



## **Agenda for the Goshen Common Council**

**6:00 p.m., April 28, 2025 Regular Meeting**

***Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, IN***

**Call to Order by Mayor Gina Leichty**

**Pledge of Allegiance led by Olympia Ganger**

### **Roll Call:**

**Linda Gerber** (At-Large)     **Phil Lederach** (District 5)     **Doug Nisley** (District 2)  
**Megan Peel** (District 4)     **Donald Riegsecker** (District 1)     **Matt Schrock** (District 3)  
**Council President Brett Weddell** (At-Large)     **Youth Adviser Tageeya Galeb**

**Approval of Minutes:** Dec. 30, 2024, Jan. 27 & Feb. 24, 2025 Regular Meetings

**Approval of Meeting Agenda**

**Privilege of the Floor**

- 1) Presentation:** Honoring recent retirees with more than 30 years of service to the City
- 2) Presentation:** Recognition of City of Goshen colleagues who were recent Good of Goshen honorees and two City employees who received statewide awards for outstanding contributions
- 3) City budget reports from March 2025** (Clerk-Treasurer's Office)
- 4) Public hearing and consideration of Resolution 2025-09**, SRF Loan Program Preliminary Engineering Report Acceptance, **and Resolution 2025-10**, SRF Loan Program Signatory Authorization Resolution
- 5) Resolution 2025-07**, A Resolution of the Common Council of the City of Goshen, Indiana, Authorizing the Filing of an Application for a Community Development Block Grant
- 6) Resolution 2025-08**, Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project
- 7) Ordinance 5220**, An Ordinance to Provide for a Recruitment Incentive and Referral Bonus

**Elected Official Reports**

***Adjournment***



## GOSHEN COMMON COUNCIL

### Minutes of the DECEMBER 30, 2024 Regular Meeting

*Convened in the Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana*

At 6:00 p.m., Mayor Gina Leichty called the meeting to order. The Mayor's grandson, Xander Holcombe, then led the Pledge of Allegiance.

Mayor Leichty asked Clerk-Treasurer Aguirre to conduct the roll call.

Present: Linda Gerber (At-Large) Phil Lederach (District 5) Doug Nisley (District 2)  
Donald Riegsecker (District 1) Matt Schrock (District 3)  
Council President Brett Weddell (At-Large)  
Absent: Megan Peel (District 4) and Youth Adviser Tageeya Galeb

#### Approval of Minutes:

Mayor Leichty asked the Council's wishes regarding the minutes of the October 28 and November 18 Regular Meetings as prepared by Clerk-Treasurer Aguirre. Councilor Nisley moved to accept the minutes as presented. Councilor Schrock seconded the motion. **Motion passed 6-0 on a voice vote.**

#### Approval of Meeting Agenda:

Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer. Councilor Lederach moved to approve the agenda as presented. Councilor Weddell seconded the motion. **Motion passed 6-0 on a voice vote.**

#### Privilege of the Floor:

At 6:03 p.m., Mayor Leichty invited public comments for matters not on the agenda.

River Norton of Goshen read the following 2024 poem by Heba Al-Agha, a writer from Gaza City:

#### **When the War Parts**

I won't be the same / might become a closet or a bed  
a gas canister, a rug / a library  
a giant lap, one long embrace.  
When the war parts  
I won't find a grave to visit / for the road itself will be the graveyard  
There will be no flowers to lay / as they too will have died.  
No palms on graves, and no graves either.  
I will stumble on a head here, a foot there, a friend's face  
on the ground, his bag carrying crumbs for the little ones.  
Scattered eyes, I'll see them everywhere / and a heart that has gotten lost, panting  
will settle on my shoulder / and I'll walk it through the rubble  
this broken stone with which we were killed.  
No history book said how / to prepare for the long war  
no class taught to pitch a tent on the side of the road



no math teacher said that the corner / fits ten people  
no religion class revealed: / children also die  
also rise / as a butterfly, a bird, a star.  
I hated chalk once  
and the morning lineup too / but loved to pause in an opening line  
stroll through the Eastern line / lose myself in the city perched on twin trees  
But I am outside any city I know / outside all place and ejected from time  
to the dimension of Gaza, to ask / what has happened what is happening  
What is the name of our street? / Have any of you seen our street, our house?  
Do the neighborhoods still know each other? / Can the city recognize us?  
Can my mother?  
Is the sea counting the victims?  
Does the sun rise to shield the bodies in the streets? / Can the merchants afford heaven?  
Will these bodies sprout tall buildings that bear their names?  
Their names, will we know them all?  
My aunts, will they fathom the catastrophe?  
The house, was it really our house?  
Does the soldier sleep a night?  
My throat is swollen  
from words / without remedy  
but bayt: this line, home.

**Nancy Graber of Goshen** thanked Councilors for the opportunity to speak. She said today was Day 452 since Oct. 7, 2023. She said on Dec. 21 in Goshen she had the opportunity to participate in an all-night vigil for peace which included a discussion via Zoom with a friend, Tareq Abuhailima.

**Graber** said she met Abuhailima in person several times in January 2024 when he visited Goshen and shared his story. She said he is the only member of his family who lives in the United States; the remainder live in Gaza, but he has lost 20 family members and many friends in the war.

**Graber** said that during the December Zoom call, Abuhailima was able to call his brother and they had a conversation which was translated. "And the message from them is they want their voices heard. They are our neighbors, and so I'm using my own voice to share their pain and their story."

**Graber** said Abuhailima is working for peace and continuing his studies at Bluffton University in Ohio. She added, "I can't imagine him being that far from family, and feeling so helpless as to what he can do. And so, I'm here to share that bit of a story with you tonight. Thank you for listening."

**Mayor Leichty** closed the public comment period at 6:09 p.m.

**1) Request for approval of a Memorandum of Understanding (MOU) with Lacasa for Lot 3 of the Lincoln Avenue subdivision and authorization for the Mayor to Execute the MOU**



**Mayor Leichty** requested consideration of the request by Lacasa for a Memorandum of Understanding (MOU) for Lot 3 of the Lincoln Avenue subdivision and authorization for the Mayor to execute the MOU.

#### **BACKGROUND:**

In a Dec. 30, 2024 memorandum to the Common Council, **City Redevelopment Director Becky Hutsell** wrote that as detailed in its presentation at the Dec. 18 Council meeting, Lacasa was seeking approval of a Memorandum of Understanding with the City.

**Hutsell** wrote that Lacasa was requesting confirmation that the City will provide a 99-year lease for the portion of Lot 3 of a subdivision in the 700 block of East Lincoln Avenue that lies outside of the floodplain. This agreement would allow Lacasa to proceed with the zoning requests necessary for the lot and, subsequently, to apply for funding to construct the project. The official lease agreement will not be executed until Lacasa receives confirmation of the funding for the project.

**Hutsell** wrote that a copy of a letter from **Brad Hunsberger, Vice President of Real Estate Development for Lacasa**, was attached to the Council's meeting packet along with the Memorandum of Understanding for this property. **Hutsell** requested approval of the MOU to allow this project to continue moving forward.

In his letter to the Council, **Hunsberger** stated that Lacasa's goal is to build a multi-family affordable housing building on City-owned land on East Lincoln Avenue. He wrote that Lacasa believes this particular use is good for this location and will bring much needed affordable housing to Goshen.

**Hunsberger** wrote that as this project has developed over the last month or so "we have decided to slightly modify the unit mix of the building to better align with the newly published HOME funds scoring matrix.

"The proposed building will now consist of six total units with 2 of the units being three bedroom and 4 of the units to be two-bedroom units. This unit mix also slightly lessens the required parking for the building and will have a much better chance of being funded by the Indiana Housing & Community Development Authority (IHCD) in this HOME grant round. The overall footprint of the building will be shrunk slightly to better accommodate the revised unit configuration and to allow slightly more flexibility on site."

**To realize the construction of this building, Lacasa asked the Common Council for the following:**

1. Agree to allow Mayor Leichty to enter into a memorandum of the intent to lease the subject parcel for 99 years to Lacasa pending award of HOME funds from the Indiana Housing & Community Development Authority (IHCD) in the 2025 HOME funding cycle.
2. Agree to allow Mayor Leichty to petition the Plan Commission to make the following changes to the current zoning and land use present at the site.
  - A. Rezone the parcel from R-1 to R-3
  - B. Vacate the platted front setback along Lincoln Ave. from the originally platted 35' to the revised and presented 9'.

#### **Proposed development schedule:**

**December 2024** – Site control with City Council

**January 2025** – Plan Commission hearing on rezoning and partial vacation of platted setback

**February 2025** – Approval by City Council of the vacation and rezoning

**March 2025** – Application to IHCD for HOME funds

**May 2025** – Award announcement from IHCD's board of directors

**November 2025** – Assuming award of the HOME funds, we will get release of funds sometime in Nov. 2025



**December 2025** – Execution of the 99-year lease upon receipt of ROF from IHCD

**January 2026** – Submittal of plan for technical review by the City

**April 2026** – Break ground on project

**December 2026** – Completion of building and residents moving in

**The Memorandum of Intent to Execute a 99-year Lease between the City of Goshen and Lacasa of Goshen, Inc. would be contingent on the following:**

1. Lacasa securing adequate funding to construct the improvements contemplated in its presentation to the Goshen City Council on Dec. 16 and Dec. 30, 2024 (hereinafter the "Project").
2. Lacasa receiving federal/IHCD release of funds during the 2025 HOME Grant funding cycle, which will allow for the initiation of a contractual relationship between City and Lacasa as to the Demised Premises, as hereinafter defined.
3. Lacasa does not have and will not use eminent domain power to secure the Demised Premises.

**Other terms include the following:**

1. **Rent:** Rent shall be paid on a yearly basis pursuant to the schedule below, with rent charged starting 30 days after receipt of release of funds for each phase. \$500/ year commencing within in 1 month after Lacasa receives release of funds from IHCD for the Project.
2. **Density:** The maximum number of dwelling units Lacasa can build on the Demised Premises is 6 units.
3. **Style:** Building constructed on site shall be consistent with the size and aesthetic presented to the Goshen City Council on Dec. 16 and Dec. 30, 2024.
4. **Affordability:** All units constructed on this land shall be reserved for affordable housing as defined by tenant incomes at or below 80% of the Area Median Income as published by the State Housing Agency.
5. **Tenants:** All units on site shall be occupied by tenants meeting the income requirement of IHCD.
6. **Infrastructure:** The improvements contemplated in this Memorandum and the Lease shall be permitted to hook into the to be constructed water and sewer services along Lincoln Avenue.
7. **Real Estate:** The City shall execute the required IHCD lien and restrictive covenant as required by IHCD to commence construction of the project.
8. **Demised Premises.** The Demised Premises that will be the subject of the lease are more particularly described as follows: See Attached Exhibit "A". NOTE: A full recorded legal description will replace the preliminary site plan in the final Lease.
9. **Term.** The Term of the Lease shall be 99 years from the Commencement Date as stated in the Lease. Various rights of extensions will be enumerated in the final full lease document.
10. **Duplicate Copies.** Duplicate copies of the originals of the Lease will be in the possession of City and Lacasa and reference should be made thereto for a more detailed description thereof and for resolution of any questions pertaining thereto.

**B. Purpose.** It is expressly understood and agreed by all parties that the sole purpose of this Memorandum of Lease is to give record notice of the terms of a future binding Lease; it being distinctly understood and agreed that said Lease will constitute the entire lease and agreement between Landlord and Tenant with respect to the Demised Premises and is hereby incorporated by reference. The Lease will contain additional rights, terms, conditions, duties, and obligations not enumerated within this instrument which govern the Lease.



This Memorandum is for information purposes only and nothing contained herein may be deemed in any way to modify or vary any of the terms or conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall control. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and assigns.

#### **SUMMARY OF DEC. 30, 2024 COUNCIL CONSIDERATION & APPROVAL OF MOU WITH LACASA:**

**Mayor Leichty invited comments from City Redevelopment Director Becky Hutsell.**

**Hutsell** distributed to Councilors four pages of renderings of Lacasa's proposed Lincoln Avenue subdivision (**EXHIBIT #1**). She then described the background of the proposal for a multi-unit housing development on Lot 3 of the City's Lincoln Avenue subdivision.

**Hutsell** said a retention pond that was constructed on the south side of East Lincoln Avenue is Lot 2. A small portion of it was subdivided off for the parking area for the Eastgate Market, and then the very western portion of this area was developed as Lot 3, with potential for development. **Hutsell** said this project would typically go through the City Redevelopment Commission but at the time the subdivision was created, it was transferred into the City of Goshen's name, along with lots 1 and 2, which is why this request has come before the Common Council.

**Hutsell** told Councilors that before them tonight was a Memorandum of Understanding that calls for the City to enter into a 99-year lease with Lacasa for Lot 3, which is the only portion of the lot outside of the floodway. She said the regulations for the funding that Lacasa is seeking don't allow any of the property being developed to be in the floodway, so the City would be leasing the northern portion of the property which isn't in the floodway.

**Hutsell** said that approving this agreement tonight would allow Lacasa to submit the project to the City Plan Commission on Jan. 2 for approval to rezone Lot 3 from R-1 to R-3, which would allow for multifamily housing instead of just single-family housing. **Hutsell** said Lacasa also would be asking for a reduced setback along East Lincoln Avenue as part of the subdivision from 25 feet to just under 10 foot, which she said was in line with other properties along that stretch of East Lincoln Avenue.

**Hutsell** provided a letter from **Brad Hunsberger, Lacasa's Vice President of Real Estate Development**, as well as a copy of the Memorandum of Understanding. She said tonight she also provided the floor plans for the 6-unit development that Lacasa was proposing.

**Council President Weddell** asked **Hutsell** to describe the number of residential units that were removed from the property. **Hutsell** said that between six and eight units adjacent to the roadway were removed. She confirmed that in terms of housing density, the proposed units would not house a greater number of people than had been there in the previous homes.

**Mayor Leichty invited comments from Brad Hunsberger, Lacasa's Vice President of Real Estate Development.**

**Hunsberger** thanked Councilors for considering the project during this holiday week. He said he was prepared to answer any questions, noting that he previously made a presentation to the Council about the project.

Since last discussed on Dec. 16, **Hunsberger** said the project has been modified slightly – six housing units are being proposed instead of eight. He said the reduction was "driven by a multitude of factors," such as a number that would be more likely to be awarded funding.





**Hunsberger** said the project would still have the same footprint and “really won’t look much different than what we have been proposing.”

**Councilor Riegsecker** asked about the location of the setback. **Hunsberger** said it would be about 15 feet from the sidewalk and the lot line would be between the sidewalk and the building.

**Councilor Nisley** asked if people would move in 2026. **Hunsberger** confirmed that it would be at the end of 2026. He added, “If we get funded, we should have release of funds and we can execute a lease. The memorandum of intent to lease functions as a purchase agreement ... and demonstrates local support for the project, which is great.”

**Council President Weddell** disclosed that he serves on the Board of Directors for Lacasa. He said that is an unpaid position and that he has no financial interest in anything that happens through Council and Lacasa.

**At 6:16 p.m., Mayor Leichty** invited comments or questions from the audience. There were none.

**Clerk-Treasurer Aguirre** asked **City Planning & Zoning Administrator Rhonda Yoder** if she had any comments about Lacasa’s upcoming requests to the Plan Commission – a change in zoning and the setback requirement.

**Yoder** said, “We haven’t seen the final submittal, and those decisions will be up to Plan Commission ... The rezoning is a recommendation from the Plan Commission to the Council, and so that would come back to Council for a final decision. The reduced setback, because it’s a platted setback, is what’s called a partial plat vacation. That’s under the jurisdiction of the Plan Commission only.”

**Mayor Leichty** asked if **Councilors** were ready to vote. **Councilors** indicated they were ready.

**On a voice vote, Councilors voted unanimously, by a 6-0 margin, to approve the Memorandum of Understanding (MOU) for Lot 3 of the Lincoln Avenue subdivision and to authorize the Mayor to execute the MOU at 6:17 p.m.**

## 2) Public hearing and consideration of Ordinance 5213: Additional Appropriations

**Mayor Leichty** called for the introduction of Ordinance 5213, *Additional Appropriations (to pay expenses for the Fire Department and the Engineering Department)*. **Council President Weddell** asked the **Clerk-Treasurer** to read Ordinance 5213 by title only, which was done.

**Weddell/Nisley made a motion to approve Ordinance 5213 on First Reading.**

### **BACKGROUND:**

Ordinance 5213 requested authorization from the Council and Mayor to spend additional and available money from various accounts for the Fire Department and the Engineering Department.

In a Dec. 30, 2024 memorandum to the Common Council, **Deputy Clerk-Treasurer Jeffery Weaver** wrote that the Mayor and Clerk-Treasurer requested this ordinance because the Common Council is the City’s fiscal body which authorizes the City’s budget and any budget adjustments.

**Weaver** reminded **Councilors** that an appropriation is “permission to spend available money” and is tied to a specific fund. Within a fund there are four spending categories and multiple accounts. It is possible to get permission to move budgeted spending between accounts and categories, but sometimes the total appropriation within a fund is insufficient for the fund’s total spending, due to emergencies, unforeseen circumstances, or budget errors.



In this case, **Weaver** wrote that the Mayor and Clerk-Treasurer were proposing an additional appropriation because the expenditures are necessary and paying the expenditure might otherwise overspend the budgeted appropriation. After Council approval, the Clerk-Treasurer submits additional appropriations to the Department of Local Government Finance (DLGF) for final approval. The DLGF will only approve an additional appropriation if the Clerk-Treasurer proves that the City has cash available for the additional appropriation and the following year's budget.

**Here's the background on these additional appropriation requests:**

- The **Fire Department** estimated some costs for the Redhawk Academy Fund, but was unsure what fund balances would allow until the Academy was operating for the year. At year-end the City has a better idea of annual spending and cash balances for the Fund and now propose the actual supplies and equipment budgets needed for the Academy. The Fire Department wants an additional \$6,700 for the Redhawk Academy Miscellaneous Supplies Fund and \$15,100 for the Redhawk Academy Fire Equipment fund.
- The **Engineering Department** continues to work with an engineer to manage the design of the City Annex renovation project. The City budgeted \$50,000 to begin design work on the Annex, but there has been more design and engineering progress than originally anticipated at the beginning of the year. The Engineering Department wants an additional \$120,300 for its Professional Services fund.

**Weaver** concluded that these funds have sufficient cash balances for additional appropriations. If the ordinance is approved by the Council, the Clerk-Treasurer will submit the necessary information to the DLGF for final approval.

#### **SUMMARY OF DEC. 30, 2024 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5213:**

**At 6:18 p.m. opened a public hearing on Ordinance 5213, *Additional Appropriations*. There were no comments.**

**Mayor Leichty invited Deputy Clerk-Treasurer Weaver to give the background of Ordinance 5213.**

**Weaver** gave a concise overview of Ordinance 5213. He said if approved, Ordinance 5213 would appropriate the money that has already been spent from the Red Hawk Academy Fund. Similarly, he said it would also ensure that appropriate funds are available to the Engineering Department for work on the Annex building.

**There were no further questions or comments from Councilors about Ordinance 5213. Councilors indicated they were ready to vote.**

**On a voice vote, Councilors unanimously passed Ordinance 5213, *Additional Appropriations*, on First Reading, by a 6-0 margin, with all Councilors voting yes, at 6:19 p.m.**

**Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5213.**

**Mayor Leichty called for the introduction of Ordinance 5213, *Additional Appropriations*, on Second Reading. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5213 by title only, which was done.**

**Weddell/Nisley made a motion to approve Ordinance 5213 on Second Reading.**

**The Mayor invited further comments or questions from the Council and the audience. There were none. Council President Weddell said Councilors were ready to vote.**





On a voice vote, Councilors unanimously passed Ordinance 5213, *Additional Appropriations*, on Second Reading, by a 6-0 margin, with all Councilors voting yes, at 6:20 p.m.

### 3) Resolution 2024-24: A Resolution Providing for the Transfer of Appropriations

Mayor Leichty called for the introduction of Resolution 2024-24, *A Resolution Providing for the Transfer Of Appropriations*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2024-30 by title only, which was done.

Weddell/Nisley made a motion to approve Resolution 2024-24.

#### **BACKGROUND:**

Resolution 2024-24 would authorize the transfer of funds from one budget category to another for various City of Goshen departments and funds.

In a Dec. 30, 2024 memorandum to the Common Council, Deputy Clerk-Treasurer Jeffery Weaver wrote that Resolution 2024-24 would authorize moving available resources between major categories within the City's funds. He said the Clerk-Treasurer's Office presents the appropriation category transfers to the Common Council at the last meeting each year in order to close the annual budget with all accounts within budget.

Weaver explained an appropriation is "permission to spend available money" and is tied to a specific fund. Within a fund there are four spending categories and multiple accounts. The state Department of Local Government Finance requires Council approval to move appropriations from one category to another. The Council can approve this when a department needs additional room to spend in one category and has available appropriations in another category. By moving an appropriation from one category to another, Weaver wrote that the Council will only change the category from which the City pays an expenditure. The Council is not approving any additional spending with this resolution, so the fund's total appropriation remains the same.

Weaver wrote that the Clerk-Treasurer asked that the Council approve Resolution 2024-24 because the Common Council is the City's fiscal body which authorizes the City's budget and any budget adjustments. State auditors require each appropriation to be a zero or positive dollar amount at the end of the year. The vast majority of the City's appropriations are underspent, and these adjustments reflect a small number of the 1,200+ appropriation lines the City maintains throughout the year.

