempt CB												
382	Library Debt #2 Exempt CB												
1220	Library Capital Project												
2011	Library LIRF												
71.5	Total LIBRARY	0.3372	0.3372	0.3372	0.3372	0.1551	0.1551	0.1551	0.1551	0.3372	0.3372	0.1551	0.3372
8001	So Bend Transpo	0.1161							0.1161			0.1161	0.1161
8090	So Bend Transpo Spec Tran Cum												
8101	Airport Authority General	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254
8180	Airport Sp Airport Debt												
8181	Airport Auth Bond Ex CB												
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Mx												
8485	Sb Redevel Bond 83 Ex CB	0.0376							0.0376				0.0376
71.6	Total SPECIAL UNIT	0.1822	0.0285	0.0285	0.0285	0.0285	0.0285	0.0285	0.1822	0.0285	0.0285	0.1446	0.1822
	Total Tax Rates (Less Conservancy)	6.0288	2.1896	3.2068	2.5729	2.2785	2.1355	2.7053	5.5146	2.1861	3.4498	3.9360	5.9753

Appendix "C"
St. Joseph County Tax Rate
2017 Payable 2016

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.

- Indicators
- Comparisons
- Download

Type in the name of a local government unit:

St. Joseph County, IN

Excel

St. Joseph County, IN

2014 Census Population: 267,246

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 and the companion excel file Debt data.

$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	2010 Population	Outstanding Debt per	2014 Certified Net AV	Outstanding Debt per

of July 1, 2015		Capita		$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 and the companion excel file Pension Plans.

110

2014 Retiree(s) With Locally Operated Pension Plan(s)

$1,930,633

2014 Contributions 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 and the companion excel file Retiree Benefits.

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) and Fiscal Health Indicators: Government Acreage as Percent of Total Acres, as well as these companion excel files Net Assessed Value (NAV) and Government Acreage as Percent of Total Acres.

$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 in Fiscal Health Indicators: Property Tax Cap and the companion excel file Property Tax Cap.

$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 and the companion excel file Tax Increment Finance.

$1,483,910,379 **19.8 %**

Certified Incremental TIF Assessed Value *Incremental TIF as Percent of Certified AV*

$0 **0.0 %**

Certified Passthrough TIF AV *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	193	$43,837,482	$36,663,879	201	$48,581,746	$46,121,383

Economic Development District Allocation Area #2 - T71402						
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 and the companion excel file Local Income Taxes.

$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 and the companion excel file Financial Data.

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 -	$27,382	$22,452

0011		
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	$184,302	$0

- 0002		
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 and the companion excel file Enterprises.

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.

$45,471
Median Household Income

17.8
Poverty Rate

2.50
Average Houshold Size

Population by Age, 2014	Population	Pct. of Total
Total	267,246	100%
Preschool (0 to 4)	17,480	6.5 %

School Age (5 to 17)	47,011	17.6 %
College Age (18 to 24)	29,901	11.2 %
Young Adult (25 to 44)	66,313	24.8 %
Adult (45 to 64)	69,017	25.8 %
Older Adult (65 plus)	37,524	14.0 %

Educational Attainment, 2014	Population	Pct. of Total
Total Population 25 and Older	172,854	100%
High School Graduate (incl. equiv.)	53,853	31.2 %
Associate Degree	13,235	7.7 %
Bachelor's Degree	29,255	16.9 %
Graduate or Professional Degree	19,056	11.0 %

Households, 2014	Households	Pct. of Total
Total Households	102,005	100%
Family Households	65,126	63.8 %
Non-family Households	36,879	36.2 %
Living Alone	30,660	30.1 %

Resident Occupations, 2014	Population	Pct. of Total
Employed civilian pop. 16 years and over	123,170	100%
Management, professional, and related	42,564	34.6 %
Service	21,700	17.6 %
Sales and office	30,291	24.6 %
Farming, fishing, and forestry	183	0.1 %
Construction, extraction, and maintenance	8,611	7.0 %
Production, transportation, and material moving	19,821	16.1 %

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 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, the State Board of Accounts, the Indiana Education Employment Relations Board and the Indiana Gaming Commission.

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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.

Indicators | Comparisons | Download

Type in the name of a local government unit:

St. Joseph County, IN

Excel

St. Joseph County, IN

2014 Census Population: 267,246

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 and the companion excel file Debt data.

$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	2010 Population	Outstanding Debt per	2014 Certified Net AV	Outstanding Debt per

of July 1, 2015		Capita		$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 and the companion excel file Pension Plans.

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2014 Retiree(s) With Locally Operated Pension Plan(s)

$1,930,633

2014 Contributions 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 and the companion excel file Retiree Benefits.

The information displayed here is estimated by the unit.

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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) and Fiscal Health Indicators: Government Acreage as Percent of Total Acres, as well as these companion excel files Net Assessed Value (NAV) and Government Acreage as Percent of Total Acres.

$7,514,198,24$1,342,119,6357.9 %

2014 Certified Net Assessed Value

2014 Exempt Assessed Value

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 in Fiscal Health Indicators: Property Tax Cap and the companion excel file Property Tax Cap.

$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 and the companion excel file Tax Increment Finance.

$1,483,910,379 **19.8 %**

Certified Incremental TIF Assessed Value *Incremental TIF as Percent of Certified AV*

$0 **0.0 %**

Certified Passthrough TIF AV *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	193	$43,837,482	$36,663,879	201	$48,581,746	$46,121,383

Economic Development District Allocation Area #2 - T71402						
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 and the companion excel file Local Income Taxes.

$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 and the companion excel file Financial Data.