Weaver also wrote that If the Council approves the proposed category transfer, the Clerk-Treasurer will then register the adjustments in the City's books and communicate the transfer to the departments. A category transfer is an adjustment that only requires Council approval to be final and does not require notification to the State.

The full list of category transfers in Resolution 2024-24 were as follows:

#### **GENERAL FUND - 1101**

FROM:	CRC/RETIREMENT 1101-5-01-4130300	( 290.00)
TO:	CRC/OTHER OFFICE EXPENSES 1101-5-01-4210500	290.00
FROM:	COUNCIL/TECHNOLOGY STIPEND 1101-5-02-4110159	( 1,000.00)
FROM:	COUNCIL/RETREAT 1101-5-02-4210500	( 2,000.00)
TO:	COUNCIL/ELECTION EXPENSE 1101-5-02-4390700	3,000.00



#### GENERAL FUND - 1101 (CONTINUED)

FROM:	MAYOR/FULLTIME PERSONNEL 1101-5-03-4110130	( 6,500.00)
TO:	MAYOR/OTHER OFFICE EXPENSES 1101-5-03-4210500	6,500.00
FROM:	COURT/PART-TIME PERSONNEL 1101-5-06-4110140	( 6,800.00)
TO:	COURT/OTHER PROFESSIONAL FEES 1101-5-06-4310500	6,800.00
FROM:	BD WORKS/COMP TIME BUYOUT 1101-5-07-4112000	( 100,000.00)
TO:	BD WORKS/SERVICES CONTRACTUAL 1101-5-07-4310501	100,000.00
FROM:	CEMETERIES/GAS,DIESEL,PROPANE 1101-5-09-4220210	( 1,000.00)
TO:	CEMETERIES/PARTTIME PERSONNEL 1101-5-09-4110140	1,000.00
FROM:	POLICE/OTHER OFFICE EXPENSES 1101-5-11-4210500	( 3,200.00)
TO:	POLICE/MEDICAL EXPENSES 1101-5-11-4310501	3,200.00
FROM:	POLICE/HEALTH INSURANCE 1101-5-11-4130501	( 52,000.00)
FROM:	POLICE/SPECIALTY PAY 1101-5-11-4110153	( 65,500.00)
FROM:	POLICE/COM ORTD POLICING 1101-5-11-4110154	( 5,000.00)
TO:	POLICE/OTHER EQUIPMENT 1101-5-11-4220154	122,500.00
FROM:	POLICE/WELLNESS 1101-5-11-4110151	( 3,300.00)
TO:	POLICE/TRAVEL EXPENSES 1101-5-11-4320301	3,300.00
FROM:	POLICE/OPERATION PULLOVER 1101-5-11-4110158	( 7,700.00)
TO:	POLICE/MAINTENANCE CONTRACTS 1101-5-11-4360501	7,700.00
FROM:	POLICE/SHIFT DIFFERENTIAL 1101-5-11-4110155	( 5,000.00)
TO:	POLICE/OTHER SERVICE CHARGES 1101-5-11-4390951	5,000.00
FROM:	POLICE/STATIONERY & PRINTING 1101-5-11-4210200	( 655.00)
TO:	POLICE/EQUIPMENT REPAIRS 1101-5-11-4360201	655.00
FROM:	BD WORKS/COMP TIME BUYOUT 1101-5-07-4112000	( 115,000.00)
TO:	FIRE/OVERTIME 1101-5-12-4110160	115,000.00
FROM:	AMBULANCE/OTHER EQUIPMENT 1101-5-12-4450201	( 24,000.00)
TO:	FIRE/OTHER SERVICE CHGS 1101-5-12-4300901	24,000.00
FROM:	ENV/ELECTRICITY & GAS 1101-5-46-4350101	( 957.36)
TO:	ENV/GASOLINE,DIESEL, PROPANE 1101-5-46-4220210	957.36
FROM:	ENV/CAPITAL PROJECTS 1101-5-46-4420101	( 21,618.89)
TO:	ENV/OTHER PROFESSIONAL SERVICE 1101-5-46-4310503	21,618.89

#### AVIATION FUND - 2206

FROM:	AVIATION/CAPITAL PROJECTS 2206-5-00-4420001	( 18,600.00)
TO:	AVIATION/FULL TIME PERSONNEL 2206-5-00-4110130	5,000.00
TO:	AVIATION/MAINTENANCE SVCS 2206-5-00-4360500	13,600.00

#### REDEVELOPMENT OPERATING FUND - 2226

FROM:	REDV OP/CONTRACT SVCS 2226-5-00-4310502	( 35,300.00)
TO:	REDV OP/PART TIME PERSONNEL 2226-5-00-4110140	35,300.00



**PUBLIC SAFETY LIT FUND - 2240**

FROM:	PS LOIT/POLICE RETIREMENT 2240-5-00-4130911	( 30,000.00)
TO:	PS LOIT/SUBSCRIPTIONS & MANUAL 2240-5-00-4310501	30,000.00

**TOWNSHIP FIRE SUPPORT FUND - 2258**

FROM:	TWPFIRE/FULLTIME PERSONNEL 2258-5-00-4110130	( 89,800.00)
TO:	TWPFIRE/SUPPLIES 2258-5-00-4290001	21,000.00
TO:	TWPFIRE/OTHER EQUIPMENT 2258-5-00-4450500	22,400.00
TO:	TWPFIRE/CAPITAL OUTLAYS 2258-5-00-4490000	46,400.00

**CUMULATIVE CAPITAL IMPROVEMENT FUND - 4401**

FROM:	CCI CIG TAX/FITNESS 4401-5-00-4130701	( 35,000.00)
TO:	CCI CIG TAX/EMPLOYEE INITIATIV 4401-5-00-4390901	35,000.00

**AMERICAN RESCUE PLAN GRANT FUND - 4502**

FROM:	ARP/SERVICES & CHARGES 4502-5-00-4310000	( 3,000.00)
TO:	ARP/FT HOMELESSNESS COORD 4502-5-00-4110130	3,000.00

**SUMMARY OF DEC. 30, 2024 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2024-24:**

**Mayor Leichty** invited remarks on the resolution from **Deputy Clerk-Treasurer Weaver**, who said the Clerk-Treasurer's Office was requesting routine transfers done at the end of the year "to make sure that the entire budget is in the positive. We're moving some things from one category to another category within the same fund."

**Clerk-Treasurer Aguirre** reminded **Weaver** about a necessary revision to the resolution.

**Weaver** then presented to the Council a revised version of Resolution 2024-24, which included additional transfer requests, including from the Police Department. At the Mayor's request, **Weaver** outlined the revisions: Instead of two Police transfers, there were five more and several more for the Fire Department. He also described some of the other transfers. All of the changes were included in the revision to Resolution 2024-24 (**EXHIBIT #2**).

In response to questions from **Council President Weddell**, **Weaver** clarified the amount to be transferred to cover Fire Department overtime pay and the total amount of all transfers. **Weaver** said "when you actually look at the positives and negatives, they all net out to 0. So, we're not at all increasing any totals to be spent from our funds. This is very literally a net-0 exercise."

**Council President Weddell/Councilor Lederach** made motion to replace the earlier version of Resolution 2024-24 with the version presented by Deputy Clerk-Treasurer **Weaver**. The motion passed by a 6-0 margin.

At 6:25 p.m., Mayor **Leichty** asked if there were any questions or comments about Resolution 2024-24 from the audience. There were none.

Mayor **Leichty** asked if Councilors were ready to vote. Council President **Weddell** said they were.



**On a voice vote, Councilors unanimously passed Resolution 2024-24 A Resolution Providing for the Transfer Of Appropriations, by a 6-0 margin, with all Councilors present voting yes, at 6:25 p.m.**

#### **Elected Official Reports:**

**Mayor Leichty** invited comments or reports from Councilors.

**Councilor Nisley** said he wanted to ask about two payment checks recently sent to the City that were lost. He said payment had to be stopped, the issuers had to pay a \$35 charge to stop payment and new checks were issued. Councilor Nisley wanted to know if the City would reimburse those expenses.

**Mayor Leichty** said she would connect him with the Clerk-Treasurer's Office for a response on the City's policy. She said the office would need to investigate the specifics of the situation because "sometimes those invoices come out from the Clerk-Treasurer's Office, sometimes they come out from the Building Department or the Street Department."

**Councilor Nisley** said one lost check involved the purchase of cemetery plots and another was a donation to the Fire Department.

**Mayor Leichty** said, "Okay, we'll be happy to look into it. We want to do right by people in the community. But I'd love to dig into it a little bit more, and work with the Clerk-Treasurer to get a reasonable answer for you and your constituents."

**Mayor Leichty** said she wanted to discuss the **City's draft meeting schedule for 2025** for the Council and all boards and commissions which she distributed to Councilors and Department Heads for feedback (**EXHIBIT #3**).

**Mayor Leichty** said she was **proposing that the Council hold official business meetings on the 4th Monday of each month** focused on the activities of the Council. In addition, the Mayor was **proposing that the Council hold a number of work sessions** that would be more informative and focused on specific topics, for discussion and education. The work sessions would be held **on occasional second Fridays**.

**Councilor Nisley** noted that the work sessions would be held at the Chamber of Commerce. He asked if public meetings could be held there. **Mayor Leichty** responded that public meetings have been held there and there has been advance public notice of them. She added that those meetings also have been livestreamed.

**Councilor Nisley** said his schedule was flexible but he has responsibilities and "Fridays just probably really are not going to work for me." **Councilor Schrock** said he also works on Fridays.

**Councilor Gerber** said, "I have a lot of flexibility, but when I don't, I don't and meeting during the workday can be challenging. I've also expressed other concerns I have with having a morning public meeting." She added, "I also have some concerns about if we are to have only one business meeting a month. If we look at November and December, those 4th Mondays are both Thanksgiving week, and then the week of Christmas, and this year we moved a meeting because it was in the week of Thanksgiving, so I could potentially see that being an issue again. And I would like to make sure that what we commit to we stick to as best we can, because if we schedule trips and things like that around the City calendar, and then things get moved, it gets messy."

**Mayor Leichty** asked if **Councilor Gerber** would prefer that the November Council meeting be convened on Nov. 17 and that the December Council meeting be held on Dec. 15. **Councilor Gerber** said she would prefer that but wanted to hear from other Councilors.



**Council President Weddell** said, "You're more correct in the sense that when the schedule's set and you or I look ahead and go, 'Okay, I'm going to go on vacation and plan it.'" It generally hasn't been a problem per se when we've altered it after the fact, but it could be a problem." He said it would be better to plan and set the schedule now.

**Mayor Leichty** said she would have no problem moving the November and December meetings to the third Monday of the month.

**Councilor Riegsecker** asked if a meeting would still need to be held on the last Monday of December 2025 as was taking place tonight. **Mayor Leichty** said that may be necessary, but added that holding the last December meeting on Dec. 15 may make it difficult for the Clerk-Treasurer's Office and Department heads to complete their year-end financial work before mid-December.

**Councilor Riegsecker** noted that the draft schedule would have the Council meeting on Dec. 12 and Dec. 15 – just three days apart.

Speaking about tonight's meeting, **Council President Weddell** said, "This is the longest this ever lasted."

Given the possibility of last-minute changes, **Councilor Lederach** suggested still holding the last December meeting on Dec. 29. **Council President Weddell** said, "Even if we had the meeting on the 22<sup>nd</sup>, I could foresee us needing a 29th meeting. Those are easy decisions to make. Now, I think that the crux of this comes down to whether or not this Council likes the idea of having one business meeting a month."

**Mayor Leichty** responded that numerous Councilors requested work sessions, which require the presence of staff and need to happen during the day. She said there also was a desire to schedule those earlier in 2025, which is why she was proposing specific dates. The Mayor added she was anticipating about six work sessions next year.

**Council President Weddell** said he liked that idea. He also said he has been a proponent of the Council holding just one business meeting a month "because I think in the vast majority of the cases, that's all that's really needed. Yes, that meeting can end up being a little bit longer, but not necessarily always."

Of this year's work sessions, **Council President Weddell** said "I think that that format has worked exceptionally well. and so, I'm glad you had a guesstimate on how many of those Fridays you thought we would need."

**Councilor Lederach** said, "I found the work meetings really helpful as well." He said he had "the luxury of being flexible," but noted that three Councilors did not, adding, "I'm open, but I want people to be able to be there."

**Councilor Schrock** responded, "You say people. Do you mean the public or do you mean us?" **Councilor Lederach** replied, "Both." **Councilor Schrock** said, "I second that theory."

**Council President Weddell** said it appeared that work sessions would be needed in 2025. **Mayor Leichty** said, "Yes. There are a number of items that are going to be up for discussion. And sitting in a format where we are at a round table, together with staff and with Councilors, and the Clerk-Treasurer and myself, is very helpful."

**Council President Weddell** said "I think that we have to realize that what the Mayor had indicated – that those work sessions have to revolve around the availability of City staff as well, which apparently makes them during the day. And so, if we don't schedule something like this, then it's going to be up to one of us, the Clerk-Treasurer's Office, the Mayor's Office to ask, 'When are you available? We need to have this meeting in the next two weeks.' That can get a little hairy." **Mayor Leichty** said that happened last year "and it irritated a lot of people, and I'm trying to avoid that."

For January, **Mayor Leichty** proposed that the Council hold an executive session on Jan. 10 to discuss possible appointees to Boards and Commissions and then hold a regular business meeting on Jan. 27.



Councilors and the Mayor briefly discussed the proposed executive session and whether Councilors would be available on Jan. 10. All six Councilors present said they would be able to attend. So, an executive session on Jan. 10 and a regular meeting on Jan. 27 were affirmed.

Council President Weddell suggested that the November meeting be moved to Nov. 17 and that December meetings be held on Dec. 15 and Dec. 29. Mayor Leichty said she would do that, but that she would also eliminate the proposed work session on Dec. 12.

Councilor Gerber suggested moving the date of the May 26 Council meeting. Mayor Leichty said she would move that up to May. 19.

Mayor Leichty said she would revise and circulate the new Common Council meeting schedule for 2025. She stated that the next meetings would be the Jan. 10 executive session and the Jan. 27 regular meeting.

Councilor Gerber said she heard from Councilor Peel about Friday morning work sessions. Councilor Gerber said, Councilor Peel "thinks she can only do a total of four (work sessions) throughout the year. So ,I don't know if that would include the executive session. It probably does."

Mayor Leichty asked if there were any other items Councilors wanted to discuss. There were not.

Mayor Leichty noted that before the meeting City Communication Manager Amanda Guzman distributed to Councilors a 2025 City event schedule. She suggested Councilors add the dates to their 2025 schedules.

#### Adjournment:

Councilor Nisley made a motion to adjourn the meeting. Councilor Riegsecker seconded the motion. By a 6-0 voice vote, Councilors unanimously approved the motion to adjourn the meeting.

Mayor Leichty adjourned the meeting at 6:42 p.m.

**EXHIBIT #1:** *Four pages of maps and renderings of Lacasa's proposed Lincoln Avenue subdivision distributed to Councilors from City Redevelopment Director Becky Hutsell during consideration of agenda item #1, Request for approval of a Memorandum of Understanding (MOU) with Lacasa for Lot 3 of the Lincoln Avenue subdivision and authorization for the Mayor to Execute the MOU.*

**EXHIBIT #2:** *a revision of Resolution 2024-24, A Resolution Providing for the Transfer of Appropriations, which was considered and approved by the Common Council. Deputy Clerk-Treasurer Weaver substituted this version of the resolution for the one included in the Council packet because additional items needed to be included to the year-end category transfers. Most changes involved the Police Department.*





**EXHIBIT #3:** The City of Goshen's draft meeting schedule for 2025 for the Council and all boards and commissions. Mayor Leichty distributed the schedule to Councilors and Department Heads for feedback and it was discussed at the meeting during Elected Officials Reports.

**APPROVED:**

\_\_\_\_\_  
Gina Leichty, Mayor of Goshen

**ATTEST:**

\_\_\_\_\_  
Richard R. Aguirre, City Clerk-Treasurer



## GOSHEN COMMON COUNCIL

### Minutes of the JANUARY 27, 2025 Regular Meeting

*Convened in the Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana*

At 6:00 p.m., assisted by Mayor Gina Leichty, Jones Lehman (a 4th grader at Parkside Elementary School) called the meeting to order and led the Pledge of Allegiance.

Mayor Leichty asked Clerk-Treasurer Aguirre to conduct the roll call.

**Present:** Linda Gerber (At-Large) Phil Lederach (District 5) Doug Nisley (District 2)  
Megan Peel (District 4), Donald Riegsecker (District 1) Matt Schrock (District 3)  
Council President Brett Weddell (At-Large) Youth Adviser Tageeya Galeb (non-voting)

**Absent:** None

#### Approval of Minutes:

Mayor Leichty said there were no minutes to review/approve but that Clerk-Treasurer Aguirre had an announcement: Aguirre then made the following announcement before any Council action was taken:

"On Jan. 17, 2025, the Common Council met in an Executive Session at City Hall. The Executive Session was convened pursuant to the provisions of the Open Door Law and Indiana Code 5-14-1.5- 6.1(b), and as permitted by state statute: (10) When considering the appointment of a public official, to (B): Consider applications.

"More specifically, the Common Council reviewed and discussed the 2025 applicants for City Boards and Commissions. Appointments to City Boards and Commissions are scheduled to be made publicly at tonight's Council meeting. The Jan. 17 Executive Session was convened at 3:34 p.m. and adjourned at 5:23 p.m."

#### Approval of Meeting Agenda:

Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer. Councilor Peel moved to approve the agenda as presented. Councilor Schrock seconded the motion. **Motion passed 7-0 on a voice vote.**

#### Privilege of the Floor:

At 6:04 p.m., Mayor Leichty invited public comments for matters not on the agenda.

Terry Martin of Goshen encouraged the City Council to move Council meetings to the third Monday of the month. He said the current schedule conflicts with Goshen Community Schools' board meetings.

Martin said, "As a parent of a student in Goshen Community Schools, I'm not able to attend both the City Council and the School Board meetings when they're at the same time on the same night. So, that is why I would simply encourage the City Council to consider moving the Council meetings to the third Monday every month."

River Norton of Goshen read the following poem he wrote titled "I Worry."

I Worry for the trees / I Worry the trees might one day stop breathing

I Worry about who stopped their breathing Who took their last breath from them?

Who?

Say who did it



Tell me, who is planting the olive trees, and who is / bulldozing them?

I Worry for the trees

I Worry the trees forget they're all connected through  
vast networks of reciprocity without profit incentive

I Worry that most politicians and presidents would not be / able to pass the current citizenship test due to  
participation and involvement in genocide FOR profit

I Worry for the trees

I Worry for the river

for the birds

for the flowers

I Worry for the families terrified of being ripped apart / without warning

I Worry for those uncomfortable with what I say

I Worry for the trees

I Worry nothing will change for them

I Worry for those who only see what they can gain from / the trees, instead of what they can learn

I Worry - who shows love to the trees?

Who shows love to our mother earth,

Just to show it?

After reading the poem, **Norton** questioned the presence of U.S. Immigration and Customs Enforcement (ICE) agents in Goshen. He then said, "I know that you all have said that you will not let the Police Department do the work of ICE. Cool! Great! Why was ICE here? They should not be allowed to be here. I don't care if you're Republican or Democrat. These are families. These are humans with hearts beating and you want to take that away. For what? When will it be enough?"

**Mayor Leichty** asked Norton, "Are you asking for a response?"

**Norton** said, "No, I have another minute." He then said: "Families Belong Together. Families belong together. Families belong together. Families belong together. Families belong together All families belong together. All of them."

Afterward, **Mayor Leichty** said: "River. I don't think you'll get any disagreement from anybody sitting in the front of this room. But just to be clear, the Goshen City Council does not have jurisdiction over federal matters, so we cannot decide whether or not ICE comes to Goshen ... So, I just want to make sure that's clear and understood. Whether or not we want them here, we don't have a say."

**Councilor Peel** said, "There are many people on this Council that do not want ICE here, so please understand that if there was something legitimate, we could do, we would do it. And the families in Goshen do need to stay together, and it saddens me that some of them may not."

**Gabrielle Ott of Goshen** said she was a special education teacher, a foster parent for eight months last year, and is an aunt to "five bright, wonderful Mexican American kiddos." She acknowledged that many people don't have control over the presence of immigrants, but people can support families. Ott distributed to Councilors two information documents from the American Immigration Council: "New Americans in Elkhart, Marshall and St. Joseph County" and "U.S. Citizen Children Impacted by Immigration Enforcement."



Referring to the documents, Ott said, "According to the American Immigration Council, there are 4.4 million U.S. citizen children under 18, living with at least one undocumented parent, and that was 2018. In 2011, an estimated 5,000 children in foster care had a detained or deported relative parent. Locally, 36.8% of immigrants are naturalized citizens, but only 17.2 more percent of them are likely to be granted that so that is a lot of families locally facing the repercussions of this.

" And so, I just really want to bring it up in conversation. I feel like a lot of people are afraid to even ask, because, whether it's a loved one or a friend or a neighbor, they're afraid will then be targeted. As a woman who is not facing that threat. I just, I hope, to hear more conversation around it and more clarity. Where can people safely go to receive support?"

Ott said the foster care system is understaffed already and she worries the children of immigrants won't get the help they need. She continued, "I worry for my students. I worry for loved ones. I worry for people that I see at the grocery store, and it is affirming to hear that that is a worry that's shared because we should be. I'm shaking up here today because I'm angry, and I know a lot of people are. So, thank you for your time."