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 -	$27,382	$22,452

0011		
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	$184,302	$0

- 0002		
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 and the companion excel file Enterprises.

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.

$45,471
Median Household Income

17.8
Poverty Rate

2.50
Average Houshold Size

Population by Age, 2014	Population	Pct. of Total
Total	267,246	100%
Preschool (0 to 4)	17,480	6.5 %

School Age (5 to 17)	47,011	17.6 %
College Age (18 to 24)	29,901	11.2 %
Young Adult (25 to 44)	66,313	24.8 %
Adult (45 to 64)	69,017	25.8 %
Older Adult (65 plus)	37,524	14.0 %

Educational Attainment, 2014	Population	Pct. of Total
Total Population 25 and Older	172,854	100%
High School Graduate (incl. equiv.)	53,853	31.2 %
Associate Degree	13,235	7.7 %
Bachelor's Degree	29,255	16.9 %
Graduate or Professional Degree	19,056	11.0 %

Households, 2014	Households	Pct. of Total
Total Households	102,005	100%
Family Households	65,126	63.8 %
Non-family Households	36,879	36.2 %
Living Alone	30,660	30.1 %

Resident Occupations, 2014	Population	Pct. of Total
Employed civilian pop. 16 years and over	123,170	100%
Management, professional, and related	42,564	34.6 %
Service	21,700	17.6 %
Sales and office	30,291	24.6 %
Farming, fishing, and forestry	183	0.1 %
Construction, extraction, and maintenance	8,611	7.0 %
Production, transportation, and material moving	19,821	16.1 %

About Gateway • Contact Us

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 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, the State Board of Accounts, the Indiana Education Employment Relations Board and the Indiana Gaming Commission.

RECEIVED
DEBORAH S. BLOCK, MMC

SEP 13 2017

CITY CLERK
MISHAWAKA, IN

1st Reading 9-18-17
2nd Reading
Passed
Failed
Continued To

PETITION #17-24

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2017-37

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:

Twelve (12) rods off of the West side of the following described real estate: A part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, bounded by a line running as follows, viz: Commencing at a point 72 rods West of the Southeast corner of said quarter Section; thence running West 44 rods; thence North 160 rods; thence East 44 rods; thence South 160 rods to the place of beginning containing 44 acres of land more or less, and being Lots Numbered 1 and 2 as described in the order of partition recorded in Partition Record No. 1, page 139, in the records of the Court of Common Please of said County, in the case of Clarissa Johnson vs. William C. Johnson, et al., excepting from said described tract 1.4 acres taken off of and from the entire width of the North end thereof heretofore conveyed to the State of Indiana for the Indiana East-West Toll Road, as recorded in Deed Record 534, page 131, of the records of St. Joseph County, Indiana.

COMMON ADDRESS: 16839 Douglas Road

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 R-3 Multi-Family Residential District.

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

1. Existing Conditions – This would start to fill in the gap along Douglas Road between the 7-Eleven and University Park apartments.

2. Character of Buildings in Area - Adjacent land uses include several multi-family or medium density residential uses and some commercial uses, on one of the entrances into the City.

3. The most desirable/highest and best use – Because of the parcel's location along the corridor and surrounding uses, the most desirable use for the property is to continue and expand the multi-family use.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed use is compatible with the adjacent multi-family and commercial uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan did not specifically identify this area, but did note the other medium density residential uses in the area along Douglas Road. The petition to annex the property as R-3 Multi-Family Residential is consistent with the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _______ day of __________________, 2017, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _________________, 2017, at o'clock _____.M.

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

APPROVED by me this _____ day of _______________, 2017, at _____ ______o'clock ______.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 28 2017

CITY CLERK
MISHAWAKA, IN

PC 17-24

RECEIVED

AUG 24 2017

BUILDING, ... COMMUNITY DEVELOPMENT

August 9, 2017

TO THE:

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

RE: Petition for Annexation and Zoning Classification

The undersigned Young's Landscape Nursery Corp. respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to wit:

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 16839 Douglas Road, Mishawaka, Indiana 46545 and that Petitioners desire the same to be annexed to the City of Mishawaka, Indian with a R-3 Multi-family Zoning District.

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

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

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a R-3 Multi-family zoning classification.

Edward G Bognar
Property Owner Signature

Phyllis J. Bognar
Phyllis J. Bognar

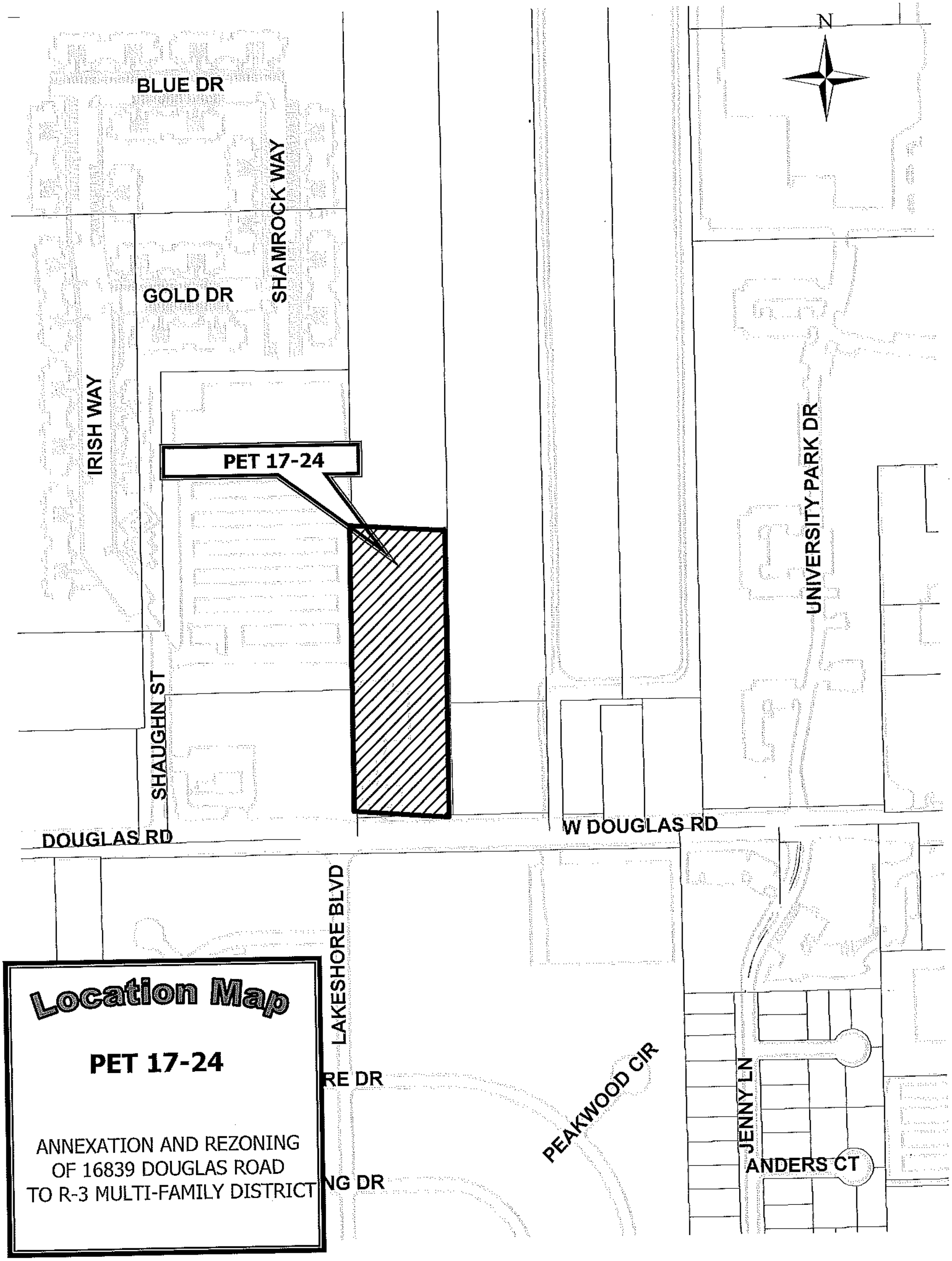
EDWARD G. BOGNAR
Print Property Owner Name

Contact Person:
Mary Hada, The NRP Group LLC
5309 Transportation Boulevard, Cleveland, Ohio 44125
216-475-8900
Fax: 216-475-9300
Email: mhada@nrpgroup.com

Legal Description for Annexation of 16839 Douglas Road

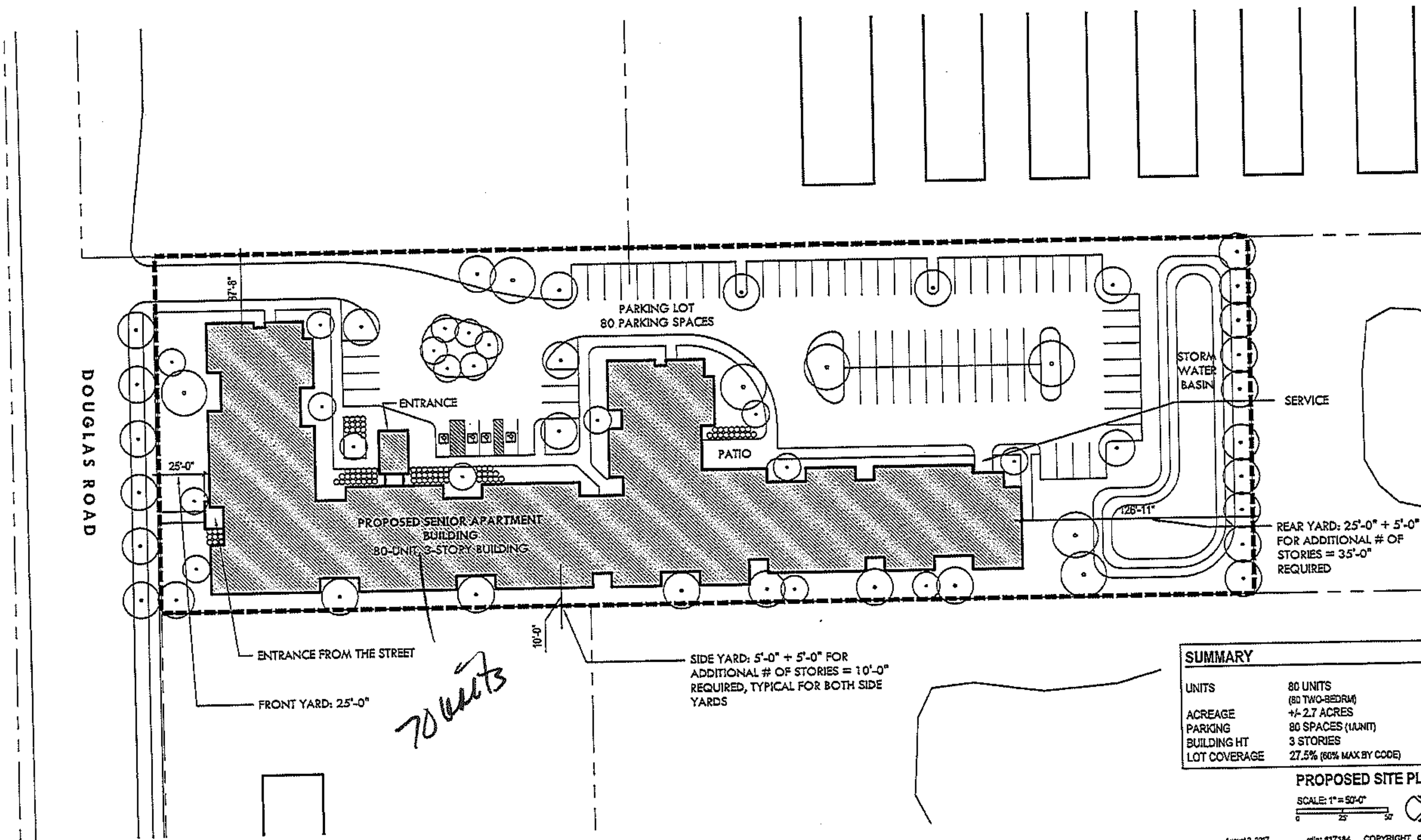
Twelve (12) rods off of the West side of the following described real estate: A part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, bounded by a line running as follows, viz: Commencing at a point 72 rods West of the Southeast corner of said quarter Section; thence running West 44 rods; thence North 160 rods; thence East 44 rods; thence South 160 rods to the place of beginning containing 44 acres of land more or less, and being Lots Numbered 1 and 2 as described in order of partition recorded in Partition Record No. 1, page 139, in the records of the Court of Common Please of said County, in the case of Clarissa Johnson vs. William C. Johnson, et al., excepting from said described tract 1.4 acres taken off of and from the entire width of the North end thereof heretofore conveyed to the State of Indiana for the Indiana East-West Toll Road, as recorded in Deed Record 534, page 131, of the records of St. Joseph County, Indiana.