Mayor Leichty responded, "Gabrielle, thank you for coming and for sharing your thoughts. You're not alone. There are many people who share concerns about what's happening in the fabric of our community and in our nation. So, our jurisdiction is limited to what happens in the City of Goshen and, unfortunately, immigration is not something that the Goshen City Council has control over.

"But we do have control about how we treat our neighbors and I also want to commend you for being a foster parent. I know that's an extraordinarily challenging job, and Goshen needs more people like you. So, thank you for being an educator and for stepping up as a bonus parent for kids in our community. We appreciate you. Thank you."

Mayor Leichty closed the public comment period at 6:13 p.m.

#### 1) Election of Council President & Minority Party Representative for 2025

Mayor Leichty announced that the Council would now elect a Council President and a Minority Party Representative for 2025. She turned the election over to Council President Weddell, who opened the nominations for the position of Council President.

Councilor Nisley nominated Councilor Weddell to be Council President. Councilor Riegsecker seconded the nomination.

Councilor Lederach nominated Councilor Peel to be Council President. Councilor Gerber seconded the nomination.

There were no further nominations, so Council President Weddell conducted a roll call vote.

Councilors voted as follows: Councilor Gerber voted for Councilor Peel; Councilor Lederach voted for Peel; Councilor Nisley voted for Councilor Weddell; Councilor Peel voted for Peel; Councilor Riegsecker voted for Weddell; Councilor Schrock voted for Weddell; Councilor Weddell voted for Weddell.

**RESULTS: Four Council votes for Councilor Weddell and three votes for Councilor Peel, so Councilor Weddell was elected Council President for 2025.**

Designation of Minority Party Representative:



Council President Weddell said that it was now time to designate the Minority Party Representative for 2025. Councilor Peel nominated Councilor Gerber. Councilor Lederach seconded the nomination. There were no further nominations. Council President Weddell conduct a voice vote.

**RESULTS: The three Democratic Council members, Gerber, Lederach and Peel, voted for Councilor Gerber, so Councilor Gerber was elected the Minority Party Representative for 2025.**

## 2) Council appointments to City Boards and Commissions

Council President Weddell said the next agenda item were the Common Council appointments to City Boards and Commissions for 2025. He presided over the process.

Council President Weddell said the Council had to make two appointments to the City Redevelopment Commission to one-year terms. Applicants included the Council's 2024 appointees, Council President Brett Weddell and Colin Yoder, as well as Jason Oswald. He said Councilors would nominate and vote on each Redevelopment Commission appointee individually.

Councilors Nisley nominated Brett Weddell for re-appointment to the Redevelopment Commission.

Councilor Riegsecker seconded the nomination.

Councilor Gerber nominated Jason Oswald for appointment to the Redevelopment Commission. Councilor Lederach seconded the nomination.

There were no further nominations for the first position.

**On a 5-2 voice vote, Councilors appointed Brett Weddell to a one-year term on the Redevelopment Commission with Councilors Nisley, Peel, Riegsecker, Schrock and Weddell voting for Weddell and Councilors Gerber and Lederach voting for Oswald.**

Council President Weddell opened nominations for the second opening on the Redevelopment Commission.

Councilors Riegsecker/Schrock nominated Colin Yoder for appointment to the Redevelopment Commission.

Councilors Gerber/Lederach nominated Jason Oswald for appointment to the Redevelopment Commission.

Council President Weddell closed the nominations

Councilor Peel said her vote would be for Yoder, although she said Oswald would be an "amazing" Redevelopment Commission member and should be considered for a future appointment when there is a vacancy. However, she said she trusted Yoder and he has only served one year on the commission and deserved more time. Council President Weddell said he completely agreed with Councilor Peel's comments. Councilor Lederach said he also agreed with those comments but would be voting for Oswald.

**On a voice vote, Councilors voted to appoint Colin Yoder to a one-year term on the Redevelopment Commission, by a 5-2 margin. Councilors Nisley, Peel, Riegsecker, Schrock and Weddell voted for Yoder and Councilors Gerber and Lederach voted for Oswald.**

Council President Weddell said the Council had three vacancies on the Community Relations Commission and would be making two appointments to three-year terms. The applicants: E-man Monge and Lori Copsey.

Councilors Nisley/Lederach nominated E-man Monge and Lori Copsey, who are current CRC members, for re-appointment to the Community Relations Commission.



**On a voice vote, Councilors unanimously voted to appoint E-man Monge and Lori Copsey to three-year terms on the Community Relations Commission, by a 7-0 margin.**

Council President Weddell said the Council would make two appointments to the **Board of Building Appeals**. The sole applicant was **Josh Munson** (a current member). The Council President also recommended that the Council also appoint **Jason Oswald**.

Councilors Nisley/Peel nominated **Josh Munson** and **Jason Oswald** to the **Board of Building Appeals**.

Councilor Gerber pointed out that **Oswald** was not consulted about his possible appointment to the Board. Mayor **Leichty** said there would be adequate time to bring the appointment back to the Council for another vote if **Oswald** declined appointment to the Board. She also said the Board has only met once in 20 years. So, the Mayor recommended that the Council proceed with a vote and said **Oswald** was a good candidate for the Board.

Council President Weddell closed the nominations.

**On a voice vote, Councilors unanimously voted to appoint Josh Munson and Jason Oswald to the Board of Building Appeals, by a 7-0 margin.**

Council President Weddell said the Council would now be making one appointment to the **Board of Zoning Appeals**. There was one applicant: **Lee Rohn**, a current member.

Councilors Nisley/Riegsecker nominated **Lee Rohn** for appointment to the **Board of Zoning Appeals**.

**On a voice vote, Councilors voted unanimously, 7-0, to appoint Lee Rohn to the Board of Zoning Appeals.**

Finally, Council President Weddell said the Council would be making one appointment to the **Shade Tree Board**. There was one applicant: **Adam Knott**.

Council President Weddell invited nominations for the second position on the **Shade Tree Board**.

Councilors Nisley/Peel nominated **Adam Knott** for appointment to the **Shade Tree Board**.

**By a voice vote, Councilors voted unanimously, 7-0, to appoint Adam Knott to the Shade Tree Board.**

Mayor **Leichty** thanked the Council and the applicants.

### 3) Resolution 2025-01 – A Resolution of the Common Council of the City of Goshen Initiating Annexation of Municipally Owned Real Estate (for the South Fire Station)

Mayor **Leichty** called for the introduction of Resolution 2025-01 *A Resolution of the Common Council of the City of Goshen Initiating Annexation of Municipally Owned Real Estate (for the South Fire Station)*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-01 by title only, which was done.

**Weddell/Nisley made a motion to approve Resolution 2025-01.**

#### **BACKGROUND:**

Resolution 2025-01 would initiate the City of Goshen's annexation of municipally-owned real estate for the new South Fire Station. According to Resolution 2025-01:

- The City owns certain real estate located outside but contiguous to the corporate boundaries of the municipality;
- The City desires to annex this real estate pursuant to Indiana Code § 36-4-3-5.1 to incorporate said real estate into the corporate boundaries of the City for the purpose of constructing and operating the New South Fire Station to serve the City and its residents;





- The City owns 100% of the real estate proposed for annexation, as evidenced by Warranty Deed dated Oct. 21, 2024 and recorded Dec. 6, 2024 as Document No. 2024-20366 in the Office of the Recorder of Elkhart County, Indiana;
- The real estate is contiguous to the City, as required by Indiana Code § 36-4-3-1.5, with at least one-eighth (12.5%) of aggregate external boundary of the real estate adjoining the City's corporate boundary;
- A legal description and map of the real estate to be annexed is attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by reference; and
- The City will comply with all statutory requirements, including providing notice of and conducting a public hearing regarding this proposed annexation.

**Upon passage of the resolution, it would be resolved by the Common Council:**

1. The real estate proposed for annexation is described in Exhibit A and depicted in Exhibit B, which are attached hereto and incorporated herein by reference.
2. The City owns 100% of the real estate proposed for annexation, as evidenced by Warranty Deed dated October 21, 2024 and recorded December 6, 2024 as Document No. 2024-20366 in the Office of the Recorder of Elkhart County, Indiana.
3. The real estate proposed for annexation is contiguous to the City's corporate boundaries, satisfying the requirements of Indiana Code § 36-4-3-1.5.
4. The annexation of the real estate is for the purpose of constructing and operating the New South Fire Station, which will enhance public safety and provide critical emergency services to the residents of Goshen and the surrounding area.
5. A public hearing on the proposed annexation will be held on Monday, Feb. 24, 2025 at 6 p.m. local time, or soon thereafter, said hearing held in the Court Room / Council Chambers at 111 East Jefferson Street, Goshen, Indiana. Notice of the public hearing will be published in accordance with Indiana Code § 5-3-1 at least twenty (20) days prior to the hearing date.
6. This Resolution serves as the City's petition for annexation pursuant to Indiana Code § 36-4-3-5.1. Following the public hearing, the City Council intends to consider the adoption of an ordinance annexing the real estate into the corporate boundaries of the City.

**SUMMARY OF JAN. 27, 2025 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2025-01:**

**City Attorney Bodie Stegelmann** said the current proposed location of the City's new fire station is outside the City boundaries, so there's a need to go through an annexation to bring that within the City boundaries.

Typically, if a developer was seeking to have land annexed, **Stegelmann** said the developer would file a petition with the City and the Common Council would have to act on that petition. In this case, he said the City owns the land, so it has to annex the property into the City.

**Stegelmann** said tonight is just a first step with a resolution to memorialize the fact the City is starting the annexation process. He said annexation will come back to the Council in February for further action.

**Mayor Leichty** invited questions or comments from Councilors. There were none.

**At 6:27 p.m., Mayor Leichty** asked if there were any questions or comments about Resolution 2024-24 from the audience. There were none.

In response to a question from **Councilor Schrock**, **Stegelmann** clarified the scope of the annexation.



On a voice vote, Councilors unanimously passed Resolution 2025-01, *A Resolution of the Common Council of the City of Goshen Initiating Annexation of Municipally Owned Real Estate (for new South Fire Station)*, by a 7-0 margin, with all Councilors present voting yes, at 6:27 p.m.

#### 4) Ordinance 5212 – Amending Ordinance Violations Bureau

Mayor Leichty called for the introduction of Ordinance 5212, *Amending Ordinance Violations Bureau*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5212 by title only, which was done. **Weddell/Schrock made a motion to approve Ordinance 5212 on First Reading.**

#### **BACKGROUND:**

Ordinance 5212 would make changes to the City's Ordinance Violations Bureau.

According to Ordinance 5212:

- Indiana Code § 33-36-2-1 allows a municipal corporation to establish an ordinance violations bureau;
- Indiana Code § 36-1-6-3 allows municipal corporations to enforce ordinances through admission of violation before an ordinance violations bureau and allows that bureau to turn over to the municipal corporation all sums collected as civil penalties for ordinance violations; and
- The Goshen Common Council Indiana established an ordinance violations bureau which is codified in the Goshen City Code at §1.2.1.1;
- The Common Council has revised the ordinance violations bureau from time to time, most recently in Ordinance 5171, on Nov.13, 2023, and
- The Common Council wishes to further revise the provisions of the ordinance violations bureau by adding Goshen City Code violations that are subject to admission before the violations clerk, and define appropriate levels and amounts of civil penalties to be imposed for such violations.

**Ordinance 5212** includes provisions for the creation and responsibilities of the Violations Bureau and its staff, the list and types of violations, the schedule of civil penalties for violations, the personnel responsible for enforcement, and how and where those cited for violations can contest or admit to violations and pay the penalties.

**Ordinance 5212 would add the following violations (and those responsible for enforcement):**

**Fire Prevention Ordinance** (Members of the Fire Department)

**For Off-Road vehicles, Operation, equipment, operator, financial responsibility violations** (Ordinance Compliance Officers, Police Officers)

**For Golf Carts, Operation, equipment, operator, financial responsibility violations** (Ordinance Compliance Officers, Police Officers)

**For Visual Obstructions, Creating or allowing visual obstruction at intersection** (Ordinance Compliance Officers, Police Officers)

**For Disorderly Properties, Maintaining a Disorderly Property** (Members of Legal Department, Building Department, Police Department, or Ordinance Compliance Officer)

**For Trees – Planting, Maintenance, and Removal, Planting, Maintenance, and Removal** (Ordinance compliance officer or Members of Environmental Resilience Department)



For Garage Sales, Garage Sales – Duration and Frequency (Members of Legal Department, Building Department, Police Department, or Ordinance Compliance Officer)

**Ordinance 5212** also states that for certain Building violations, members of the Building Department are responsible for enforcement and not just the Building Commissioner and for cemetery curfew violations or consumption of alcoholic beverages in cemeteries, Police Officers (and not Ordinance Compliance Officers) are responsible for enforcement.

#### **SUMMARY OF JAN. 27, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5212:**

City Attorney **Stegelmann** said the ordinance establishing the City's Ordinance Violations Bureau has come before the Council three or four times for modifications. He said the bureau includes an alternative enforcement process that avoids going to court – police or code enforcement officers write tickets to people, who go to the Goshen City Court.

**Stegelmann** said Ordinance 5212 would add certain violations that have been subject to new ordinances or revised ordinances. He said these include a fire prevention, the off-road vehicle ordinance and the golf cart ordinance as well as language clarifying the ordinance. Again, he said this was just bringing in some new ordinances that have been adopted and adding some that reflect fairly common violations.

In response to a question from **Councilor Riegsecker**, **Stegelmann** said included in the Council packet was the draft ordinance and a version which highlighted the proposed changes,

**Mayor Leichty** invited additional questions from Councilors. There were none.

At 6:29 p.m., **Mayor Leichty** invited questions from members of the audience. There were none.

**Mayor Leichty** asked if Councilors were ready to vote. They indicated that they were.

**On a voice vote, Councilors unanimously passed Ordinance 5212, Amending Ordinance Violations Bureau, on First Reading, by a 7-0 margin, with all Councilors voting yes, at 6:29 p.m.**

Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5212.

**Mayor Leichty** called for the introduction on Second Reading of Ordinance 5212, *Amending Ordinance Violations Bureau*. Council President **Weddell** asked the Clerk-Treasurer to read Ordinance 5212 by title only, which was done.

**Weddell/Riegsecker made a motion to approve Ordinance 5212 on Second Reading.**

The Mayor invited further comments or questions from the Council and the audience. There were none.

Council President **Weddell** said Councilors were ready to vote.

**On a voice vote, Councilors unanimously passed Ordinance 5212, Ordinance 5212, Amending Ordinance Violations Bureau, on Second Reading, by a 7-0 margin, with all Councilors voting yes, at 6:30 p.m.**

#### **5) Ordinance 5214 – Amend Ordinance 5198, 2025 Compensation for Civil City and Utilities Employees, to Add Two Days to be Observed as Holidays**

**Mayor Leichty** called for the introduction of Ordinance 5214, *Amend Ordinance 5198, 2025 Compensation for Civil City and Utilities Employees, to Add Two Days to be Observed as Holidays*. Council President **Weddell** asked the Clerk-Treasurer to read Ordinance 5214 by title only, which was done.

**Weddell/Schrock made a motion to approve Ordinance 5214 on First Reading.**



#### **BACKGROUND:**

Ordinance 5214 would add two days to be observed by Goshen Civil City and Utilities employees.

According to Ordinance 5214:

- Ordinance 5198, 2025 Compensation for Civil City and Utilities Employees, was passed by the Goshen Common Council on Oct. 28, 2024;
- Ordinance 5198 designates the dates the City of Goshen observes as holidays.
- The City observed 15 days as holidays in 2024; however, Ordinance 5198 currently designates 13 days to be observed as holidays since there are no primary election or general election days in 2025.
- City administration wishes to amend Ordinance 5198 to add two days to be observed as holidays in 2025.

**If Ordinance 5214 was approved, the list of holidays would be amended as follows:**

- (1) **New Year's Day** (January 1) – observed Wednesday, Jan. 1.
  - (2) **Martin Luther King, Jr.'s Birthday** (Third Monday in January) – observed Monday, Jan. 20.
  - (3) **Good Friday** – observed Friday, April 18.
  - (4) **Memorial Day** (Last Monday in May) – observed Monday, May 26.
  - (5) **Juneteenth National Independence Day Holiday** (June 19 and following Friday) – observed Thursday, June 19 and Friday, June 20 (added holiday.)
  - (6) **Independence Day** (July 4) – observed Friday, July 4.
  - (7) **Labor Day** (First Monday in September) – observed Monday, Sept. 1.
  - (8) **Indigenous Peoples' Day/Columbus Day** (Second Monday in October) – observed Monday, Oct. 13.
  - (9) **Veterans Day** (Nov. 11) – observed Tuesday, Nov. 11.
  - (10) **Thanksgiving** (Fourth Thursday in November and following Friday) – observed Thursday and Friday, Nov. 27 and 28.
  - (11) **Christmas** (December 24, December 25 and following Friday) – observed Wednesday, Dec. 24, Thursday, Dec. 25 and Friday, Dec. 26 (added holiday).
- (B) After thirty (30) days of employment, each employee in a position scheduled to work at least 1,560 hours each year and paid on an hourly basis shall receive holiday pay based on the employee's current wage rate and the number of hours the employee would otherwise have been regularly scheduled to work on that holiday.
- (C) Each employee in a position scheduled to work at least 1,560 hours each year and paid on an hourly basis who is required to work on a holiday shall receive one and one-half (1½) times the employee's regular rate per hour for all hours worked in addition to the holiday pay. For the purposes of this paragraph, the employee must work the actual holiday which may not necessarily be the date observed by the City.
- (D) Each employee in a position scheduled to work at least 1,560 hours each year and paid on a salary basis shall not have their salary reduced in weeks in which a holiday is observed.

#### **SUMMARY OF JAN. 27, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5214:**

**Mayor Leichty** said that although it would appear the City was seeking to add two holidays this year, if approved Ordinance 5214 would keep the same number of holidays as in 2024. She said last year the City started giving employees primary and general election days as paid holidays but, there is no primary or general election in 2025. The **Mayor** said the City didn't want to take away what was already given to City employees, so Ordinance 5214 would maintain the same number of holidays in 2025 as the City had in 2024.



**Mayor Leichty** proposed that in 2025 the City add an additional holiday on June 20, which would be the day after the Juneteenth holiday, which falls on a Thursday. She also proposed that the City add an additional holiday on the Friday after this year's Christmas holiday, which will be celebrated on a Wednesday (Christmas Eve) and Thursday (Christmas Day). Next year, the City would shift back to celebrating as holidays the primary and general elections.

**Mayor Leichty invited questions from Councilors.**

**Councilor Peel** said she was struggling with adding the two holidays. She asked about the impact of adding those holidays for the Police Department. She asked if this would affect the budgets of City departments.

**Mayor Leichty** said there would be an impact on the pay for employees because it costs more to pay people for those days. But, she added, "My concern is giving people something and then removing it. And since the Council established that as an acceptable practice, I think it would be demoralizing to our employees to then take that away this year, so I would encourage the Council to consider keeping it."

**Council President Weddell** responded, "Anytime there's any vacation day, especially for police and fire, you have overtime, as they still have to work. But because they're already getting it, it's the same. You could have all 15 holidays consecutively and, it would still be the same ... It's not going to cost the City anymore."

**Mayor Leichty** confirmed that, and **Councilor Peel** said she now had a better understanding of the request but was "just struggling with the days."

**Councilor Gerber** said if the ordinance was approved, City employees would have off three days around the Christmas holiday. She asked, "Will it be explained to them that this is a one-time situation, so that they don't come to expect that, because ... once you give people things, it's very hard to take them back." **Mayor Leichty** said employees would be told that in 2026, employees will have 15 holidays, including the two election days.

**Council President Weddell** said he hopes the reason for the two new 2025 holidays days are explained so that no one is offended when the day after Juneteenth 2026 is no longer a City holiday. **Mayor Leichty** said, "Your point is well taken, sir, but that day, the 19<sup>th</sup>, is also a federal holiday that is recognized by the state and the City as well."

**Councilor Riegecker** clarified the holidays in 2026 and said there might need to be yearly changes in the holidays.

**Councilor Schrock** said holidays are shifted yearly in the private sector.

**Mayor Leichty** thanked Councilors for the conversation.

At 6:38 p.m., **Mayor Leichty** invited questions from members of the audience. There were none.

**Mayor Leichty** asked if Councilors were ready to vote. They indicated that they were.

The Mayor requested a roll call vote.

**On a roll call vote, Councilors unanimously passed Ordinance 5214, Amend Ordinance 5198, 2025 Compensation for Civil City and Utilities Employees, to Add Two Days to be Observed as Holidays, on First Reading by a 7-0 margin, with all Councilors voting yes, at 6:38 p.m.**

Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5214.

**Mayor Leichty** called for the introduction on Second Reading of Ordinance 5214, *Amend Ordinance 5198, 2025 Compensation for Civil City and Utilities Employees, to Add Two Days to be Observed as Holidays.*

**Council President Weddell** asked the Clerk-Treasurer to read Ordinance 5214 by title only, which was done.

**Weddell/Schrock made a motion to approve Ordinance 5214 on Second Reading.**



The Mayor invited further comments or questions from the Council and the audience. There were none. Council President Weddell said Councilors were ready to vote.

**On a voice vote, Councilors unanimously passed Ordinance 5214, Amend Ordinance 5198, 2025 Compensation for Civil City and Utilities Employees, to Add Two Days to be Observed as Holidays, on Second Reading by a 7-0 margin, with all Councilors voting yes, at 6:39 p.m.**

**6) Ordinance 5207 – Amend Title 2, Civil Rights, Article 1, Community Relations of the Goshen City Code**

Mayor Leichty called for the introduction of Ordinance 5207, *Amend Title 2, Civil Rights, Article 1, Community Relations of the Goshen City Code*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5207 by title only, which was done.