Also excepting: A parcel of land being a part of the Southwest quarter of Section 28, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana, more fully described as: Commencing at the Southeast corner of said Southwest quarter of said Section 28; thence North 90°00'00" West, 1716 feet, along the South line of said Southwest quarter; thence North 00°12'17" East 640 feet (previously recorded as North 00°20'40" West) to the POINT OF BEGINNING; thence North 90°00'00" West, 198 feet, parallel with said South line; thence North 00°12'17" East, 1691.11 feet, (previously recorded as North 00°20'40" West) to the South right-of-way like of the Indiana East-West Tollway (I-80 and I-90); thence North 89°48'44" East, 198 feet, (previously recorded as North 89°17'22" East) along said South right-of-way line; thence South 00°12'17" West, 1691.76 feet, (previously recorded as South 00°20'40" East) to the POINT OF BEGINNING. Also known as Tract: EPA Parcel #1, said parcel containing 7.69 acres, more or less (Young Landscape Nursery, Inc.).



N
BLUE DR
SHAMROCK WAY
GOLD DR
IRISH WAY
PET 17-24
UNIVERSITY PARK DR
SHAUGHN ST
DOUGLAS RD
W DOUGLAS RD
LAKESHORE BLVD
Location Map
PET 17-24
ANNEXATION AND REZONING
OF 16839 DOUGLAS ROAD
TO R-3 MULTI-FAMILY DISTRICT
RE DR
NG DR
PEAKWOOD CIR
JENNY LN
ANDERS CT

Lei B



SUMMARY

UNITS	80 UNITS (80 TWO-BEDRM)
ACREAGE	+/- 2.7 ACRES
PARKING	80 SPACES (1/UNIT)
BUILDING HT	3 STORIES
LOT COVERAGE	27.5% (60% MAX BY CODE)

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

0 25' 50'

August 3, 2017 rdl#: #17184

RDL ARCHITECTS
RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

MISHAWAKA SENIOR
MISHAWAKA, INDIANA

the NRP group LLC
The NRP Group
5309 Transportation Blvd.
Cleveland, Ohio 44125
Telephone: 216.475.8900
Fax: 216.475.9300

PARCEL NO. 5
PROJECT NO. –
CODE NO. –
ROAD NO. Douglas
COUNTY: St. Joseph
SECTION: 28
TOWNSHIP: 38N
RANGE: 3E

OWNER: Young's Landscape Nursery Corporation

DOCUMENT NO.: 78000165 DATED: 01–04–78

SHEET 1 OF 3
DRAWN BY: P. FOSTER
DATE: 03–12–98
CHECKED BY: J. LIETZAN
DATE: 01–17–00
SCALE: 1"=500'

HATCHED AREA IS THE APPROXIMATE TAKING

This Plat Was Prepared From Information Obtained From The Recorder's Office And Other Sources Which Were Not Necessarily Checked By A Field Survey.