**Weddell/Nisley made a motion to approve Ordinance 5207 on Second Reading.**

**BACKGROUND:**

Before the Council for Second Reading was Ordinance 5207, which would amend Title 2, Civil Rights, Article 1, Community Relations of the Goshen City Code.

According to Ordinance 5207:

- The Goshen Common Council created a Community Relations Commission in 2004 as part of Ordinance 4201, as amended by Ordinance 4339, Ordinance 4526, and Ordinance 5178.
- The Common Council seeks to amend and clarify the powers and duties of the Community Relations Commission.
- Ordinance 4201, as amended by Ordinance 4339, Ordinance 4526, and Ordinance 5178, are codified in Goshen City Code Title 2, Civil Rights, Article 1, Community Relations.
- If approved by the Common Council, Goshen City Code Title 2, Article 1 would be amended.

Ordinance 5207 includes provisions for the City's public policy of endorsing equal opportunity and the establishment of a Community Relations Commission as well as its membership, appointment, terms, vacancies and removal. It also has provisions on the meetings, officers and quorum of the Commission, its powers and duties and its funding.

**If approved, Ordinance 5207 would make the following changes in the ordinance that created the Commission and the revisions made in 2006 by Ordinance 4339:**

**Under 2.1.1.5 Powers and duties, Section "h" would now read:** "The Commission shall submit to the Mayor and Common Council an annual report of the Commission's activities, including the number and type of complaints referred.

**SUMMARY OF JAN. 27, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5207:**

Mayor Leichty thanked people for their continued conversations about the ordinance. She said, "Civil rights and community relations are something that are of utmost importance to the Council and my administration, so I appreciate the thoughtfulness and care that the Council has invested in making sure that we are serving our community well and providing adequate resources to people who are most vulnerable, while also reaching out and engaging people in a process of active participation in our City."





**Mayor Leichty** said her office received two emails today about ensuring the commission had a community relations director, which she said she would comfortable doing if there was a Council motion to that effect.

The **Mayor invited questions from Councilors.**

**Councilor Peel** said she also has appreciated the conversations about the ordinance, and noted they have been going on for a long time. "It's not something that is brand new and, specifically, we've been discussing changes to the ordinance and to the commission for a year – and what the CRC does and what the Community Engagement Department is going to do."

**Councilor Peel** said "I know that there is a perception that this has been pushed through quickly, and it has not been. And I want to make that pretty clear." She encouraged people to attend CRC meetings, adding, "If you really want to know what's going on in these meetings, come to any one of our public meetings so that you can have a voice and some knowledge about what we've been doing."

**Councilor Peel** said there have been good conversations about the future of the CRC. She also said "This Commission is very important part of our community, and we all here want to see it succeed. We want to see it thrive, and we want it just to be something we can be proud of in our community. And I think that the Mayor's Office is really trying to make that happen."

At **Council President Weddell** request, **City Attorney Stegelmann** clarified the version of the ordinance that the Council would be considering. It included an amendment passed at the last Council meeting which dealt with an annual report to be prepared by commission.

**Councilor Lederach** said he wanted to propose an amendment that was then circulated by **Councilor Gerber**. The amendment was follows: "The Mayor may appoint a Community Relations Manager. The Manager shall serve at the pleasure of the Mayor and may be dismissed without cause. Among other tasks assigned by the Mayor, the Manager would facilitate the Community Relations Commission (CRC) meetings. The facilitation could include, but is not limited to, collaborating with the CRC Commissioners to create agendas for the meetings, working with CRC Commissions to develop short- and long-term goals based on the duties described in section 2.1.1.5 (a)-(h) of this ordinance, and providing guidance and support to CRC Commissioners to accomplish these goals." (**EXHIBIT #1**)

**Councilor Lederach** explained the rationale for the amendment, which he said was supported by people in the community and was discussed by Councilors. He said there has been a lot of discussion about this CRC position but not as much about the duties of the commission.

**Councilor Lederach** said the commission is empowered to study and recommend to the Common Council and the Mayor programs and policies that enhance communications and understanding among the residents and community; develop and maintain programs that build positive relationships; engage with neighborhoods; and identify emerging community issues and proactively develop strategies to address them through collaboration with residents and local organization. He said this could include town hall meetings, public forums, listening sessions, and creating task forces and working groups that address specific community needs.

**Councilor Lederach** said, "There's a lot of worthy work in that and meaty work and work that that has significance for what happens to the community of Goshen. And then the rest of it is about reporting ... certain things should be passed on to the Indiana Civil Rights Commission."

**Councilor Lederach** read the one-paragraph amendment aloud and then said, "I think this amendment listens to some of the concerns we've heard. It clarifies the role of the manager. It focuses the work on the duties that are a top priority to the Commission, and it points to a really important first task – coming up with a strategic plan."



**Councilors** discussed where to insert the proposed amendment in the draft ordinance. **City Attorney Stegelmann** recommended that it be placed as Chapter 1, 2.1.1.5, Powers and Duties, Section 5, subparagraph (i).

**Councilor Lederach** then made the motion to amend the ordinance by inserting a paragraph that specified that the Mayor may appoint a Community Relations Manager and which outlined the Manager's duties. **Council President Weddell** seconded the motion.

**Councilor Gerber** said, "I think this is an essential amendment. I think it signifies the intent and I think it underscores the importance of having a strong manager in that position. I also echo the importance of having a really good strategic planning process that involves the commissioners, is led by the Manager and involves members of the community." **Mayor Leichty** responded, "I concur."

At 6:56 p.m., Mayor Leichty invited public comments on the proposed amendment to Ordinance 5207.

**Julia Gautsche of Goshen** supported the amendment, which she said answered most of her questions about the Manager role. She said, "I think it defines that well, and I am strongly in support of it."

**David Janzen of Goshen** said he has lived in Goshen for 12 years and before that lived in Elkhart for 40 years. He said, "I know from my black friends what they felt about Goshen back 50, 40 years ago, and I'm delighted about what's happened in Goshen – the changes that have gone on. It's been a community-wide thing.

"We enter a time that's pretty perilous, it seems to me, about will we continue, that. There are reasons that the Ku Klux Klan dropped their flyers in Goshen. I think they thought there would be a receptive audience, perhaps. And that there wasn't speaks a lot to Goshen's change," **Janzen** said. "So, this is a good step again, keeping the momentum going the right direction, and I urge you to support and add the person."

**Terry Martin of Goshen** said he also supported adding back the CRC Manager position. He said the CRC's work "is vital to the social health of our community. In addition to initiating the Juneteenth celebration several years ago, they have developed numerous other opportunities for our City's residents to interact across cultural, political, and socioeconomic differences."

**Martin** continued, "Through the CRCs efforts, we have gotten to know our neighbors better. Indeed, one of the CRCs goals is to encourage respectful interactions among Goshen's diverse population. My studies abroad as an undergrad studying Spanish helped me recognize the importance of getting to know our neighbors, both local and global, from diverse cultural backgrounds.

"Building relationships with our neighbors from cultural backgrounds different from our own is an excellent way to dismantle racism and stereotypes and realize that we are more similar, then we are different. The CRC deserves a qualified and passionate manager who will continue leading their work to strengthen our community and make Goshen a better place for all," **Martin** concluded.

The Mayor invited comments from **Marilyn Torres of Goshen**, who had submitted a letter about the CRC to the Mayor's Office. She declined the opportunity to provide additional comments.

**Dan Shenk of Goshen** also affirmed **Councilor Lederach's** amendment. He recalled efforts that he and Leroy Berry of Goshen made in 2014 with CRC leaders about bringing forward a resolution about the City of Goshen's history as a "sundown" city, one which discouraged the presence of African-Americans at night.



**Shenk** said the resolution eventually was endorsed by the CRC and Goshen Ministerial Association and eventually by the Common Council. He said that experience showed that it was good to have a CRC director and chairman. "And both of them were very helpful as this happened in Goshen a decade ago."

**Mayor Leichty** closed the comment period at 7:01 p.m.

**Mayor Leichty** asked if Councilors were ready to vote on the amendment. Council President **Weddell** indicated that they were.

**On a voice vote, Councilors, by a unanimous 7-0 vote, approved a motion by Councilors Lederach and Weddell to amend Ordinance 5207 by inserting a paragraph that specified that the Mayor may appoint a Community Relations Manager and which outlined the Manager's duties.**

The Mayor asked if Councilors had additional questions or comments about Ordinance 5207. They did not. At 7:02 p.m., Mayor Leichty invited further questions from members of the audience. There were none.

**On a voice vote, Councilors then unanimously passed Ordinance 5207, Amend Title 2, Civil Rights, Article 1, Community Relations of the Goshen City Code, on Second Reading by a 7-0 margin, with all Councilors voting yes, at 7:02 p.m.**

After the vote, Council President **Weddell** thanked Councilors **Lederach**, **Gerber** and **Peel** for working on the amendment.

**Councilor Lederach** said, "I think it's worth noting that I haven't been on the Council long, for a year, but I've had more contact on this particular issue than any which speaks, I think, to the climate of the of politics now, but also to the involvement of our community."

**Council President Weddell** said, "I want to hammer back on something that **Councilman Peel** said. If you're passionate about the CRC, then go to CRC meetings. Start participating; start being part of that group." He added, "I think we're going to see an improvement in the action coming forward from that group."

**Mayor Leichty** responded, "I concur. And one of the things that we're doing with all City meetings is trying to have a consistent time. So, having board and commission meetings at 4 o'clock in the afternoon, and they will be live, streamed and recorded. So, even if you cannot participate in person, there are other means by which you will be able to see, listen in and contribute thoughts and ideas as well. So, we're hoping to make those (meetings) more accessible to people and they will be in this in this space as well, so adding consistency in our meeting location."

**Councilor Gerber** said, "I just want to add that I really appreciate the engagement from the members of the community. I've had some really good conversations and it's very inspiring to see how committed people are."

**Councilor Schrock** asked if it would be possible to further amend Ordinance 5207 to require that the CRC's annual report also mention positive things that have happened. Councilors and the Mayor discussed the procedures to further amend Ordinance 5207 now that it has been approved. The Mayor said the CRC reports normally include positive activities of the commission. **There was no further action.**



**7) Resolution 2024-03 – Adopting a Policy to Allow Participation in Meetings by Electronic Means of Communication**

Mayor Leichty called for the introduction of Resolution 2024-03 *Adopting a Policy to Allow Participation in Meetings by Electronic Means of Communication*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2024-03 by title only, which was done.

**Weddell/Peel made a motion to approve Resolution 2024-03.**

**BACKGROUND:**

Resolution 2024-03 would allow Common Council members to participate in Council meetings by electronic means of communication, essentially online video conferencing, allowing users to be seen and heard.

According to Resolution 2024-03:

- Indiana Code 5-14-1.5-3.5 allows a member of the governing body of a political subdivision who is not physically present at a meeting of the governing body to participate in a meeting by any electronic means of communication that:
  1. Allows all participating members of the governing body to simultaneously communicate with each other; and
  2. Allows the public to simultaneously attend and observe the meeting, except for a meeting held in executive session;
- To allow this, the governing body must adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication, which may include procedures that are more restrictive than the procedures established by I.C. 5-14-1.5-3.5; and
- The Goshen Common Council seeks to adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication.

By approving Resolution 2024-03, the Council would adopt the following Electronic Meetings Policy, summarized as follows:

**Section 1. Attendance at Meetings of the Common Council by Electronic Means of Communication**

**A. Council member not physically present for a Council meeting may participate by electronic means that:**

1. Allows all participating members of the Common Council to simultaneously communicate with each other; and
2. Allows the public to simultaneously attend and observe the meeting, except for a meeting held in executive session.

**B. The following conditions apply to a Common Council member not physically present but participating in the meeting by an electronic means of communication:**

1. At least fifty percent (50%) of the Common Council members must be physically present at a meeting at which a member may participate by an electronic means of communication.
2. All votes taken during a meeting at which at least one (1) member participates by an electronic means of communication must be taken by roll call vote.
3. Subject to Section 2, paragraph C, a member who participates in a meeting by an electronic means of communication may participate in final action only if the member can be seen and heard.
4. Subject to Section 2, paragraph C, a member who participates by an electronic means of communication shall be considered present for purposes of establishing a quorum.



## **Section 2. Limitations**

**A. A member of the Common Council may not attend more than two (2) meetings in a calendar year by an electronic means of communication, unless the member's electronic participation is due to:**

1. Military service;
2. Illness or other medical condition;
3. Death of a relative; or
4. An emergency involving actual or threatened injury to persons or property.

**B. A member of the Common Council may attend two (2) consecutive meetings ("a Set of Meetings") by an electronic means of communication; however, a member must physically attend, in person, at least one (1) meeting between Sets of Meetings that the member attends by an electronic means of communication, unless the member's absence is due to:**

1. Military service;
2. Illness or other medical condition;
3. Death of a relative; or
4. An emergency involving actual or threatened injury to persons or property.

**C. A member of the Common Council may NOT participate in a meeting by an electronic means of communication at which the Common Council may take final action to:**

1. Adopt a budget;
2. Make a reduction in personnel;
3. Initiate a referendum;
4. Establish or increase a fee;
5. Establish or increase a penalty;
6. Exercise the Council's power of eminent domain; or
7. Establish, raise or renew a tax.

## **Section 3. Technological Failure**

**A. Technological failure in an electronic means of communication that disrupts or prevents:**

**A.** The simultaneous communication between a member who is not physically present at the meeting and the Common Council; or

**B.** A member of the public who is not present at the meeting from attending and observing the meeting; does not prevent the Common Council from conducting the meeting or affect the validity of an action taken by the Common Council at the meeting if the sum of the Common Council members physically present at the meeting and the Common Council members participating by electronic communication without technological failure satisfy the quorum and (if a final action is taken) the voting requirements of the Common Council.

## **Section 4. Minutes or Memoranda**

**The minutes or memoranda of a meeting at which any member of the Common Council participates by an electronic means of communication must:**

**A. Identify each member who:**

1. Was physically present at the meeting;



2. Participated in the meeting by using any electronic means of communication; and

3. Was absent; and

**B. Identify the electronic means of communication by which:**

1. Members participated in the meeting; and

2. Members of the public attended and observed the meeting, if the meeting was not an executive session.

**Section 5. Declared Emergencies**

**A. Members are not required to be physically present for a meeting of the Common Council during such time when following authorities have declared a disaster emergency and the disaster emergency remains in effect:**

1. The governor under I.C. 10-14-3-12; or

2. The mayor under I.C. 10-14-3-29,

to the extent allowed by I.C. 5-14-1.5-3.7.

**B. Members may participate in a meeting during a declared emergency by an electronic means of communication provided that:**

1. At least a quorum of the members participate in the meeting by an electronic means of communication or in person.

2. The public may simultaneously attend and observe the meeting unless the meeting is an executive session.

3. The minutes or memoranda of the meeting must comply with requirements for meetings where members are allowed to attend by an electronic means of communication.

**C. All votes taken during a meeting at which at least one member participates by an electronic means of communication must be taken by roll call vote.**

**Section 6. Definitions**

The definitions found in I.C. 5-14-1.5-2, as amended, shall apply to this policy.

**Section 7. Application**

The policy adopted by this resolution shall be known as the "Electronic Meetings Policy" of the Common Council and it shall apply to meetings of the Common Council and all other governing bodies of the City of Goshen, excluding the Goshen Board of Aviation Commissioners, until such time as such other governing bodies adopt policies substantially similar to this policy, in accordance with Indiana law.

**Section 8. Intent of Policy**

**A.** It is the intent of this policy to comply with the provisions of I.C. 5-14-1.5-3.5 and I.C. 5-14-1.5-3.7, as each may be amended from time to time, to allow for a member of the Common Council who is not physically present at a meeting to participate by any electronic means of communication. In the event that I.C. 5-14-1.5-3.5 and I.C. 5-14-1.5-3.7 are amended or repealed, then this policy shall be amended to comply with said amended statutory provisions.

**B.** This resolution incorporates by reference the provisions of I.C. 5-14-1.5-3.5 and I.C. 5-14-1.5-3.7, as each may be amended from time to time; however, the more restrictive provisions of this resolution shall govern.





## Section 9. Effective Date

This resolution shall be effective from and after adoption.

On Nov. 18, 2024, the Common Council members extensively discussed Resolution 2024-03 and then tabled it indefinitely for consideration at a future meeting.

### **SUMMARY OF JAN. 27, 2025 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2024-03:**

**Council President Weddell** said he appreciated the Council delaying consideration of this matter until he could be present. He then said he would be making a motion he believed would get a "second," but didn't think would pass.

**Council President Weddell made a motion to remove Sections 1, Sections 2 and Sections 3 of Resolution 2024-03. Council Nisley seconded the motion.**

**Council President Weddell** said he made this motion because "I do not agree with having remote participation under any circumstances. We were elected to serve on this, to be present. It's just a strong feeling I have ... If you miss a meeting, that's fine, whether it's a medical reason, whether it's work related, whether it's to take a vacation. I don't second guess, or I don't begrudge anyone for missing a meeting, but I feel strongly that being part of this Council means you are here participating in person."

**Councilor Nisley** said, "And that is why I seconded, pretty much the same thing. The thing is, we all knew what we were getting into when we were ran for these positions. We knew what the times were, what it was all going to entail, and I feel strongly that if you can make the meeting, you should make the meeting. Like Brett said, if you got something else going on, I understand that. I missed a meeting a month ago because of medical (reasons)."

**Council President Weddell** said he would leave in the remaining sections of Resolution 2024-03 "because of the states of emergency declared by the Governor or the Mayor, we still have to have a policy. So, those sections cover those cases. For instance, COVID was one of those instances."

At the **Clerk-Treasurer's** request, **Council President Weddell** clarified that his motion would delete Sections 1, 2 and 3 and prohibit remote participation unless there was a declared state of emergency. He added that he didn't know that there had to be any Council discussion on the proposed amendment. There could just be a vote.

**Mayor Leichty** said, "The purpose of introducing this is to provide for those extraordinary circumstances where a Councilor does need to be absent, but there may be a need to ensure a quorum And not only does this apply to our Council, but would be adopted by all of our boards and commissions; we need a consistent policy for all of our boards and commissions.

"And **Councilor Weddell**, I agree with you. I think if people commit to being on a board, they need to show up. I also recognize that there's a reality, that there are some rare occasions, and the State has developed a policy acknowledging that there are some rare occasions when people need to be able to participate remotely. And I think it would behoove the City to move forward with a policy that acknowledges that reality.

The **Mayor** continued, "There is a narrow window through which we would be adopting this, that because of the stringency of the State's guidelines about making decisions about budgetary matters and what qualifies as a reason for absence.

"So, I feel comfortable with the discussion that Councilors have had in the preparation of this proposal that we could move forward and still have the understanding, not only from those sitting in this room around these tables today, but from other boards or commissioners that we expect them to show up in person, and that that is the expectation."



Mayor Leichty asked the Clerk-Treasurer to conduct a roll call vote on the proposed amendment by Councilors Weddell and Nisley.

On a roll call vote, the motion by Councilors Weddell and Nisley, to delete Sections 1, 2 and 3 and to prohibit remote unless there was a declared state of emergency, failed by a 3-4 vote with Councilors Nisley, Schrock and Weddell voting "yes" and Councilors Gerber, Lederach, Peel and Riegsecker voting "no" at 7:12 p.m.

Mayor Leichty declared that the amendment failed on a 4-3 vote. She asked if Councilors had additional comments or questions about Resolution 2024-03.

Council President Weddell thanked Councilors for hearing him out. Councilor Gerber said she appreciated the effort. Council President Weddell said he appreciated the work that went into the resolution.

Councilors joked briefly with Councilor Riegsecker about his possible remote participation.

Councilor Riegsecker said he appreciated the Council President putting him "on the spot." He then said, "I'm on for attending every meeting. I've worked this calendar right here to work around Fair Board City Council and anything else that I have. And there's very limited time that I have to get away."

Councilor Riegsecker said the only possible remote participation could be because of special unexpected Council meetings might be added. "So, I would just like that emergency option to do that," he said. Councilor Riegsecker added it will be good to see how this works and it was also good to have this option to help the City's work proceed.

Councilor Gerber said, "I agree with what you've expressed, Don. Thank you for saying that." She requested that the video of livestreamed meetings be reversed so that the agenda is a smaller image and the Councilors be in the larger image. She said, "I've had some complaints, because people who try to watch the meetings online and are only seeing an agenda." Mayor Leichty said City staff can explore that option.

Clerk-Treasurer Aguirre said, "This has been mentioned before, but for those who will be participating remotely, it will be very important that this be tested well before the meeting, and not as the meeting begins just to make sure that any technical issues are worked out." Mayor Leichty said, "Yes, you'll have to have a strong Internet connection, and you have to be visible." Councilor Gerber said, "I think the understanding is that it's on us."

Mayor Leichty said, "So, just as a point of clarification, the way that our meetings are hosted, they're presented as webinars. And so, in order for you to be able to speak, because the general public cannot speak during a presentation, you have to be added. So, that's why Amanda Guzman (Communications Manager) would need to be notified before the meeting that you're planning to participate remotely. And we'd ask for ... a minimum of a 24-hour notice, so she can make sure that you're set up."

Councilor Peel said she would recommend that Councilors participating remotely log in 30 minutes in advance "because you never know what's going to pop up and have their cell phone on hand and make sure that you can communicate with them," City staff.

Council President Weddell mentioned that Councilors are supposed to get iPads soon. He then mentioned that Councilors still had to vote on Resolution 2024-03.

At 7:20 p.m., Mayor Leichty asked if there were any questions or comments about Resolution 2024-03 from the audience. There were none.

At the Council President's request, the Mayor requested a roll call vote.



On a roll call vote, Councilors approved Resolution 2024-03, *Adopting a Policy to Allow Participation in Meetings by Electronic Means of Communication*, by a 4-3 vote with Councilors Gerber, Lederach, Peel and Riegsecker voting “yes” and Councilors Nisley, Schrock and Weddell voting “no” at 7:20 p.m.

#### **8) 2025 Common Council meeting schedule**

Mayor Leichty presented the draft Council meeting schedule for 2025.

#### **BACKGROUND:**

This was the proposed **2025 GOSHEN COMMON COUNCIL MEETING SCHEDULE:**

Friday, Jan. 17	City Council: Exec. Session: Application Evaluations	3:30 PM
Monday, Jan. 27	City Council	6 PM
Monday, Feb. 10	City Council pool bond hearing	6 p.m.
Monday, Feb. 24	City Council	6 PM
Friday March 14	City Council: Work Session Fire Territory & Fee Study	1:30 PM
Monday, March 24	City Council	6 PM
Monday, April 28	City Council	6 PM
Monday, May 19	City Council	6 PM
Friday, June 13	City Council: Work Session Lead Line & 5 Year Capital Plan	1:30 PM
Monday, June 23	City Council	6 PM
Monday, July 28	City Council	6 PM
Monday, Aug. 25	City Council	6 PM
Monday, Sept. 8	City Council: Budget Hearing 1	6 PM
Monday, Sept. 29	City Council: Budget Hearing 2	6 PM
Monday, Oct 27	City Council	6 PM
Monday, Nov. 17	City Council	6 PM
Monday, Dec. 15	City Council	6 PM
Monday, Dec. 29	City Council (optional)	6 PM

#### **SUMMARY OF JAN. 27, 2025 COUNCIL DISCUSSION & APPROVAL OF 2025 MEETING SCHEDULE:**

Mayor Leichty presented the proposed 2025 Council meeting schedule with **one addition** – a meeting on **Monday, Feb. 10** for the sole purpose of convening a required public hearing on the proposed issuance of a bond for the Shanklin Park pool project. She asked Councilors if they could attend. They indicated they could attend.

Mayor Leichty asked if there was a motion to approve the 2025 Council meeting schedule.

**Councilors Weddell and Schrock made a motion to approve the 2025 Council meeting schedule as presented by the Mayor, with the added meeting on Feb. 10.**

**Councilor Nisley** said he would be voting “no” for multiple reasons. He said, “I’m not in favor of moving from two meetings a month to one meeting a month. I’m also not in favor of doing special meetings on a separate day than what we have scheduled for Council meetings, and doing them in the middle of the day. I feel that we’re cutting out the citizen’s participation in that part of it, although we don’t have a lot of people coming.”



**Councilor Nisley** continued, "It just makes it harder for people to come to our meetings and say what they do. The other thing would be, and it's been brought to my attention of multiple times through the past week and then here again tonight, that we're meeting on the same night as a School Board meeting. And I think that needs to be changed. So, that's just a little bit of why I will be voting 'no' for this."

**Councilor Schrock** said, "And I did receive the same two emails that I think everybody else did today about people requesting not to have Council meetings on the same night as School Board meetings."

**Council President Weddell** asked the **Mayor** the benefits of the Council meeting on the 4<sup>th</sup> Monday of the month.

**Mayor Leichty** said, "As we looked at the calendar, I think we're in alignment with the School Board because they're finding that there's lots of holidays and things that conflicted on those other Mondays. So, that's why we ended up on the schedule that we have now. And the other reason was to provide an adequate amount of time for our Deputy Clerk-Treasurer and the Clerk-Treasurer to prepare the financial reports, so that we would have a monthly financial presentation for the Council. So, putting it after the 3<sup>rd</sup> week, provides an adequate amount of time for them to close the books from the previous month and present you with the most up-to-date information possible."

**Mayor Leichty** continued, "So, while I recognize the conflict, I hope that by focusing on having one meeting month it still allows people to participate in at least one of their School Board meetings if they so choose, but allows us to operate as efficiently as we need to."

**Councilor Peel** asked when the Council would be holding this year's joint meeting with the School Board. The **Mayor** responded, "They declined having one this year, so there will not be one. But we're still looking at an opportunity to have the Kid Council and Youth Council join us at some point."

**Councilor Gerber** said, "I share some of the concerns that **Councilor Nisley** expressed. I also understand that this is extremely difficult to come to a calendar that suits the entire City, and a lot of work has gone into this. And so, I will support this tonight. I do hope that when looking at next year, we'll be able to take some of these concerns into consideration, and maybe make some adjustments as appropriate." **Councilor Schrock** thanked **Councilor Gerber** for the second mention of that.

**Council President Weddell** said, "One thing I always come back to thinking about is we had a request back when Allan Kauffman was Mayor – the tornado sirens that would go off Thursday at 2 o'clock. We had a request to have those changed because the individual's grandson was napping at that time. I understand the problem, but when you change something, you always have an effect on somebody else, too. So, that's the thing we have to consider, too. There are people that want us to change it, but there might be other people who say, 'Well, now, we've created a situation where now I can't make it.' So, there's always that to consider."

**Councilor Peel** said, "We didn't used to have the Council meeting on Monday, but we changed it specifically to Monday for very specific reasons. And having attended all the school board meetings because of my job, I wouldn't have been able to do that at the time. But we have these meetings on this particular week of the month for specific reasons, and one of those being how the schedule falls with vacations, and that's how the School Board tends to have theirs. So, we have the same issue and so we have the same day."

**Councilor Peel** added, "The City has a lot of public meetings that have to be scheduled ... so, I truly respect everybody's opinion, but I'm in agreement with this schedule."

**Councilor Nisley** responded, "Let's just remember that we've been on a two-meeting-a-month schedule for 40 years, and everybody was all right with that, comfortable with it. And, there again, we knew what we were getting into when we ran for the office."



**Council President Weddell** said the Council has met on the same day of the month as the School Board for three years. **Clerk-Treasurer Aguirre** pointed out that the Common Council had a long tradition of meeting Tuesdays. **Council President Weddell** said, "I've been a proponent of one meeting a month for probably five years and never had support for it." **Councilor Peel** said, "I think it's worth a try; see how it goes." **Mayor Liechty** requested a roll call vote on the proposed Council meeting schedule for 2025.

**On a roll call vote, Councilors passed the motion to approve the 2025 Common Council meeting schedule for 2025 by a 6-1 vote, with Councilors Gerber, Lederach, Peel, Riegsecker, Schrock and Weddell voting "yes" and Councilor Nisley voting "no" at 7:30 p.m.**

#### **Elected Official Reports:**

**Mayor Leichty** invited reports from Councilors.

**Council President Weddell** said neighbors along Kercher Road who previously coped with accidents across the bridge have expressed gratitude to the City for the installation of warning signs on the bridge by the City Street Department. **Councilor Lederach** said he also has received notes of appreciation and said that there can be icy conditions after the hill nearby and it would be good for the county to also install some warning signs.

**Youth Adviser Galeb** said at the end of December the City's youth advisors held a children's drive, and with the help of the school and Council, were able to donate many items to kids and mothers or mothers. For January, the youth advisors gave small gift bags and motivational cards to students during finals week.

**Mayor Leichty** thanked the youth advisor for her work. In turn, the youth advisor thanked the Mayor for providing a budget so the youth council could give back to the school and help and motivate students.

**Council President Weddell** congratulated **Youth Adviser Galeb** for being a Lily Scholar.

**Councilor Lederach** asked which college the **youth adviser** would be attending. She said "probably" Goshen College. He responded, "That's what I wanted to hear." Some in the audience applauded that news and the Mayor said, "Got some alumni in the room? Go Leafs!"

**Councilor Riegsecker** expressed his condolences and sympathies to the Goshen Fire Department for the passing of **John Alheim**, who led the department as Chief from 1990 to 2005. Councilor Riegsecker added, "He was very well respected in this community, and did a great job. So, we are sorry to see that."

**Mayor Leichty** said, "Absolutely. I believe he served 42 years." John Alheim died Jan. 26, 2025 at Goshen Hospital.

#### **Adjournment:**

**Councilor Nisley** made a motion to adjourn the meeting. **Councilor Schrock** seconded the motion. By a 7-0 voice vote, Councilors unanimously approved the motion to adjourn the meeting.

**Mayor Leichty** adjourned the meeting at 7:33 p.m.



**EXHIBIT #1:** *An amendment to Ordinance 5207, Amend Title 2, Civil Rights, Article 1, Community Relations of the Goshen City Code, which was proposed at the Council meeting by Councilor Lederach and circulated by Councilor Gerber. The amendment would allow the Mayor to appoint a Community Relations Manager and described the duties of the Manager. The amendment was approved by the Council and incorporated into Ordinance 5207, which was unanimously passed at the Council meeting.*

**APPROVED:**

\_\_\_\_\_  
Gina Leichty, Mayor of Goshen

**ATTEST:**

\_\_\_\_\_  
Richard R. Aguirre, City Clerk-Treasurer





## GOSHEN COMMON COUNCIL

### Minutes of the FEBRUARY 24, 2025 Regular Meeting

*Convened in the Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana*

At 6:00 p.m., assisted by Mayor Gina Leichty, Ryker Wogoman (a first-grader at Parkside Elementary School) called the meeting to order and led the Pledge of Allegiance.

Mayor Leichty asked Clerk-Treasurer Aguirre to conduct the roll call.

**Present:** Linda Gerber (At-Large) Phil Lederach (District 5) Doug Nisley (District 2)  
Megan Peel (District 4), Donald Riegsecker (District 1) Matt Schrock (District 3)  
Council President Brett Weddell (At-Large) Youth Adviser Tageeya Galeb (non-voting)

**Absent:** None

#### Approval of Minutes:

Mayor Leichty asked the Council's wishes regarding the minutes of the Feb. 10, 2025 Regular Meeting as prepared by Clerk-Treasurer Aguirre. Councilor Nisley moved to accept the minutes as presented. Councilor Peel seconded the motion. **Motion passed 7-0 on a voice vote.**

#### Approval of Meeting Agenda:

Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer. Councilor Nisley moved to approve the agenda as presented. Councilor Schrock seconded the motion. **Motion passed 7-0 on a voice vote.**

#### Privilege of the Floor:

At 6:03 p.m., Mayor Leichty invited public comments for matters not on the agenda.

Nancy Graber of Goshen said a few days ago she was at a meeting and was "dismayed" to learn from a friend how the friend was treated by the Goshen Police Department. She said, "I'm not sure where to bring this concern, but I thought this might be a starting place."

Mayor Leichty said that if Graber had a concern, there is a City employee who deals with community concerns about any Police interaction that may have occurred, so she encouraged Graber or her friend to contact the Police Department and request a meeting to convey those concerns. She said Graber was welcome to make any statements she wished, but because it might be a personnel issue, the Mayor would encourage her to file a report.

Graber said, "I don't have names of police officers. I don't have specifics."

Mayor Leichty said, "I'm sure, that they could assist you in figuring out who was on shift and work through the process that way ... because that's something that's certainly a priority for us as an administration and for the Police Department, as well, to address any concerns."

Councilor Nisley said he wanted Graber to tell the Council what happened to her friend. Mayor Leichty responded, "I appreciate that, but since there are personnel issues involved, I want to make sure that there's an opportunity that we're not dealing with hearsay or something that might be germane to any kind of disciplinary action or action that the Chief might want to take in that regard. So, just to be respectful of that protocol."

There were no further discussions of this matter.



**Ida Short of Goshen** said she lives near Chandler Elementary School and twice in the past six months, while crossing in the pedestrian crosswalk on Washington Street and Main Street, she has been cut off by two police cars making turns and one came very close to striking her. She said she wanted to "draw attention to the fact that a lot of people in town walk everywhere. And I just want to urge people as they are driving to exercise caution, and especially remember pedestrians."

**Mayor Leichty** thanked **Short** and said these were the kinds of concerns that **Police Chief Miller** would want to be know about. She encouraged **Short** to report such encounters to the Police Department.

**Short** said, "Yeah, I wondered if that would be the similar category. Okay, wonderful. Thank you for clarifying." The **Mayor** said, "It's something that's a high priority to make sure that we're serving the community well ... It is definitely good to be mindful of our pedestrians, so I appreciate your reminder of that."

**Mayor Leichty** closed the public comment period at 6:08 p.m.

**1) Presentation of donations – Daniel Morrow of Cheers to Wheels and James Ballard of the Blue Knights IN VIII Law Enforcement Motorcycle Club to the Mobile Integrated Health program**

**Mayor Leichty** invited a presentation from **Daniel Morrow of Cheers to Wheels** and **James Ballard of the Blue Knights IN VIII Law Enforcement Motorcycle Club**. She said it is moving whenever a group of people come together to support Police officers and she extended her gratitude on behalf of the City.

**James Ballard** said he was making a presentation as a City Police Officer and as the president of the Blue Knights Indiana VIII Law Enforcement Motorcycle Club. Several weeks ago, he said he was contacted by **Dan Morrow of Cheers to Wheels**, who wanted to make a donation.

**Morrow** said he's part of a group of friends with motorcycles and old cars who gather to do things for the community, such as helping veterans, building ramps for disabled people or donating Christmas gifts for families. He said after a veteran identified by **Ballard** turned down a donation, the group decided to give the donation to the City's new Mobile Integrated Health program.

**Ballard** said part of his work as the City's Behavioral Health Response Coordinator involves helping homeless people. He said sometimes individuals come to Goshen either looking for work or looking for housing, and unfortunately, they can't find work or housing. In such cases, **Ballard** said he has wished he had a transportation fund to be able to help those individuals return to where they have a support system in their hometowns.

**Morrow's** group agreed to donate \$1,000, which was matched by a \$1,000 donation from the Blue Knights.

**Ballard** said applicants for transportation funds will be vetted to make sure that the money provided them will go toward getting them back home.

**Mayor Leichty** responded, "For those of you in the audience who may or may not be aware, the City of Goshen is developing a new Mobile Integrated Health unit, which is a combined Police and Firefighter and EMS Response team that proactively assists people in the community who have behavioral health issues, chronic health issues or addiction related and homelessness issues."

The **Mayor** continued, "It's something that overlaps between the two departments. And so, we're developing a proactive response team to try to address some of those areas of concern in our community. Officer **Ballard** has been integral in the development of that new department, and (Fire) Chief **Powell** as well."



**Mayor Leichty** added that this new Police-Fire partnership “would not be possible without the additional support from our community at large. So, guys, thank you so much on behalf of the City.”

**Ballard** added that the money that the Blue Knights donated was raised from the annual Riding to Remember fallen police, firefighter and veterans motorcycle ride that includes a ceremony in front of the Police station.

**Councilors thanked Morrow and Ballard for the donations, which were given to Police Chief José Miller.**

## **2) City financial report and update by Deputy Clerk-Treasurer Jeffery Weaver**

At the invitation of the **Mayor**, **Deputy Clerk-Treasurer Jeffery Weaver** delivered a financial and budget update to Councilors. He did so by providing an overview of an eight-page report, dated Feb. 24, 2025, which he distributed to Councilors at the start of the meeting (**EXHIBIT #1**).

In his summary, **Weaver** wrote that he was enclosing financial reports produced by the City's books as of Jan. 31, 2025. These documents offered a comprehensive overview of the budget performance for the first month of the year and were intended to provide clarity on the City's current financial status. The funds detailed in these reports align with the budget approved by the Council in November 2024.

**Weaver included the following reports:**

- **Fund Balance Report:** This report detailed the cash balance for each individual fund, clearly demonstrating the liquidity available.
- **Budget Report:** This report outlined the revenues and expenses for each fund, highlighting the amount spent during the first month of the year.

**When considering the attached reports, Weaver noted the following points for discussion:**

- In the Fund Report, the Debt Service Fund (#3301) has a negative balance. This is a timing difference where the City makes payments on the General Obligation bonds in February and July and receives levy payments in June and December, which make the ending balance a net positive at year end.
- In the Fund Report, the TIF Bond Payment Fund (#3311) also shows a negative balance. This bond will be paid a portion of its balance from the Southeast TIF (#4445). On Feb. 24, the Common Council will discuss and consider approving an additional appropriation which would authorize the balance of the TIF Debt Service Reserve (#3331) to transfer to this fund.
- In the Budget Report, the Original Budget was \$202,000 higher than what the Council approved in October, 2024. This is because of a coding error on a non-appropriated account.
- If a budget is to be receipted/spent equally through the year, we would expect said budget to reflect 91.7% remaining at the end of Jan. 31. While this is interesting to consider throughout the Budget Report, it does not reflect reality. For example, most revenues in levied funds arrive in June and December, Parks Fund receives and spends most money through the summer months, and most debt service payments occur in January and July of each year.

**In his oral report, Weaver gave highlights of the budget and financial report. Key points:**

- The fund balance or cash balance report is not the budget, but more of a collection of funds like bank account balances.
- The general fund balance at the end of January was \$19.8 million and the City plans to spend \$33 million out of that fund this year.



- The debt service account appears to be negative, but that's because it will receive an infusion of levy funds later this year and it will end up with a positive balance.
- The TIF bond principal and interest payment fund also had a negative balance, but it also will receive an additional appropriation.
- The TIF debt service also will be drawn down because of a payment and it will be reimbursed later.
- There are two new funds on this list that were not part of the annual budget because they are up for approval by the Council tonight.
- The next couple of pages in the report had to do with the City's revenue budgets.
- A lot of the City's money comes in in June and December when the levy comes in.
- And the budget is off \$202,000 from what was in the approved budget ordinance because of a coding error.

Mayor Leichty invited Councilor comments or questions on the report.

Councilor Peel thanked Weaver for the report.

Council President Weddell said that last year it appeared that there would be monthly financial reports, but they tapered off. He asked if going forward there would be monthly reports. Weaver said the City's new financial accounting software will make it easier to provide that to the Council as well as to review every month.

Councilor Lederach said he appreciated the bullet-point narrative in the front of the report.

Mayor Leichty invited a motion to approve the financial report as presented.

Councilors Nisley and Riegsecker made a motion to approve the Clerk-Treasurer's Office Budget Report from January 2025.

Mayor Leichty invited additional questions or comments from anyone on the Council or the audience. There were none.

**On a voice vote, the Common Council unanimously, by a 7-0 margin, passed the motion to approve the Clerk-Treasurer's Office Budget Report from January 2025 at 6:20 p.m.**

**3) Ordinance 5217 – Additional Appropriations (\$217,393.75 from TIF Bond Debt Service to make a bond payment and a \$400,000 loan from the Electric Utility Fund to the Unsafe Building Receivership Fund)**

Mayor Leichty called for the introduction of Ordinance 5217, *Additional Appropriations*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5217 by title only, which was done.

**Weddell/Peel made a motion to approve Ordinance 5217 on First Reading.**

**BACKGROUND:**

Ordinance 5217, *Additional Appropriations*, was seeking the Common Council's authorization to spend additional and available money from various accounts. The Mayor and Clerk-Treasurer proposed this ordinance because the Council is the City's fiscal body which authorizes the City's budget and any budget adjustments.

In a Feb. 24, 2025 memorandum to Councilors, Deputy Clerk-Treasurer Jeffery Weaver explained that an appropriation is "permission to spend available money" and is tied to a specific fund. Within a fund there are four spending categories and multiple accounts.



It is possible to get permission to move budgeted spending between accounts and categories, but sometimes the total appropriation within a fund is insufficient for the fund's total spending, due to emergencies, unforeseen circumstances, or budget errors.

In this case, the Mayor and Clerk-Treasurer proposed an additional appropriation because the expenditures are necessary and paying the expenditure might otherwise overspend the budgeted appropriation, **Weaver** wrote.

**Weaver** continued that after Council approval, the Clerk-Treasurer will submit the additional appropriation to the Department of Local Government Finance ("DLGF") for final approval. The DLGF will only approve an additional appropriation if the Clerk-Treasurer proves that the City has cash available for the additional appropriation and the following year's budget.

**Weaver** further explained that the City made the final payment on the 2025 Redevelopment Refunding Bonds on Jan. 2, 2025. The bond ordinance required the City to maintain \$217,393.75 in a debt service reserve for the term of the bonds as a sort of "security deposit" on the bonds. The proposed transfer moves the balance to the Principal & Interest Fund, which we apply toward the final bond payment.

**Weaver** also wrote that the City's Building Department plans to make up to four receivership purchases in the calendar year costing up to \$400,000 from the Unsafe Buildings Fund. The fund balance currently is just under \$179,000 and will need a temporary loan in order to purchase the properties. The City's Electric Utility Sale Fund is specifically designated for temporary loans to other Funds, and can loan up to \$400,000 to the Unsafe Building Fund with the Council's approval.

Each affected fund has sufficient cash balances to spend these appropriations. If the ordinance is approved by the Council, the Clerk-Treasurer's office will submit necessary information to the DLGF for final approval.

#### **SUMMARY OF FEB. 24, 2025 INITIAL COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5217:**

**Mayor Leichty** invited a staff presentation on Ordinance 5217.

**Deputy Clerk-Treasurer Jeffery Weaver** provided a brief overview of Ordinance 5217, which would authorize additional appropriations – or spending – from City funds.

**Weaver** said the first appropriation would allow the City to spend the balance of a TIF Bond Debt Service Reserve Fund to cover a \$217,393.75 final bond payment.