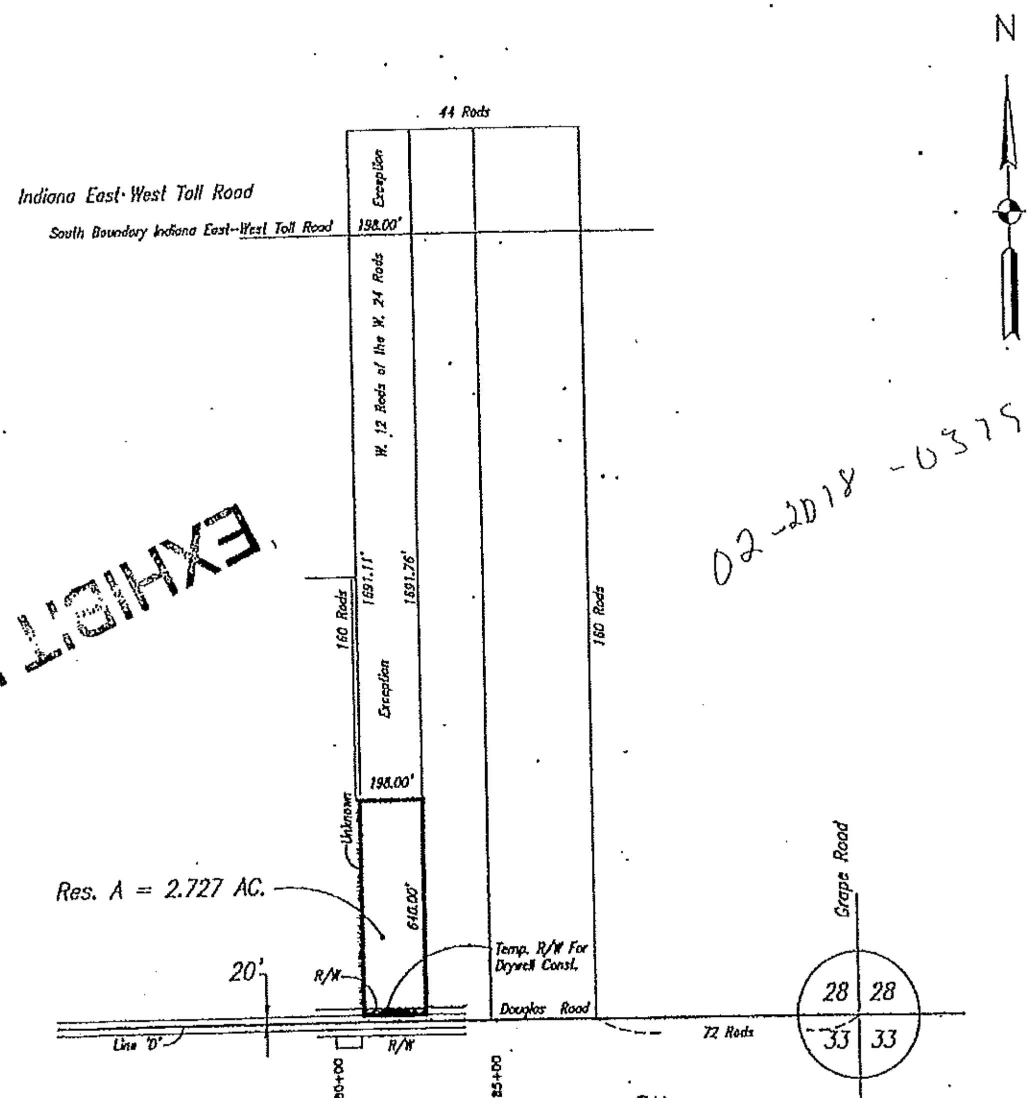


EXHIBIT "A"

02-2018-0375

TOTAL AREA= 2.909 AC.
R/W EXISTING= 0.091 AC.

NET TOTAL AREA= 2.818 AC.

James Michael Lietzan

DATE: 1-17-00

JAMES MICHAEL LIETZAN
REGISTERED
No. S0475
STATE OF INDIANA
LAND SURVEYOR

LAND PLAT
BY
COLE ASSOCIATES INC.

2211 E. Jefferson Blvd. South Bend, Ind.

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
Generated 9/18/2017 10:32:56 AM

Ordinance Number: Proposed Ordinance 2017-38

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, **2018** 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	10/16/2017

Funds

Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0075	COIT SPECIAL DISTRIBUTION	$180,000	$0	0.0000
0101	GENERAL	$33,221,342	$23,958,306	2.1526
0254	LOCAL INCOME TAX	$3,017,995	$0	0.0000
0341	FIRE PENSION	$2,071,750	$0	0.0000
0342	POLICE PENSION	$1,535,105	$0	0.0000
0706	LOCAL ROAD & STREET	$680,000	$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	$3,734,090	$2,039,929	0.1833
1151	CONTINUING EDUCATION	$75,000	$0	0.0000
1301	PARK & RECREATION	$3,405,172	$2,793,058	0.2509
1310	PARK NONREVERTING - CAPITAL	$308,000	$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	$0	$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	$550,000	$1,218,113	0.1094
2411	ECONOMIC DEV INCOME TAX CEDIT	$3,569,331	$0	0.0000
6290	CUMULATIVE SEWER	$500,000	$599,889	0.0539
		$52,847,785	**$30,609,295**	**2.7501**

1st Reading 9-18-17
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 18 2017
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
Generated 9/15/2017 11:15:45 AM

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

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

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

Budget Form No. 4
Generated 9/15/2017 11:15:45 AM

Proposed Ordinance 2017-38

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0706	LOCAL ROAD & STREET	$680,000	$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	$3,734,090	$539,929	0.0485
1151	CONTINUING EDUCATION	$75,000	$0	0.0000
1301	PARK & RECREATION	$3,405,172	$2,793,058	0.2509
1310	PARK NONREVERTING - CAPITAL	$308,000	$0	0.0000
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6290	CUMULATIVE SEWER	$500,000	$599,889	0.0539
		$52,847,785	**$29,109,295**	**2.6153**

1st Reading 9-18-17
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 15 2017
CITY CLERK
MISHAWAKA, IN

Ordinance change

Rebecca Miller

Mon 9/18/2017 11:52 AM

Inbox

To:DL-Clerk <DL-Clerk@mishawaka.in.gov>;

1 attachments (15 KB)

Form4_R2015_0117 (1).pdf;

The change is in MVH.