**Weaver** said the second appropriation would draw \$400,000 from the Electric Utility Sale Fund and move it to the Unsafe Building Fund to allow the City to purchase up to \$400,000 in property through receiverships managed by the City Building Department. The money transferred eventually would be repaid to the Electric Utility Sale Fund after the properties in receiverships are sold.

**Councilor Riegsecker** said it appeared that the Common Council should have considered and passed agenda item #4, *Resolution 2025-05 – A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships*, before considering and passing *Ordinance 5217, Additional Appropriations*.

**Mayor Leichty** said the agenda items did seem out of order. She asked **City Attorney Bodie Stegelmann** if the Council could pause consideration of Ordinance 5217, take action on Resolution 2025-05, and then return to Ordinance 5217. **Stegelmann** suggested suspending consideration of Ordinance 5217 and considering Resolution 2025-05.



Council President Weddell/Councilor Riegsecker made a motion to table Ordinance 5217 until after consideration of Resolution 2025-05.

On a voice vote, Councilors, by a 7-0 margin, approved the motion to table Ordinance 5217 until after consideration of Resolution 2025-05.

**4) Resolution 2025-05 – A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships**

Mayor Leichty called for the introduction of Resolution 2025-05 *A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-05 by title only, which was done.

Weddell/Schrock made a motion to approve Resolution 2025-05.

**BACKGROUND:**

Resolution 2025-05 would authorize a loan from the City's Electric Utility Sale Fund to the Unsafe Building Fund for the purpose of funding receiverships for buildings that are unsafe and subject to demolition.

According to Resolution 2025-01:

- The City of Goshen has established an Unsafe Building Fund to support the remediation of vacant, blighted, and unsafe buildings within the City pursuant to the Indiana Unsafe Building Law, Indiana Code § 36-7-9-1 et seq.; The City Council recognizes that receiverships under the Indiana Unsafe Building Law require funding for repairs and improvements to bring properties into compliance with applicable building and safety codes and otherwise address blight
- The Unsafe Building Fund does not currently have sufficient funds to advance monies to receivers appointed by a Court under Indiana Code § 36-7-9-20;
- The Indiana Unsafe Building Law, specifically Indiana Code § 36-7-9-20(a)(6), expressly authorizes a court-appointed receiver to issue and sell notes or receiver's certificates to finance the costs of necessary repairs and improvements to unsafe premises, with such debt instruments serving as a lien against the property to secure repayment;
- The City has funds available in its Electric Utility Sale Fund that can be loaned to the Unsafe Building Fund for the purpose of financing necessary receivership-related expenses, subject to repayment terms; and
- The City Council finds it in the best interests of the City to authorize a loan in the amount of \$400,000 from the Electric Utility Sale Fund to the Unsafe Building Fund for this purpose, provided that such funds shall only be disbursed upon satisfaction of certain conditions as set forth herein.

**If Resolution 2025-05 is passed by Councilors:**

1. The City Council hereby authorizes a loan in the amount of \$400,000 from the Electric Utility Sale Fund to the Unsafe Building Fund for the exclusive purpose of purchasing notes or receiver's certificates issued by a court-appointed receiver pursuant to Indiana Code § 36-7-9-20(a)(6). However, the loaned funds shall not be disbursed unless and until the Building Commissioner, acting as the City's Enforcement Authority under the Indiana Unsafe Building Law, has obtained:





a. A court order appointing a receiver for a specific property or properties under the Indiana Unsafe Building Law; and  
b. A court order authorizing the appointed receiver to issue and sell notes or receiver's certificates at market rate interest, pursuant to Indiana Code § 36-7-9-20(a)(6).

2. Once transferred to the Unsafe Building Fund upon satisfactions of the conditions precedent hereinabove described, the loaned funds shall be subject to repayment with interest at the market rate interest established by the court order authorizing the issuance and sale of notes or receiver's certificates. The loan shall be repaid by the Unsafe Building Fund upon receipt of funds from property owners, rents collected by receivers, or through court-ordered recoveries. The full amount of the loan shall be repaid no later than five (5) years from the date of this Resolution, unless an extension is approved by the City Council.

3. The Clerk-Treasurer's office shall oversee and account for all loan disbursements and repayments. No additional reporting requirements shall be imposed as part of this loan process.

4. This Resolution shall be in full force and effect immediately upon its passage by the City Council and approval by the Mayor.

#### **SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2025-05:**

**Mayor Leichty** said **City Building Commissioner Myron Grise** and **Assistant City Attorney Don Shuler** were present tonight to talk about how these funds would be utilized.

The **Mayor** said, "Essentially, there are a number of blighted properties that the City has prioritized, that we want to be able to address, and one of the mechanisms that we can use is receivership, where we can complete the necessary repairs and charge the property owner for the cost of those repairs. That's the super truncated version of how this would work, but as we are working very diligently, and those before us have worked very diligently at addressing blight in a number of our neighborhoods, this is another tool that we can utilize."

**Mayor Leichty** said in order to use this process, the City needs some funds, and borrowing from the Electric Utility Sale Fund "will make sure that that fund is restored to be whole, so we would not only be charging for that, but we would charge interest when we complete these repairs for whatever time it takes to complete the construction and repair on these properties."

The **Mayor** invited a presentation from **Building Commissioner Grise**. Reading from a Feb. 24, 2025 memorandum to the Council that was included in the Council meeting packet, **Grise** gave an overview of his request for funds to support an expanded receivership program to address unsafe properties in the City .

**Grise** said the receivership program, which is allowed under Indiana Code § 36-7-9-20, will enable the City to advance funds for the rehabilitation of unsafe, vacant, and blighted properties. The funds used would be recovered either through rental income generated by the receiver or through foreclosure actions against the property.

Under the proposed program, **Grise** said the City would advance funds for repairs based on a scope of work approved by the Court. The appointed receiver would then complete the necessary work to bring the property into code compliance, as well as any improvements approved by the Court. No properties would be purchased.

**Grise** said the City would allocate an initial amount of \$400,000 from the Electric Utility Sale Fund to the Unsafe Building Fund to finance receiverships. Once a Court ordered receivership was obtained, with the Court approving a proposed scope of work and cost, **Grise** said the receiver would issue a secured debt instrument in the amount of the repair costs. The City would purchase this instrument using Unsafe Building Fund monies, and it would be recorded as a lien against the property.



**Grise** said, "Pursuing receiverships permits the City to address vacant, unsafe, and blighted properties to enhance quality of life for residents and stabilize property values. By funding the repairs directly, the City avoids the burdens of prolonged vacancies and code enforcement costs. Through rental income collection, foreclosure options, and lien recovery, the City has a pathway to recover its financial investment. In addition, the use of a receiver's notes or certificates opens the possibility for the City to recover interest on its advancement of funds."

**Grise** asked the Council to approve a \$400,000 loan from the Electric Utility Sale Fund to the Unsafe Building Fund. He estimated that the \$400,000 would secure receiverships for at least four properties.

**Assistant City Attorney Shuler** said more feedback and internal discussions prompted a revised and updated proposed Resolution 2025-05, which was provided to Councilors by email and distributed at tonight's meeting. Also provided was a "redline" version of the resolution showing changes from the original (**EXHIBIT #2**).

**Shuler** said the revised resolution now included a provision specifying that funds "would be limited to purchasing a receiver's note or certificate that would be the approved financing mechanism that would be sought to be approved by the court to fund the work for the unsafe properties that would be included in the receivership program." And if for some reason the Court did not approve that as a financing mechanism, Shuler said the loan wouldn't actually transfer ... "and would maybe go back to the drawing board."

**Shuler** said that a decision was made to try to protect any issuance of the funds before the City could secure Court approval for interest on the loan funds to make sure that the City was made whole, based on the fact that those funds now are earning interest at market rate. He added that this kind of restriction accomplishes the same purpose as the original draft, which was to authorize the transfer and then require repayment from the unsafe building fund back to the Electric Utility Sale Fund once the receiverships are established, and money and income is generated.

**Shuler** invited questions from Councilors.

**Council President Weddell** clarified with **Shuler** that the City would not be purchasing properties, but would be overseeing them and putting money into them. And once the City recovers the money used to repair the properties, the property owner would regain control.

**Shuler** said, "What would happen is a Court action would be filed to request the Court to appoint a receiver for the property. That receiver will not be the City. It will be a construction or management company and that receiver will develop a scope of work to bring the property into code compliance, but also make improvements to the property. So, that could either be, in theory, rented or sold to make money."

**Shuler** continued, "To finance the repairs, the receiver would issue what's called a note or receiver certificate ... almost like a bond. Any investor, in theory could purchase that bond. We think it's the most likely scenario is the City would purchase it to advance it."

**Shuler** said the note would be a lien against the property and that lien would supersede all other liens against the property, except for taxes. Shuler said the receiver would get money to make the repairs. After the repairs are made, Shuler said the City, as the note holder, would have the ability to call that and to either make the sale of the property, or force the homeowner to pay off the balance which would include interest for the City to get its funds back.

**Council President Weddell** said years ago the City was involved in a similar situation and the property owner took the City to court "and said, 'I only want the bare minimum done. which may be nothing more than making the property safe. It doesn't mean it's livable.'" The **Council President** asked **Shuler**, "And so, if that happens again, what have we really accomplished?"



**Shuler** responded, "I would note that of the cases I'm aware of, for two of the properties eventually the court did grant approval to do more than just what was code compliant, and it did bring those properties up so they could be rented, and then the property owner actually paid it off entirely. There was one other property that the Court at that time said it didn't see the cost-benefit analysis that it would actually, the amount of the repairs would more than what the property was worth."

**Shuler** continued, "I think the properties we've identified here are not in that situation. We believe that the repairs that will be made, the value of the properties will greatly exceed that part of that's based on what we've seen over the last couple of years. When we've done demolition orders for properties and had some properties go to auction as a result of those orders where those properties were deemed to be demolition worthy, and they were selling for \$40,000 to \$50,000 at an auction. So, we're pretty confident that the value will return."

**Shuler** said that although there is some risk to the City, he said he believed there were safeguards to protect the City's fund through a Court review and approval of a scope of work.

**Council President Weddell** asked if the City would evaluate the cost of remodeling a home vs. the cost of tearing it down and building a new home.

**Shuler** said that was correct, "but my understanding is that the general belief in the Building Department, is that these properties can be remodeled and renovated without being torn down."

**Mayor Leichty** said, "We've been actively pursuing demolition orders when that's appropriate, too. So, I think the distinction there would be between which houses are eligible for demolition, or worthy of demolition, being beyond reasonable repair, and then the unsafe that we've not been able to make any progress with the property owner over numerous years and fines, and persistently trying to go back and improve the value of those properties."

**Councilor Peel** asked if there were specific properties the City would like for this program. **Mayor Leichty** said there were a number of properties that would be eligible for this approach.

**Councilor Schrock** asked if the properties were vacant. **Commissioner Grise** said they were vacant.

**Councilor Schrock** asked what would happen after five years and whether the City would take ownership if the funds for repairs hadn't been repaid. **Shuler** said the five years referred to the total length of this receivership program. He said the goal would be to rapidly make repairs or place the property in foreclosure.

**Council President Weddell** asked if the repaired properties would be rented such as was done during prior City receivership cases. **Shuler** said the receiver wouldn't necessarily be renting the property. Instead, he said requiring notes and certificates would provide clear statutory authority for the City to charge interest and to be able to more quickly get back the repair costs and will not lose the funds.

**Council President Weddell** asked if there was a financial risk to the City if at a sheriff's auction a property sold for less than the cost of the City's repairs. **Shuler** said, "The way you protect against that is ... in order for somebody else to get the property, they have to bid above your judgment or your loan amount, and if they don't, then you end up with it, then you can proceed to sell it through our own means." In such a case, **Shuler** said the City would recoup its investment and the property owner would get what's left.

**Councilor Riegsecker** asked if the market rate interest would be the same as the City gets in a money market.

**Shuler** said, "I anticipate that being based on what the Federal rate is." He said the time frame would be at the time the court authorized the issues of a note.

**Councilor Peel** asked if past receiverships have gone well or if it has been a negative situation in the past. **Grise** said past cases have been a positive.



"So far, the ones that I've dealt with have been a positive for the City and the neighborhood," Grise said. I've only been involved with a couple of them, but they turned out decent. The City got its money back and people are living in all of them."

**Council President Weddell** asked if the \$179,000 now in the program was for revolving loans and if it was constantly being rolled over. **Mayor Leichty** said that was correct. **Shuler** said those funds would remain in the fund. **Councilor Riegsecker** asked the origin of the \$179,000 in the fund. **Council President Weddell** said the Council budgeted those funds. The **Mayor** said the funds "fluctuate based on income that's collected, and whatever is spent out of there, penalties and things that landlord pays. We do collect a fair bit."

**Councilor Schrock** said he assumed most of the homes that would be renovated are in his district. He added, "I just want to thank the **Mayor**, **Attorney Shuler** and anybody else that's involved in this for making this happen."

At 6:45 p.m., **Mayor Leichty** asked if there were any questions or comments about Resolution 2024-05 from the audience. There were none.

**Mayor Leichty** asked if Councilors were ready to vote.

City Attorney Stegelmann pointed out that the version of Resolution 2025-05 that went out in the Common Council meeting packet was different from the redline version that that was circulated and presented today by **Shuler**. So, he suggested a motion to amend the resolution to match the redline version before the Council today.

**Councilors Nisley and Schrock** made a motion to amend Resolution 2025-05 to the version circulated and presented today.

**On a voice vote, by a 7-0 margin, Councilors voted unanimously to amend Resolution 2025-05 to the version circulated and presented today.**

**Council President Weddell** asked to know the current amount in the Electric Utility Sale Fund. He was told it was about \$2.8 million.

**Councilor Nisley** said he recalls being told that the Council could only spent the interest earned on the Electric Utility Sale Fund. He asked if that was true.

**Mayor Leichty** asked **City Attorney Stegelmann** to respond. **Stegelmann** said, "I'm not aware of any limitations."

**Mayor Leichty** said back in 2000, the City considered investing the balance of the Electric Utility Sale Fund with the Community Foundation of Elkhart County and then utilizing the interest from that fund to support City initiatives. She that's when the interest income was discussed.

**Mayor Leichty** asked if there were additional questions or comments from the Council. There were none.

**On a voice vote, Councilors unanimously passed amended Resolution 2025-05, A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships, by a 7-0 margin, with all Councilors present voting "yes," at 6:48 p.m.**

### 3) RENEWED CONSIDERATION OF PREVIOUSLY TABLED MATTER:

Ordinance 5217 – Additional Appropriations (\$217,393.75 from TIF Bond Debt Service to make a bond payment and a \$400,000 loan from the Electric Utility Fund to the Unsafe Building Receivership Fund)

**Mayor Leichty** called for the re-introduction of Ordinance 5217, *Additional Appropriations*. **Council President Weddell** asked the Clerk-Treasurer to read Ordinance 5217 by title only, which was done.

**Weddell/Schrock made a motion to approve Ordinance 5217 on First Reading.**



#### SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5217:

Mayor Leichty asked Councilors if they had questions or comments about Ordinance 5217. They did not. At 6:49 p.m., Mayor Leichty invited questions from members of the audience. There were none.

**On a voice vote, Councilors unanimously passed Ordinance 5217, *Additional Appropriations*, on First Reading by a 7-0 margin, with all Councilors voting yes, at 6:49 p.m.**

Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5217. Mayor Leichty called for the introduction on Second Reading of Ordinance 5217, *Additional Appropriations*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5217 by title only, which was done. **Weddell/Nisley made a motion to approve Ordinance 5217 on Second Reading.** The Mayor invited further comments or questions from the Council and the audience. There were none.

**On a voice vote, Councilors unanimously passed Ordinance 5217, *Additional Appropriations*, on Second Reading by a 7-0 margin, with all Councilors voting yes, at 6:50 p.m.**

#### 5) Resolution 2025-03 – Interlocal Agreement with the County of Elkhart for Animal Control Services

Mayor Leichty called for the introduction of Resolution 2025-03, *Interlocal Agreement with the County of Elkhart for Animal Control Services*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-03 by title only, which was done.

**Weddell/Nisley made a motion to approve Resolution 2025-03.**

#### BACKGROUND:

Resolution 2025-03 would authorize an agreement with Elkhart County government to provide the City with animal control services through the Humane Society of Elkhart County, Inc.

According to Resolution 2025-03:

- The County of Elkhart has negotiated a contract with The Humane Society of Elkhart County, Inc. to provide animal shelter management and animal control services for 2025 for certain areas of Elkhart County, including within the corporate boundaries of the City of Goshen.
- The City of Goshen agrees to contribute \$93,940 to reimburse the County of Elkhart for the cost of providing animal shelter management and animal control services within the corporate boundaries of Goshen.
- Pursuant to Indiana Code § 36-1-7 et seq., a power that may be exercised by one governmental entity may be exercised by one entity on behalf of another entity if the entities enter into a written agreement.

**If Resolution 2025-03 is approved:** The Goshen Common Council would be approving the terms and conditions of the Interlocal Agreement between Elkhart County and the City of Goshen for Animal Control Services. A copy of the agreement was provided to the Council and made a part of this resolution.

#### SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2025-03:

Mayor Leichty told Councilors that passage of Resolution 2025-03 would continue the City's animal control services.





Mayor Leichty invited further questions or comments from Councilors. There were none.

At 6:50 p.m., Mayor Leichty asked if there were any questions or comments about Resolution 2024-03 from the audience. There were none.

*On a voice vote, Councilors unanimously passed Resolution 2025-05, Interlocal Agreement with the County of Elkhart for Animal Control Services, with all seven Councilors present voting "yes," at 6:50 p.m.*

**6) Ordinance 5215 - Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District**

Mayor Leichty called for the introduction of Ordinance 5215, *Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5215 by title only, which was done.

*Weddell/Schrock made a motion to approve Ordinance 5215 on First Reading.*

**BACKGROUND:**

Ordinance 5215 would rezone Lots 2 and 3 of the Lincoln Avenue Subdivision, with Lot 2 to be rezoned from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3.

The **Goshen Plan Commission** met Jan. 21, 2025, in regular session, and considered a request for this rezoning, with the following outcome: Forwarded to the Common Council with a favorable recommendation by a vote of 7-0.

**The recommendation was based on the following:**

1. The rezonings are consistent with the existing zoning and mixed land use in the Lincoln Avenue corridor.
2. The requirements of the M-1 and R-3 Districts are able to be met, except as addressed through a partial plat vacation request to relax the platted front setback of Lot 3.

In a report to the Plan Commission, dated Jan. 21, 2025, **City Planning & Zoning Administrator Rhonda L. Yoder** wrote that City of Goshen, Lacasa Inc, and Abonmarche Consultants were requesting the rezoning to create a single zoning district, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3, to allow for multiunit residential development. The subject property is Lots 2 and 3 of Lincoln Avenue Subdivision, with a mix of existing zoning.

**Yoder** wrote that the Lincoln Avenue Subdivision is a three-lot subdivision created from approximately 18 tax parcels, many of which were unplatted. Prior uses included approximately 12 residential dwellings, a salvage yard, and a grocery store that remains on Lot 1. At the time the subdivision was created, it was recognized that a rezoning would occur at some point, but a rezoning did not proceed then because no specific use was proposed for Lot 3, and Lots 2 and it did not require a rezoning. Lot 2 is currently developed with a City of Goshen stormwater detention basin and includes regulatory Floodway to the south and west of Lot 3. Lot 3 is proposed for multi-unit residential development.

**SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5215:**

City Planning & Zoning Administrator Rhonda L. Yoder gave a presentation on Ordinance 5215.





Yoder said the City Plan Commission met on Jan. 21 in regular session, considered a request for the rezoning and forwarded it to the Council with favorable recommendation by a vote of 7-0 based upon the following: the rezonings are consistent with the existing zoning and mixed land use in the Lincoln Avenue corridor and the requirements of the M-1 and R-3 districts are able to be met except as addressed through a partial plat vacation, to relax the platted front setback of Lot 3. She said there was one outside question about why one district was picked over the other, but there were no public comments during the Plan Commission meeting.

Yoder said the reason for the multiple zoning districts was because there were a lot of properties that were purchased over the years by the City, and then there was a subdivision done to combine those parcels into the three lots for the subdivision. She said it was known at some point there would need to be a rezoning.

Yoder also said the City will retain ownership of Lot 2. And she said the City wanted to do the rezoning as well.

**Mayor Leichty invited questions from Councilors.**

**Councilor Peel** asked if she should recuse herself from participating in this matter because Lacasa is seeking to develop the property. **Mayor Leichty** said she thought Councilor Peel should recuse herself, but asked **City Attorney Stegelmann** for his opinion. Stegelmann said, "Because you're an employee of Lacasa, I think it would be a good idea if you recused yourself." **Council Peel then recused herself.**

**At 6:53 p.m., Mayor Leichty invited questions from members of the audience. There were none.**

**Council President Weddell** said he wanted to mention that he is an unpaid Board member of Lacasa and gains no personal benefit for his participation.

**Mayor Leichty** asked if the recusal of **Councilor Gerber** would affect the Council's ability to pass Ordinance 5215 on First and Second Reading tonight. The **City Attorney** indicated that final passage would be possible.

**On a voice vote, Councilors passed Ordinance 5215, Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District, on First Reading by a 6-0 margin at 6:55 p.m. Councilor Peel had earlier recused herself from voting on this matter.**

Councilors gave unanimous consent to proceed with a Second Reading and vote on Ordinance 5215.

**Mayor Leichty** called for the introduction on Second Reading of Ordinance 5215, *Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District.* Council President Weddell asked the Clerk-Treasurer to read Ordinance 5215 by title only, which was done.

**Weddell/Schrock made a motion to approve Ordinance 5215 on Second Reading.**

The Mayor invited further comments or questions from the Council and the audience. There were none. Council President Weddell said Councilors were ready to vote.

**On a voice vote, Councilors unanimously passed Ordinance 5215, Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1 District, and from Residential R-1 to Residential R-3 District, on Second Reading by a 6-0 margin at 6:56 p.m. Councilor Peel had earlier recused herself from voting on this matter.**



7) Resolution 2025-02 – A resolution related to the financing of the Shanklin Pool Project, the leasing of same to the City, as well as under which terms and conditions, the scheduling and notification of a March 24, 2025 public hearing and the ratification of the appointments of members of the Municipal Building Corporation (Second Public Hearing and possible adoption)

Mayor Leichty called for the introduction of Resolution 2025-02. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-02 by title only, which was done.

**Weddell/Nisley made a motion to approve Resolution 2025-02.**

**BACKGROUND:**

Resolution 2025-02 would provide for the financing of the Shanklin Pool Project, its leasing to the City, under which terms and conditions, the scheduling/notification of a March 24, 2025 public hearing and the ratification of the appointments of Municipal Building Corporation members. According to the Resolution:

- The Goshen Municipal Building Corporation has been organized pursuant to the Indiana Non-Profit Corporation Act of 1991 to acquire a site or sites, constructing, renovating, expanding and equipping governmental buildings, including the construction of a new municipal pool, together with all necessary appurtenances, related improvements and equipment ("Project") for use by the City of Goshen; and
- A petition in eight (8) counterparts, signed 54 taxpayers of the City was filed with the Council requesting the construction of the Project by the Corporation and leasing the Project from the Corporation; and
- Such petition has been carefully considered and investigation has been conducted by this Council, both before and after the filing of said petition; and
- It is deemed desirable to proceed with the necessary negotiations and all other steps looking toward the construction of the Project by the Corporation and the lease of the Project to the City; and
- A proposed lease for the construction of the Project ("Lease") with the Corporation has been submitted; and
- The Lease provides that lease rentals will be payable from an ad valorem property tax levied on all taxable property in the City; and
- The City published a Notice of Preliminary Determination Hearings on Jan. 31, 2025 in *The Goshen News* and mailed such notice to the Elkhart County Clerk and any organizations requesting such notice as provided in Indiana Code 6-1.1-20-3.1, with respect to the ("Project"); and
- The first preliminary determination hearing was scheduled to be held on Feb. 10, 2025 and the second preliminary determination hearing was to be held on Feb. 24, 2025 in accordance with the notice and the law of the State of Indiana ("State"); and
- The City has made the following information available to the public at the public hearings: (a) the result of the City's current and projected annual property tax debt service payments divided by the certified net assessed value of taxable property within the City, which is 0.06%; (b) the result of (i) the sum of the City's outstanding long term debt, plus the outstanding long term debt of other taxing units that include any of the territory of the City, divided by (ii) the net assessed value of taxable property within the City, which is 9.42%; and (c) the estimated amount of the City's debt service levy and rate that will result during the following 10 years if the City enters into a lease and issues the bonds, after considering any changes that will occur to the debt service levy and rate during that period on account of any outstanding bonds or lease obligations that will mature or terminate during that period as follows:



Year	Estimated Total Debt Service Levy	Estimated Total Debt Service Rate
2026	\$1,021,550	\$0.0545
2027	\$1,109,800	0.0592
2028	\$1,115,950	0.0596
2029	\$1,110,950	0.0593
2030	\$1,115,800	0.0596
2031	\$1,109,200	0.0592
2032	\$1,117,000	0.0596
2033	\$1,113,000	0.0594
2034	\$1,117,000	0.0596
2035	\$1,115,000	0.0595
2036	\$1,111,000	0.0593

- It now appears to this Council that the Project provides the necessary facilities for the citizens of the City, and that the proposed Lease with the Corporation, as Lessor, provides for fair and reasonable rentals.

**Upon passage of Resolution 2025-03, it would be resolved by the Common Council:**

**Section 1.** Providing for the financing of the Project by the Corporation and the leasing of same to the City is in the public interest of the citizens of the City, and it is a proper public purpose for which this Council agrees to cooperate with the Corporation and to assist it in fulfilling the requirements of all agencies of the federal, state and county governments.

**Section 2.** The terms and conditions of the proposed form of the lease are approved and agreed to as the basis for a hearing, as required by law, and that such hearing should be held by this Council upon the necessity for the execution of such lease and whether the lease rentals provided therein are fair and reasonable rentals for the proposed Project, prior to final determination of such questions, so that this Council may determine whether to execute such Lease as now written, or as modified, said hearing to be held March 24, 2025 at 6:00 p.m. in the Council Chambers, Police & Court Building, 111 East Jefferson Street, Goshen

**Section 3.** The Clerk-Treasurer is authorized and directed to publish a notice of such hearing as required by law.

**Section 4.** Upon the redemption or retirement of the bonds to be issued by the Corporation, the City will accept from the City title to the Project, free and clear of any and all liens and encumbrances thereon.

**Section 5.** The Lease will be for a maximum term of twenty (20) years with a maximum annual lease rental of \$1,200,000 with regard to the Interim Tracts (as defined in the Lease) and, at the end of the Interim Period (as defined in the Lease), a maximum annual lease rental of \$1,500,000. The purpose of the Lease is to provide for the financing of the construction of the Project.

**Section 6.** The Council preliminarily determines to enter into a lease agreement and issue bonds for the Project.

**Section 7.** The maximum annual lease rentals have been estimated based upon an estimated principal amount of bonds of \$14,000,000, estimated interest rates ranging from 3.50% to 4.75%, and total estimated interest costs of \$7,050,000. The City's current debt service levy is \$350,585 and the current debt service rate is \$0.0197. After the City enters into the proposed lease agreement and the bonds are issued, the debt service levy will increase by a maximum of \$710,565 and the debt service rate will increase by a maximum of \$0.0399. The purpose of the lease agreement is to provide for the construction of the Project.



**Section 8.** The Clerk-Treasurer is hereby authorized and directed to publish, or cause to be published, the notice of adoption of this preliminary determination in accordance with Indiana law.

**Section 9.** If a petition pursuant to Indiana Code 6-1.1.-20-3.1 is received by the City, the Secretary of the City is hereby authorized to publish a notice of the applicability of the petition and remonstrance process pursuant to Indiana state law.

**Section 10.** The Common Council hereby ratifies the appointment of the following members of the Goshen Municipal Building Corporation: Jorge Montenegro, Sharon Welsh and Vince Turner.

**Section 11.** This resolution shall be in full force and effect from and after its passage.

**SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION AND PASSAGE OF RESOLUTION 2025-02:**

**Mayor Leichty provided the background of the pool project, the state funding issues that may force a suspension of the project and possible alternatives if pool isn't replaced in a year. The Mayor said:**

"There's been a considerable amount of discussion and consideration around this resolution, as our finances are still unknown, based on some of the decision making that's happening at the state legislature that will impact the City's finances potentially, significantly in the coming year, as well as some federal conversations that are happening.

"So, there was some conversation about pausing this resolution, but we have received word that we do have some additional time if the Council would choose to pass this resolution for this bond issue tonight. We would still have some opportunities to evaluate where the City's finances will be based on what we hear from our state legislators and from some of the things happening at the federal government, and choose to pause the project without adversely impacting or burdening the City's finances in the coming year."

The **Mayor** continued, "Of course, it is a huge disappointment to the community to have to even contemplate pausing this project because we know just how significant and important of a resource our community pool is ... We recognize that this is not only a resource for kids and families in Goshen, but it also is utilized by people around the entire community, by our entire county.

"So, losing this resource would be a significant impact, and having it closed not only this summer, but potentially longer, will certainly have a significant and adverse impact on not only quality of life, but on the health and well-being of kids in our community. There are so many kids that take advantage of being outdoors and of taking swim lessons. We have hundreds of kids that take swim lessons each year."

**Mayor Leichty** said, "We are exploring alternatives if the pool has to be closed for a longer period of time, even for this summer, to see whether or not we could have some partnerships with the schools to make sure that there's continuity in the swimming lesson services that we provide. But all of those factors are under consideration as we contemplate moving forward with this bond issue."

The Mayor asked if **City Superintendent of Parks & Recreation Tanya Heyde** or **City Redevelopment Director Becky Hutsell** had additional information to provide about Resolution 2025-02.

Clerk-Treasurer Aguirre reminded the Mayor that a first public hearing on Resolution 2025-02 was held on Feb. 10 and another public hearing was supposed to be held this evening.

Mayor Leichty paused further consideration of Resolution 2025-02 and at 7 p.m. opened a second public hearing on the matter. No one asked to speak, so the Mayor closed the public hearing.



**The Mayor then invited a presentation from City Redevelopment Director Becky Hutsell.**

**Hutsell** said that at the beginning of the meeting she provided Councilors with a copy of the draft timeline for the development and construction of a new pool at Shanklin Park. The four-page timeline was prepared by Ice Miller LLP, the City's bond counsel, and focused on the steps needed to secure the bond for the pool project (**EXHIBIT #3**)

**Hutsell** said the project has been in the works for a long time and the City has agreements for it with HWC Engineering and recently hired DJ Construction for preconstruction services to help with the project.

However, **Hutsell** said the biggest issue is that the City intended to close the pool for one year with the goal of opening a new pool on Memorial Day 2026. Because of the uncertainty over City finances because of action by the state legislature, **Hutsell** said staff expected the project would have to be paused.

**Hutsell** said, "If we stop it now, we could just pick up where we left off next year. We could move through the process again. A lot of the steps that have been completed would not need to be completed twice."

**Hutsell** said the process is about halfway completed. So, she said the Council could suspend the project now and resume it in a year or stop it now and then start the bond approval process again later.

**Councilor Peel** asked if the pool was usable this summer in its current condition if the replacement project is paused. **City Superintendent of Parks & Recreation Tanya Heyde** said it would not be usable. **Mayor Leichty** said, "There are numerous mechanical issues that the staff was running into last year that just make it unsafe to continue to operate and very expensive."

**Hutsell** said **Jason Semler, a partner with Baker Tilly Municipal Advisors**, was present in case Councilors had questions about the proposed lease financing process.

**Councilor Nisley** confirmed with the **Mayor** that the Council could continue with the bond approval process tonight, but stop it later if necessary. He said he was interested in this approach.

**Councilor Gerber** asked for confirmation that the pool project could resume in a year if necessary.

**Hutsell** said, "There would be a certain point where we start incurring additional costs on bond ratings and things like that, where we're taking these out to the market. I think we would want to stop before we get to that point."

**Semler** that was exactly right. "Approving this tonight, you have additional steps that we can pause at any time. This is just one of two or three more opportunities that you'll see this. Really, the last stage where there's a point of no return, is when we actually sell the bonds, and at this point we're looking at that would be till the end of April or first of May." He said at that point there would be some additional City costs.

**Councilor Nisley** asked if stopping the project then would hurt the City's bond rating. **Semler** said, "No, as long as we stop before we sell bonds that would not hurt you at all." **Semler** also detailed the costs of seeking another bond rating in a year after suspending the current one that has been in process.

**Councilor Lederach** said he would like the project to move forward, but acknowledged the financial uncertainties.

**Semler, the Mayor and Councilors** further discussed the costs and ramifications of moving forward with the project or pausing it. They also discussed the timetable for continuing work on the project. It was acknowledged that unless the project moved forward soon – and before the end of the state legislative session – it would likely result in no new pool for at least two years.

**Hutsell** said, "We're in a heartbreaking situation. I mean, we never anticipated to be in this spot. We have moved forward with best efforts. We've talked with Council on several occasions; we've done all of the proper steps. It's just this is unexpected, and it's whether or not there's a comfort level to take the risk" and move forward.



The **Mayor, Councilors and staff members** discussed:

- The costs of moving forward with the project, including the estimated \$400,000 that would need to be made up in the City's general fund and wouldn't be available to pay for other budget needs.
- Fundraising, which could decrease the amount of City funds needed for the new pool.
- The impact of an expected cut in property tax revenue on the City budget.
- The cost of repairing the current pool – estimated last year at \$5 million – and whether it would actually cost more and only keep the pool operating for a few more years.
- An emerging consensus to continue with the project for the next month or so and then decide whether to move forward or suspend the project.

**Council President Weddell** said, "I can't speak for anyone else, but I'm not sure I have the stomach to officially sell the bonds, not having any clue what our revenues will look like." **Councilor Nisley** said, "No, I think we look at the revenue and sell the bond, or pull away from them and go from there."

**Mayor Leichty** said, "I would not be in favor of selling those bonds without knowing definitively where we're sitting. There are things happening at both the state and the federal level that could impact our financial security as a City."

**Councilor Nisley** asked **Semler** for his suggestion. **Semler** said the City would be losing some of the professional fees already paid, but waiting a year could result in higher construction costs. He described the work ahead if the City still wanted to sell the bonds.

**Councilors** discussed whether to table the matter or to move forward, and decided to proceed with caution. **Mayor Leichty** said she approved moving forward for now.

Still, the **Mayor** added, "I think there will be additional losses. I anticipate that we will have to pause this project and look at other revenue sources, and planning, in order to make this project move forward. That's my inclination based on what I'm hearing. However, I think if there is an opportunity to move forward with a great deal of caution, that would be an acceptable and appropriate stewardship of public dollars."

At 7:19 p.m., **Mayor Leichty** asked if there were additional questions or comments from Councilors or anyone in the audience. There were not.

**Mayor Leichty** asked if Councilors were ready to vote. Council President Weddell indicated that they were.

On a voice vote, Councilors unanimously passed Resolution 2025-02, the Shanklin Pool Project, by a 7-0 margin, with all Councilors present voting "yes," at 7:19 p.m.

#### 8) Resolution 2025-04 – Fiscal Plan for the new South Fire Station Annexation (Public Hearing and possible adoption)

**Mayor Leichty** called for the introduction of Resolution 2025-04, *Fiscal Plan for the new South Fire Station Annexation*. Council President Weddell asked the Clerk-Treasurer to read Resolution 2025-04 by title only, which was done.

**Weddell/Nisley** made a motion to approve Resolution 2025-04.





#### **BACKGROUND:**

Before the Council for approval was Resolution 2025-04, the Fiscal Plan for the New South Fire Station.

According to the resolution:

- The Goshen Common Council proposes to annex to the City of Goshen the real estate generally located at 17120 County Road 40, Goshen, Indiana. This area is identified as the New South Fire Station Annexation Area; and
- Pursuant to I.C. § 36-4-3-3.1 and I.C. § 36-4-3-13, the City has developed a written fiscal plan establishing a definite policy to provide City services to the New South Fire Station Annexation Area.

**If the resolution was approved, the Common Council would approve and adopt the Fiscal Plan for the New South Fire Station Annexation Area, which was attached to and made part of this resolution.**

The nine-page fiscal plan documented the cost estimates of the municipal services to be furnished to the Annexation Area, the method(s) of financing the services, the plan for the organization and extension of services, including the date the services will begin, the estimated effect of the proposed annexation will have on taxpayers and municipal finances, and a list of all parcels in the Annexation Area.

The Annexation Area consist of a single parcel that is owned by the City of Goshen. The Common Council adopted Resolution 2025-01 on Jan. 27, 2025 to serve as its petition or request for annexation pursuant to Indiana Code § 36-4-3-5.1. The effective date of the annexation of the subject real estate will be at least thirty (30) days after the adoption of the annexation ordinance, the publication of all required notices, and upon the filing and recording of the ordinance pursuant to I.C. § 36-4-3-22(a), but not before April 28, 2025.

#### **SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION & PASSAGE OF RESOLUTION 2025-04:**

**Councilors** noted an error on the resolution number listed on the agenda. It was incorrectly labeled as Resolution 2024-04 instead of Resolution 2025-04. **Council President Weddell** noted this for the record.

**At 7:20 p.m., Mayor Leichty opened a public hearing on Resolution 2025-04. No one asked to speak, so the Mayor closed the hearing.**

**Mayor Leichty** then said, "This project is also one that we are continuing to evaluate as we await additional information from the state on our financing. So, the timing for the actual construction of this project is to be determined. However, I think, in a similar way that, moving forward with the bond issue for the pool, I feel like this is an appropriate step to continue for the eventuality of the need for this station."

**The Mayor invited a staff presentation on Resolution 2025-04.**

**City Fire Chief Anthony Powell** said that since the City accelerated plans for the New South Fire Station, there has been a change in "climate," including increased demands for fire service necessitating a higher level of staffing for the new station and increased costs. And those factors, the Chief said, would make it more expensive to proceed with the project and a delay was more likely.

**Chief Powell** said, "Our call volume has increased dramatically, and the staffing that we were originally going to set for that station is not going to be adequate, in my opinion along with my administration. Originally, when we agreed, we asked for 15 personnel for this station, and we agreed upon 9."



Regarding the demands for fire service, **Chief Powell** said, "Our annual call volume, just from 2002 to 2015, went up 1,300 calls and from 2016 to 2020, it went up 1,200 calls. And in the last four years, we went up another 900 calls ... This year we're on track to hit 6,000 if it continues the way it's going the last two months. So, I truly believe if we went forward with this right now, we would be understaffing that station and putting more burden on our personnel and not staffing adequately."

**Chief Powell** said calls for service have increased because the City's large numbers of aging residents need more assistance and "society as a whole is using the emergency room and the ambulance service more than they used to for their personal health care."

**Chief Powell** said the department has faced increased requirements from its insurance service organization, the National Fire Protection Association (NFPA), "so that has increased our call volume. And some of the pre-plans that we have to do right now, as far as NFPA staffing, they show us that we should be at 26 to 28 members per shift. Currently, we're 20 (per shift) if we're at full staff."

**Chief Powell** said another factor the department faces is the process of hiring firefighters. He said, "We were getting about 12 to 15 applications a year previously, and that's because we required a certification of EMT (Emergency Medical Technician). We've opened that up so that we don't require any certifications; we hire on character more so. That has increased our application process, and it's brought us up to 60 applications (a year)."

However, the **Chief** said, "with that comes a longer time to put them on shift. We do the Recruit Academy now, which is a 20-week academy. We put them through EMT (training). We put them through Firefighter 1 and 2 (training), which has helped us tremendously, because we can now train those personnel to our standard and then when they go on shift, they're ready to go. We don't have to train them on shift in between our calls."

"Before we would put someone on a fire truck in the first month or so driving a fire truck that they had never driven before (driving) down the road, and we don't do that anymore."

**Chief Powell** said there were many factors influencing the decision to delay the New South Fire Station. "Do we want a new fire station and will it service that area? Absolutely. However, moving forward, I think we have some time."

**Chief Powell** also said Cherry Creek, the planned housing development in South Goshen, is still many years away from full completion. If necessary, he said the department can serve that area with the former Elkhart Township Fire Station if it is remodeled, adding, "That would get us by for 10-15 years if we absolutely had to."

**City Redevelopment Director Becky Hutsell** said that before the meeting she provided Councilors with a draft timeline for the fire station. The two-page timeline was prepared by Ice Miller LLP, the City's bond counsel, and outlined the process for the issuance of tax increment bonds by the City Redevelopment Commission (**EXHIBIT #4**). She said future Tax Increment Financing revenue would have been the repayment source.

**Hutsell** said the City had planned the use the "build, operate transfer model" working with the designers. She said the City had nearly completed this process and completed the Redevelopment Commission resolution, but have not moved beyond that and was pausing the project.

**Hutsell** said the parcel the City wanted to use is in the county. The Redevelopment Commission purchased it from the airport, the previous owners of that land. She said the City would like to continue the process with approval of the fiscal plan as well as the annexation of the property into the City. It would then be the intent to complete the full design of the station.

**Hutsell** said once the impact of property tax changes is known, Councilors "can make the determination on if and when is the right time to proceed with building the station, knowing that it's already fully designed site plan."



**Councilor Nisley** said when the new fire station was first proposed there was discussion about building it adjacent to the airport to tap into possible related grants and bonds. He asked if this option was ever explored.

**Chief Powell** said federal grants had been available for such a project but they have now been put on hold. He said the City could have received three years of funding to build a fire station at the airport, but the City would then have had to pay for all costs, including hire personnel costs, after three years.

**City Redevelopment Director Hutsell** said there could be advantages of the Aviation Department seeking funds for a fire station because that would enable the airport to accommodate larger aircraft. She said that perhaps Goshen could someday be a UPS airport hub. However, **Chief Powell** said that the Goshen Airport will never be able to host commercial flights because it's too close to Fort Wayne and South Bend.

**Councilor Nisley** said there is a waiting list of companies that would like to move aircraft to the airport if hanger space was available and more aircraft could result in more funding.

**Hutsell** said, "We've had that conversation with the airport (staff), but they have never identified a specific opportunity that they could seek. And so, I think it's something that they almost have been waiting for us to build the station and to have it live, and then they qualify for some of that (funding), but I think they don't qualify until we have the station in place ... and I'm not sure at the end of the day it provides any funding that would fill our staffing gaps for the fire department."

**Councilor Nisley** said he understands that outside funding could be obtained for personnel at an airport fire station.

**Mayor Leichty** responded, "I think it's certainly worth exploring the option. I mean, we'll leave no rock unturned ... I think you make a good point that there may be grant opportunities that we haven't yet identified."

**Councilor Nisley** said he would hate to see the station pushed away indefinitely, and would hope that it could be built because it would also benefit the airport.