Rebecca S. Miller

City Controller

City of Mishawaka
600 East 3rd Street
Mishawaka IN 46544

574-258-1622
574-258-1724 fax

www.mishawaka.in.gov

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller

RECEIVED
DEBORAH S. BLOCK MMC

SEP 14 2017

CITY CLERK
MISHAWAKA, IN

Date: September 14, 2017

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: City Budget

For first reading on Monday is the City Budget. This year we have already had our department budget meetings, which is a change from past years.

The only change I believe from the draft to this version is increasing the Park Non Reverting Budget. Phil Blasko had discussed encumbering unused funds to next year. A better plan is to add the funds to the budget.

You will also notice the entire budget is $58,372,904. This amount includes the $5,525,119 of circuit breaker losses that have to be accounted for, leaving a net budget of $52,847,785.

Please contact me with any questions.

c: David A. Wood, Mayor

Budget Form 1 - Budget Estimate

Year: 2018 County: St. Joseph Unit: Mishawaka Civil City

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0075 - COIT SPECIAL DISTRIBUTION	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Street Equipment	$180,000	$180,000
					0075 - COIT SPECIAL DISTRIBUTION Total	$180,000	$180,000
0101 - GENERAL	CONTROLLER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$2,534,883	$2,534,883
0101 - GENERAL	CONTROLLER	SUPPLIES	Office Supplies		Office Supplies	$15,000	$15,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Professional Services		Animal Control	$163,727	$163,727
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Professional Services		IACT	$12,000	$12,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Professional Services		WNIT Public Access	$10,000	$10,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Communication and Transportation		Postage	$15,000	$15,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Communication and Transportation		Telephone	$45,000	$45,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Communication and Transportation		Travel	$4,000	$4,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Printing and Advertising		Publications	$13,000	$13,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Insurance		Insurance	$825,000	$825,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Utility Services		MU Charges	$800,000	$800,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Utility Services		NIPSCO	$60,000	$60,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Repairs and Maintenance		Repairs and Maintenance	$50,000	$50,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges		Miscellaneous	$1,500	$1,500
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges		Subscriptions Dues	$1,000	$1,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CONTROLLER	CAPITAL OUTLAYS	Other Capital Outlays		Capital Outlay	$250,000	$250,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$143,895	$143,895
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SUPPLIES	Office Supplies		Office Supplies	$1,500	$1,500
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SUPPLIES	Operating Supplies		Violations Bureau Supplies	$1,500	$1,500
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Professional Services		Attorney Fees	$1,000	$1,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Professional Services		BIS Digital	$7,000	$7,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Professional Services		Municipal Code Service,BIS digital	$8,000	$8,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Communication and Transportation		Travel	$2,000	$2,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Other Services and Charges		Community Promotion	$1,750	$1,750
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions dues	$1,500	$1,500
0101 - GENERAL	MAYOR	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$150,377	$150,377
0101 - GENERAL	MAYOR	SUPPLIES	Office Supplies		Office Supplies	$1,500	$1,500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Communication and Transportation		Travel	$2,000	$2,000
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Printing and Advertising		Printing	$500	$500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges		Community Promotion	$7,500	$7,500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges		Leadership	$2,000	$2,000
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges		Memorial Day	$1,500	$1,500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges		Subscriptions	$2,000	$2,000
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$108,375	$108,375
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SUPPLIES	Office Supplies		Office Supplies	$750	$750

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SERVICES AND CHARGES	Communication and Transportation		Travel	$6,000	$6,000
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SERVICES AND CHARGES	Other Services and Charges		Community Promotion	$5,000	$5,000
0101 - GENERAL	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$4,585,203	$4,585,203
0101 - GENERAL	PLANNING & ZONING	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$217,342	$217,342
0101 - GENERAL	PLANNING & ZONING	SUPPLIES	Operating Supplies		Operating Supplies	$4,000	$4,000
0101 - GENERAL	PLANNING & ZONING	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$3,000	$3,000
0101 - GENERAL	PLANNING & ZONING	SERVICES AND CHARGES	Other Services and Charges		Subscription and Dues	$1,500	$1,500
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$296,536	$296,536
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SUPPLIES	Operating Supplies		Operating Supplies	$20,000	$20,000
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	$25,000	$25,000
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions,Dues	$15,000	$15,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$661,089	$661,089
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SUPPLIES	Office Supplies		Office Supplies	$2,000	$2,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SUPPLIES	Operating Supplies		Equipment/Vehicle/Maint Supplies	$110,000	$110,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SUPPLIES	Operating Supplies		Gas, Oil, etc.	$800,000	$800,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SUPPLIES	Other Supplies		Uniform/Supplies	$4,250	$4,250
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Professional Services		Health Screenings/Vaccines	$1,000	$1,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$1,500	$1,500
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Repairs and Maintenance		Building Repair/Equipment/Maintenance	$70,000	$70,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Rentals		Uniforms	$5,000	$5,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	SERVICES AND CHARGES	Other Services and Charges		Miscellaneous Charges	$2,500	$2,500
0101 - GENERAL	LAW DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$140,590	$140,590
0101 - GENERAL	LAW DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	$500	$500
0101 - GENERAL	LAW DEPARTMENT	SUPPLIES	Office Supplies		Professional Books	$500	$500
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	$3,000	$3,000
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Insurance		Claims	$50,000	$50,000
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Miscellaneous Charges	$1,500	$1,500
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues	$1,500	$1,500
0101 - GENERAL	ENGINEER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$323,404	$323,404
0101 - GENERAL	ENGINEER	SUPPLIES	Office Supplies		General Supplies	$4,000	$4,000
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Professional Services		Consulting	$5,000	$5,000
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Communication and Transportation		Travel	$1,750	$1,750
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Repairs and Maintenance		Equipment Repair	$2,500	$2,500
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Other Services and Charges		Subscriptions/Dues	$1,000	$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$54,273	$54,273

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SUPPLIES	Office Supplies		Office Supplies	$1,000	$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Professional Services		Consulting	$54,000	$54,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Professional Services		Employee Assistance Program	$10,000	$10,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Professional Services		Testing/Wellness	$5,000	$5,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Communication and Transportation		Travel	$1,000	$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Printing and Advertising		Printing/advertising	$1,000	$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Other Services and Charges		Staff Development	$1,000	$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues	$500	$500
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$203,116	$203,116
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SUPPLIES	Operating Supplies		Supplies	$2,000	$2,000
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	$4,000	$4,000
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues	$800	$800
0101 - GENERAL	CODE ENFORCEMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$274,182	$274,182

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CODE ENFORCEMENT	SUPPLIES	Operating Supplies		Supplies	$3,500	$3,500
0101 - GENERAL	CODE ENFORCEMENT	SERVICES AND CHARGES	Communication and Transportation		Travel	$3,000	$3,000
0101 - GENERAL	CODE ENFORCEMENT	SERVICES AND CHARGES	Other Services and Charges		Clean up	$35,000	$35,000
0101 - GENERAL	FIRE DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$12,109,110	$12,109,110
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	$6,000	$6,000
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Operating Supplies		Operating Supplies	$200,000	$200,000
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Other Supplies		Medical Supplies	$125,000	$125,000
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Other Supplies		Public Education Training/Seminar Supplies/Refreshments	$6,000	$6,000
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Building/Equipment Repair	$100,000	$100,000
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Laundry Maintenance	$3,000	$3,000
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues, etc.	$3,000	$3,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$11,373,499	$11,373,499
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SUPPLIES	Operating Supplies		Operating Supplies	$35,000	$35,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SUPPLIES	Other Supplies		Seminars/Community Relations	$1,000	$1,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	$2,000	$2,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Printing and Advertising		Printing	$1,800	$1,800
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Repairs and Maintenance		Building Repair/Maintenance/Service Contracts	$90,000	$90,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges		Canine Expenses	$3,000	$3,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges		Crime Stoppers Program	$5,000	$5,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges		Special Expense	$13,000	$13,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues, etc.	$3,000	$3,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	CEMETERY	SERVICES AND CHARGES	Other Services and Charges		Maintenance	$25,000	$25,000
0101 - GENERAL	REDEVELOPMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$204,044	$204,044
0101 - GENERAL	REDEVELOPMENT	SUPPLIES	Office Supplies		Office Supplies	$1,000	$1,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Professional Services		Professional Services	$225,000	$225,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$2,000	$2,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Printing and Advertising		Legal Ads	$800	$800
					0101 - GENERAL Total	**$37,806,545**	**$37,806,545**
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SUPPLIES	Other Supplies		Police Supplies	$75,000	$75,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Clinic	$304,300	$304,300
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		New Hire Physicals/Testing	$52,000	$52,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	$65,000	$65,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Radio System Contract	$319,073	$319,073
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Service Contracts	$275,000	$275,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Lease Payments	$495,622	$495,622
0254 - LOCAL INCOME TAX	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		PSAP	$650,000	$650,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Fire Dept Equipment	$398,000	$398,000
0254 - LOCAL INCOME TAX	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Police Cars	$282,000	$282,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0254 - LOCAL INCOME TAX	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Police Equipment	$102,000	$102,000
					0254 - LOCAL INCOME TAX Total	**$3,017,995**	**$3,017,995**
0341 - FIRE PENSION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$2,067,750	$2,067,750
0341 - FIRE PENSION	NO DEPARTMENT	SUPPLIES	Office Supplies		Misc Supplies	$1,000	$1,000
0341 - FIRE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Legal Fees	$2,000	$2,000
0341 - FIRE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$500	$500
0341 - FIRE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Equipment Repair	$500	$500
					0341 - FIRE PENSION Total	**$2,071,750**	**$2,071,750**
0342 - POLICE PENSION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$1,532,155	$1,532,155
0342 - POLICE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Legal Fees	$2,500	$2,500
0342 - POLICE PENSION	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$450	$450
					0342 - POLICE PENSION Total	**$1,535,105**	**$1,535,105**
0706 - LOCAL ROAD & STREET	NO DEPARTMENT	CAPITAL OUTLAYS	Infrastructure		Summer Paving	$680,000	$680,000
					0706 - LOCAL ROAD & STREET Total	**$680,000**	**$680,000**
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$2,620,590	$2,620,590
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	$0	$0

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SUPPLIES	Operating Supplies		Gas, Oil, etc.	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SUPPLIES	Repair and Maintenance Supplies		Equipment/Parts, Supplies	$316,500	$316,500
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SUPPLIES	Other Supplies		Traffic Supplies	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SUPPLIES	Other Supplies		Uniform Supplies	$0	$0
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Health Screenings/Vaccines	$5,000	$5,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Telephone	$7,500	$7,500
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$5,000	$5,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Printing and Advertising		Publications	$500	$500
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Insurance		Insurance Premiums/Deductibles	$150,000	$150,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Utility Services		MU Charges	$135,000	$135,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Utility Services		NIPSCO	$100,000	$100,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Building/Equipment Repair	$200,000	$200,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Rentals		Uniforms	$8,000	$8,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Miscellaneous Charges	$3,000	$3,000
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	CAPITAL OUTLAYS	Improvements Other Than Building		Street Repair	$183,000	$183,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0708 - MOTOR VEHICLE HIGHWAY	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$83,916	$83,916
					0708 - MOTOR VEHICLE HIGHWAY Total	$3,818,006	$3,818,006
1151 - CONTINUING EDUCATION	NO DEPARTMENT	SUPPLIES	Operating Supplies		Ammunition	$25,000	$25,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel Training	$21,000	$21,000
1151 - CONTINUING EDUCATION	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Vests	$29,000	$29,000
					1151 - CONTINUING EDUCATION Total	$75,000	$75,000
1301 - PARK & RECREATION	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$2,302,772	$2,302,772
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	$5,000	$5,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Operating Supplies		Gas, Oil, Parts, etc.	$73,000	$73,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Athletic Event Supplies	$20,000	$20,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Concessions	$65,000	$65,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Golf Course Supplies	$30,000	$30,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Maintenance Supplies	$60,000	$60,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Merrifield Complex Supplies	$15,000	$15,000
1301 - PARK & RECREATION	NO DEPARTMENT	SUPPLIES	Other Supplies		Program Supplies	$40,000	$40,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Health Screenings/Vaccines	$8,000	$8,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Postage and Freight	$2,000	$2,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Telephone	$7,000	$7,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel and Training	$3,000	$3,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Printing and Advertising		Printing/Newsletter etc.	$10,000	$10,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Insurance		Insurance Premiums/Deductibles	$120,000	$120,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Utility Services		MU/AEP Charges	$370,000	$370,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Utility Services		NIPSCO	$30,000	$30,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Equipment/Facility Repair	$50,000	$50,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Service Contracts	$95,000	$95,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Rentals		Uniforms/Port-o-lets	$11,500	$11,500
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Instructor Fees	$20,500	$20,500
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Miscellaneous/Charges	$1,000	$1,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Official/Referee Fees	$10,000	$10,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Recreation Event/Entertainment	$30,000	$30,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Sales Tax	$25,000	$25,000
1301 - PARK & RECREATION	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Subscription, Dues, etc.	$1,400	$1,400
1301 - PARK & RECREATION	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$634,183	$634,183
					1301 - PARK & RECREATION Total	**$4,039,355**	**$4,039,355**
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	$15,000	$15,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SUPPLIES	Other Supplies		Golf Course Concessions	$10,000	$10,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SUPPLIES	Other Supplies		Landscaping and Chemical Supplies	$60,000	$60,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SUPPLIES	Other Supplies		Wilson Hill Supplies	$7,500	$7,500
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Animal Control	$15,000	$15,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Consulting	$75,000	$75,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Wilson Hill Phone and Internet	$2,500	$2,500
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Golf Cart Repair	$5,000	$5,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		GPS Contract	$28,000	$28,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Merrifield Pool and Rink Repair	$15,000	$15,000
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Wilson Hill Building	$10,000	$10,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
1310 - PARK NONREVERTING - CAPITAL	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Machinery and Equipment	$65,000	$65,000
					1310 - PARK NONREVERTING - CAPITAL Total	$308,000	$308,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Service Contracts/Software Maintenance	$300,000	$300,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		Computer Equip/Software	$250,000	$250,000
2391 - CUMULATIVE CAPITAL DEVELOPMENT	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$129,349	$129,349
					2391 - CUMULATIVE CAPITAL DEVELOPMENT Total	$679,349	$679,349
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SUPPLIES	Repair and Maintenance Supplies		Street Material	$175,000	$175,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SUPPLIES	Other Supplies		Park Landscaping	$100,000	$100,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SUPPLIES	Other Supplies		Salt	$175,000	$175,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Chamber of Commerce/en focus	$55,000	$55,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Clinic	$346,800	$346,800
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Consulting	$125,000	$125,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		City Maintenance	$150,000	$150,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Engineering Maintenance	$100,000	$100,000

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Signal Maintenance	$100,000	$100,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance		Splash Pad Repair	$30,000	$30,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		PSAP	$650,000	$650,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		PSAP Bond	$119,531	$119,531
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	CAPITAL OUTLAYS	Improvements Other Than Building		Improvements	$850,000	$850,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles		MVH	$368,000	$368,000
2411 - ECONOMIC DEV INCOME TAX CEDIT	NO DEPARTMENT	CAPITAL OUTLAYS	Other Capital Outlays		Improvements	$225,000	$225,000
					2411 - ECONOMIC DEV INCOME TAX CEDIT Total	**$3,569,331**	**$3,569,331**
6290 - CUMULATIVE SEWER	NO DEPARTMENT	SERVICES AND CHARGES	Professional Services		Professional Services	$250,000	$250,000
6290 - CUMULATIVE SEWER	NO DEPARTMENT	CAPITAL OUTLAYS	Improvements Other Than Building		Storm.Sanitary Reconstruction	$250,000	$250,000
6290 - CUMULATIVE SEWER	NO DEPARTMENT	PROPERTY TAX CAP	Property Tax Cap Impact		Property Tax Cap Impact	$92,468	$92,468
					6290 - CUMULATIVE SEWER Total	**$592,468**	**$592,468**
					UNIT TOTAL	**$58,372,904**	**$58,372,904**