**Councilor Lederach** said, "It's the field of dreams, scenario. Build it, and they will come. But for us tonight, we're looking at just annexing (the property), and so it's a possibility. I've been on the airport board long enough to know that there are opportunities that will develop if that fire station is there."

**Mayor Leichty** added, "We wanted to present this to you, Councilors, and to the public, with the full understanding of what the City is facing. While we're asking you to consider proceeding (with the project) this evening, there may be considerable delays in the project depending on the budget constraints that we face over the coming years."

**Mayor Leichty** invited additional questions or comments from Councilors. There were none.

At 7:35 p.m., **Mayor Leichty** invited comments from the audience. There were none.

The Mayor asked if Councilors were prepared to vote. They indicated they were.

*On a voice vote, Councilors unanimously passed Resolution 2025-04, Fiscal Plan for the new South Fire Station Annexation, by a 7-0 margin, with all Councilors present voting "yes," at 7:35 p.m.*

**9) Ordinance 5216 – County Road 40 Annexation for new South Fire Station (First Reading, final passage possible on March 24)**



Finally, Mayor Leichty called for the introduction of Ordinance 5216, *County Road 40 Annexation for the New South Fire Station*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5216 by title only, which was done.

**Weddell/Nisley made a motion to approve Ordinance 5216 on First Reading.**

#### **BACKGROUND:**

Ordinance 5216 would authorize the annexation of 8.14 acres now in Elkhart County south of the Goshen City limits into the City for the New South Fire Station. According to Ordinance 5216:

- Pursuant to Resolution 2025-01, a Resolution of the Common Council of the City of Goshen, and Indiana Code § 36-4-3-5.1, one hundred percent (100%) of the landowners of the real estate described in this ordinance have petitioned the Goshen Common Council to adopt an ordinance to annex the real estate as described in the legal description attached to this ordinance as Exhibit A and identified on the map attached to this ordinance as Exhibit B, hereinafter referred to as the "Annexation Area."
- At least one-eighth (1/8) of the aggregate external boundaries of the Annexation Area are contiguous with the corporate limits of the City of Goshen.
- The Annexation Area is municipally owned, is or will be zoned A-1, and will be used for the construction and operation of the New South Fire Station, a critical public safety facility to the City of Goshen and its residents.
- A written fiscal plan and policy has been developed for the Annexation Area and adopted by resolution of the Goshen Common Council.
- The Annexation Area is a logical extension of the City's corporate boundaries and the area is needed and can be used for the continued development and managed growth of the City of Goshen.
- And pursuant to notice given, the Goshen Common Council conducted a public hearing in which all interested parties were given the opportunity to testify on the proposed annexation.

If Ordinance 5216 was approved by the Common Council, it would be ordained that the single parcel of approximately eight (8) acres, owned by the City of Goshen, located at 17120 County Road 40, would be annexed into the City 30 days after final passage of the ordinance.

#### **SUMMARY OF FEB. 24, 2025 COUNCIL CONSIDERATION OF ORDINANCE 5216:**

Mayor Leichty asked Councilors if they had any comments or questions about the ordinance. They did not.

At 7:36 p.m., Mayor Leichty invited comments from the audience. There were none.

The Mayor asked if Councilors were prepared to vote. They indicated they were.

**On a voice vote, Councilors unanimously passed Ordinance 5216, County Road 40 Annexation for new South Fire Station, on First Reading by a 7-0 margin, with all Councilors voting yes, at 7:36 p.m.**



### Elected Official Reports:

**Mayor Leichty** asked if Councilors had any reports.

**Councilor Peel** said at the last meeting of the Downtown Economic Improvement District, members got work organized and scheduled. She said the planters at Washington and Main streets will be demolished and replaced soon. And on March 4, members will hold a planning session. She added it was great to work with this group.

**Mayor Leichty** invited people to attend the EID's meetings, which are held at 8 p.m. in the Police-Court Building.

**Councilor Schrock** thanked the City Engineering Department for holding an open house last week at Chamberlain Elementary School for residents of the Oak Ridge and Queen Street areas to discuss the lead line replacement project.

**Councilor Peel** said the lead line replacement project could be affected by funding decisions by the Indiana Legislative Assembly. She added, "Hopefully they won't cut our budgets too much in order to be able to handle all of the work that needs to be done on those lead lines. So, it's important for everybody to pay attention to what's going on down there so that they can see how much it's affecting us."

Referring to the property tax discussions, **Councilor Gerber** said, "I mentioned drafting a resolution and did some work on that, but after seeing how much of a work in progress it is, we're hitting pause on that until we get a better sense of the actual impact on our community. So, it's still floating out there. Hopefully, we won't need it."

**Council President Weddell** said, "The information is just constantly changing. I will say AIM (Advancing Indiana Municipalities) has done a nice job of providing summaries which you can get the kind of general idea. And then, if you really like to, you can dive in, and they've got breakdowns for counties and every taxing district in that county, and so there's a lot there. So, it will be interesting to see how it all plays out."

**Mayor Leichty** said, "I just want to extend my thanks to all of the Councilors for the extra work that you put in as we've been adapting to these many changes or considering things like the lead line replacement, the extra time that you've made available to our administrative team, and to try to provide feedback and counsel on some of those very important decisions has been really instrumental in helping us make wise choices for the community."

**Councilor Lederach** asked about the impact of the recent suspension of federal grant on the City Environmental Resilience Department. **Mayor Leichty** invited comments from **Theresa Sailor, Grant Writer and Educator for the City Environmental Resilience Department**.

**Sailor** provided a detailed overview of the work done so far and the impact if the grant is not restored. She said there have been some attempts to secure supplemental funding, but the federal funding gap has disrupted the plans. She added that staff members have been managing as best as possible despite the uncertainty.

**Mayor Leichty** thanked **Sailor** for the report.

**Youth Adviser Tageeya Galeb** said for the month of February, the youth advisors provided a hot chocolate day for Goshen High School students. They also raised money for a non-profit group that helps children with chronic illness and cancer. She said the youth advisors raised \$86, and plans to match that amount from its budget. So, about \$190 was raised. She also said students also wrote and delivered cards to Greencroft residents. **Mayor Leichty** thanked the Youth Adviser for her leadership on these projects.



**Adjournment:**

Councilor Nisley made a motion to adjourn the meeting. Councilor Peel seconded the motion. By a 7-0 voice vote, Councilors unanimously approved the motion to adjourn the meeting.

Mayor Leichty adjourned the meeting at 7:51 p.m.

**EXHIBIT #1:** *An eight-page report dated Feb. 24, 2025 which was prepared by Deputy Clerk-Treasurer Jeffery Weaver and distributed to Councilors at the start of the meeting. The report, titled "Budget Reports from January 2025," was summarized by Weaver during his Council presentation on the City's financial and budget status.*

**EXHIBIT #2:** *A revision of Resolution 2025-5, A Resolution Authorizing a Loan from the Electric Utility Sale Fund to the Unsafe Building Fund for the Purpose of Funding Receiverships. Assistant City Attorney Don Shuler emailed the new version of the resolution to Councilors and gave them copies at the meeting. Also provided was a "redline" version of the resolution showing changes from the original resolution.*

**EXHIBIT #3:** *A four-page timeline prepared by Ice Miller LLP, the City's bond counsel, and focused on the steps necessary to secure the bond necessary for the Shanklin Park Pool project. City Redevelopment Director Becky Hutsell provided Councilors with a copy of the timeline at the start of the Council meeting.*

**EXHIBIT #4:** *A two-page timeline prepared by Ice Miller LLP, the City's bond counsel, and focused on the steps necessary to secure the tax increment bonds necessary for the New South Fire Station project. City Redevelopment Director Becky Hutsell provided Councilors with a copy of the timeline at the start of the Council meeting.*

**APPROVED:**

\_\_\_\_\_  
Gina Leichty, Mayor of Goshen

**ATTEST:**

\_\_\_\_\_  
Richard R. Aguirre, City Clerk-Treasurer





**GINA M. LEICHTY**

Mayor of **Goshen, Indiana**

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April 22, 2025

## MEMORANDUM

**TO:** Goshen City Councilors

**FROM:** Mayor Gina Leichty

**DATE:** April 22, 2025

**SUBJECT:** Honoring Recent Retirees with More Than 30 Years of Service

I write today with heartfelt gratitude as we prepare to honor several extraordinary colleagues who have recently retired after more than 25 years of dedicated service to the City of Goshen.

During the City Council meeting on Monday, April 28, 2025, I will formally recognize the following individuals for their unwavering dedication to public service:

### **Goshen Police Department**

- **Officer Keith Miller**

Officer Miller began his full-time career with the Goshen Police Department on Feb. 17, 1989. Over the course of 36 years, he served the community with distinction in roles including evidence technician, department instructor, and Division Chief of Investigations. His steady leadership across multiple ranks within the patrol division exemplifies a life dedicated to the profession of law enforcement.

- **Officer Michael Johnson and K-9 Officer “Jetta”**

Officer Johnson joined the Goshen Police Department on July 3, 1987, bringing with him experience from the Elkhart City Police Department and service in the U.S. Marine Corps. Over his nearly 38 years in Goshen, he served in the Patrol Division, held supervisory roles, and contributed significantly as both a School Resource Officer and K-9 handler. His commitment to the safety of our community has left a lasting impact.

### **Goshen Fire Department**

- **EMS Captain Kit Castetter**

Captain Castetter has been a dedicated member of the Goshen Fire Department since 1990, providing over 30 years of steadfast service. His leadership in emergency medical services, coupled with his calm professionalism, earned the deep respect of both colleagues and community members. His legacy will continue to influence our department long after his retirement.

- **Lieutenant Jeff Wogoman**

Lieutenant Jeff Wogoman retired from the Goshen Fire Department on Feb. 15, 2025, after more than 28 years of dedicated service. A steady and committed presence throughout his career, Jeff served not only as a firefighter and officer but also as a mentor to many within the department. In addition to his work in Goshen, he has served with the Middlebury Fire Department since 1990, including time as Fire Chief. He will continue in that leadership role following his retirement from GFD. His contributions to public safety in both communities are deeply appreciated.

- **Firefighter Corey Wortinger**

Firefighter Corey Wortinger has dedicated over 35 years to public service in Goshen, including more than 20 years with the Goshen Fire Department. He began his career in the Street Department before joining GFD in 2004, where he served as both firefighter and Engineer. Corey was instrumental in training many of the department's Engineers, helping ensure safe and effective apparatus operation. A lifelong student of the fire service, his pursuit of continued education and commitment to mentorship have left a lasting mark on the department's readiness and professionalism.

#### **Goshen Board of Aviation Commissioners**

- **Denny Richmond**

Appointed by Mayor Mike Puro in January 1995, Denny Richmond served the City of Goshen on the Board of Aviation Commissioners for 30 years, including the last two decades as Board President. A longtime advocate for aviation and community service, Denny played a pivotal role in securing federal grants, completing critical property acquisitions, extending the runway, and overseeing terminal and hangar construction. He also helped lead the Goshen Air Show to national prominence. His steady leadership and countless volunteer hours have left an enduring legacy at Goshen Municipal Airport.

Please join me in expressing our sincere appreciation to these individuals and in celebrating their service during the April 28 meeting. Their careers reflect the very best of public service, and Goshen is better for their many years of commitment.

A handwritten signature in blue ink that reads "Gina M. Leichty".

Gina Leichty  
Mayor  
City of Goshen



**GINA M. LEICHTY**

Mayor of **Goshen, Indiana**

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## **MEMO: Additional Good of Goshen colleague recognitions**

**To:** Goshen City Council

**From:** Mayor Gina Leichty

**Date:** April 8, 2025

During my State of the City presentation on Friday, March 21, I had the privilege of recognizing 10 colleagues whose integrity, service, and commitment to the community reflect the very best of Goshen. These individuals were nominated by peers across departments who saw their dedication in action—not because they sought recognition, but because they consistently went above and beyond in their work and relationships.

The honorees included:

- **Nick Battles**, Water & Sewer Crew Leader. Known for his reliability and leadership, Nick is described by teammates simply and powerfully: “Nick never says no, which is nice.” A Goshen native and Purdue graduate, he leads by example—keeping water systems running and mentoring his crew with quiet determination.
- **Amanda Guzman**, Communications Manager. Amanda has redefined how the City connects with the public. As one colleague noted, “She is the reason the City of Goshen’s voice is strong and clear.” Her work ensures communication is calm, transparent, and trustworthy—especially in moments that matter most.
- **Megan Hessel**, Park Board President, Redevelopment Commission member and Shanklin Pool Steering Committee member. Megan is known for her ability to bring people together. One nominator wrote: “Megan is passionate about fostering collaboration, putting aside differences, and working toward the greater good.” Her leadership has touched neighborhoods, public spaces, and long-term planning.
- **Rita Huffman**, Human Resources Manager. Rita’s compassion and professionalism make her a trusted resource across departments. One department head said, “Having Rita to consult ensures that I can make my staff feel safe, respected, and appreciated.”
- **Chief José Miller**, Goshen Police Department. Chief Miller is a consistent, forward-thinking presence. One colleague put it simply: “I don’t think I ever can’t reach him.” His work implementing reforms and strengthening accountability has made Goshen safer and more transparent.
- **Bodie Stegelmann**, City Attorney. Behind every sound policy is Bodie’s thoughtful

guidance. “Bodie’s behind-the-scenes efforts reinforce public trust in city government,” said one nominator. “He is shaping a resilient and fair Goshen.”

- **Captain Patrick Linn**, Goshen Fire Department. Pat’s impact stretches beyond emergency response. His colleagues described him as “the embodiment of integrity, courage, and service,” noting the ways he supports others—whether mentoring firefighters or comforting families in crisis.
- **Charlie Riggs**, Maintenance Manager, Wastewater. Even while facing health challenges, Charlie has kept the city’s treatment plant and 41 lift stations running—and taken on additional work at the Goshen Recycling Center. One leader said, “He may be frustrated, but he never gives less than 100%.”
- **Dustin Sailor**, Director of Public Works & Utilities. Dustin’s decisions are always future-focused. “He gives 100% every single day,” one nominator said, while another added, “When Dustin makes decisions, he looks at how they will impact the city for years to come.”
- **Jeffrey Weaver**, Deputy Clerk-Treasurer. Jeffrey is known for strengthening the team around him. “He is a great team player and a great steward of the city’s needs,” said a colleague. Whether fixing issues, explaining problems clearly, or improving workflows, he always makes things better.

At our upcoming City Council meeting on Monday, April 28, I would like to recognize four additional *Good of Goshen* honorees whose contributions have left a lasting mark on our city:

- **Christine Guth**, Urban Forestry Volunteer. For six years, Christine has shown up for Goshen’s trees—personally tending to hundreds of new plantings and leading invasive plant removal. A colleague wrote, “Her commitment has left a lasting impact on the landscape of Goshen, quite literally.” She also empowers others to become stewards of the environment.
- **Mattie Lehman**, GIS Coordinator. Mattie has made geographic information an essential part of how the City works. Her leadership helps departments respond faster, plan smarter, and coordinate more effectively. One colleague summed it up: “She makes our work smarter, faster, and more effective.”
- **Don Shuler**, City Attorney. Don has helped the City act more decisively on blight and compliance. “He has opened doors, ideas, and possibilities,” wrote a nominator, “and helped the Building Department pursue real solutions for struggling neighborhoods.” His extra time and effort are changing the way we support our communities.
- **Patty Morgan**, Volunteer, Board of Aviation Commissioner. For years, Patty has quietly served 5–7 hours a week to help Goshen Municipal Airport run smoothly—never asking for

compensation or credit. As she prepares to retire from the board, we want to be sure she hears what one colleague captured so well: “Your work has made a lasting impact, and we see you. We honor you. Thank you.”

Please join me in honoring these dedicated individuals at the start of Monday’s meeting. Each one reminds us that the strength of local government lies not just in systems or policies—but in the people who choose, every day, to make Goshen better.



**GINA M. LEICHTY**

Mayor of **Goshen, Indiana**

City Hall • 202 South Fifth Street, Suite 1 • Goshen, IN 46528-3714

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(574) 533-9322

## MEMORANDUM

April 21, 2025

**To:** Goshen City Council

**From:** Mayor Gina Leichty

**Date:** April 21, 2025

**Subject:** Recognizing Excellence in Sustainability and Utility Service

Goshen continues to thrive because of the exceptional talent and dedication of our City team members. I'm pleased to share that two colleagues, Kelly Saenz and Theresa Sailor, have recently received statewide recognition for their outstanding contributions to public service and environmental resilience.

### **Kelly Saenz**

#### **Bonna Burns Award for Utility Leadership**

Kelly Saenz, manager of Goshen Utilities' Business Office, received the Bonna Burns Award from the Indiana Section of the American Water Works Association. This honor recognizes professionals who demonstrate the highest standards in utility recordkeeping, financial accountability, and customer service.

Since 2017, Kelly has guided the business office through evolving demands—from managing Goshen's lead service line inventory to maintaining in-person operations during COVID-19. She led the migration to new billing and accounting software, helping staff and customers adapt while ensuring financial accuracy. Her leadership also drives proactive programs, such as early water leak detection, that protect property and preserve water resources. Her service reflects the best of what local government can offer.

Kelly will be recognized during the Indiana Section AWWA's 117th Annual Conference, which will take place April 21–24, 2025, at the Marriott Downtown in Indianapolis.

### **Theresa Sailor**

#### **Hoosier Resilience Hero Award**

Theresa Sailor was named a 2025 Hoosier Resilience Hero by Indiana University's Environmental Resilience Institute, one of only 12 honorees statewide. The award celebrates individuals advancing climate resilience, sustainability, and environmental equity in Indiana communities.

Theresa's decades-long advocacy has helped shape Goshen's environmental vision. Her work has elevated issues of clean energy, neighborhood health, and social equity—bringing underserved



voices to the table and helping align policy with public need. Her leadership has made Goshen stronger and more inclusive.

The 2025 Hoosier Resilience Heroes were announced in March. While IU has not yet confirmed an in-person recognition event, we will share those details with Council once they are available.

Please join me in congratulating Kelly and Theresa on their well-earned recognition. Their efforts continue to reflect the values and vision of our community.

A handwritten signature in blue ink that reads "Gina M. Leichty".

Gina Leichty  
Mayor  
City of Goshen



**City Clerk-Treasurer  
CITY OF GOSHEN**

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Phone (574) 533-8625 • Fax (574) 533-9740

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TO: Mayor Gina Leichty and the Goshen Common Council  
FROM: Jeffery Weaver, Deputy Clerk-Treasurer  
RE: Budget Reports from March 2025  
DATE: April 28, 2025

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Attached for the Council's review are financial reports summarizing the budget and cash balance performance for Civil City funds included in the 2025 budget, which was approved by the Council in October 2024. These reports are intended to provide a reasonable understanding of the City's financial position. They are unaudited and may require some interpretation.

**Fund Balance Report**

This report shows the cash balance of each fund and is intended to demonstrate that each fund maintains a sufficient balance to support budgeted expenditures.

- In the month of March the City's budgeted cash balances decreased about \$2.7 million. In the first few months of the year, the cash balances decrease because most of the City's revenues are receipted in June and December.
- The Debt Service fund currently shows a negative balance due to bond payments made in January and February, prior to receiving levy revenue in June.
- The Old Law Enforcement Continuing Education fund (#2504) is now empty. The balance was transferred to the Law Enforcement Continuing Education fund (#2228) to help simplify the City's funds.
- The TIF Debt Service Reserve is now empty since the balance was applied toward the final payment on the 2015 Refunding Revenue Bonds.

**Budget Report**

This report outlines the budget performance for each fund and the departments within the General Fund. Revenues are detailed on the first two pages, while expenditures are reported on the following three pages.

- If expenditures were distributed evenly throughout the year, we would expect 25% of the budget to be spent by the end of March, leaving 75% remaining.
- 30% of the Public Safety LIT budget is spent, largely due to equipment purchases made earlier in the year and an increased pension contribution required for 2025 compared to 2024.

Our office is available to answer any questions regarding the attached reports and is happy to discuss these matters further as needed.



# Fund Balance Report

As Of 03/31/2025

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
1101 - GENERAL FUND	21,528,877.25	3,812,454.79	8,325,141.64	17,016,190.40
2201 - MVH FUND	3,790,842.61	410,204.43	758,233.85	3,442,813.19
2202 - LOCAL ROAD & STREET	1,554,031.95	166,192.59	0.00	1,720,224.54
2203 - MVH-RESTRICTED	2,106,390.49	128,914.82	0.00	2,235,305.31
2204 - PARKS AND RECREATION	4,698,294.14	88,255.24	659,398.33	4,127,151.05
2206 - AVIATION FUND	549,459.52	46,772.07	134,801.49	461,430.10
2209 - LIT - ECONOMIC DEVELOPMENT	7,303,587.03	661,540.95	354,548.75	7,610,579.23
2214 - PROBATION FUND	126,474.02	20,774.98	29,227.84	118,021.16
2226 - REDEVELOPMENT OPERATING	486,877.76	3,491.15	70,143.53	420,225.38
2228 - LAW ENFORCEMENT CONTINUE EDUCATION	61,043.92	25,122.66	2,964.02	83,202.56
2234 - UNSAFE BUILDING FUND	218,015.68	1,292.61	40,000.00	179,308.29
2236 - RAINY DAY FUND	2,654,516.59	0.00	0.00	2,654,516.59
2240 - LIT - PUBLIC SAFETY	2,437,452.30	656,512.24	1,011,284.68	2,082,679.86
2256 - OPIOID SETTLEMENT UNRESTR	101,168.19	0.00	0.00	101,168.19
2257 - OPIOID SETTLEMENT RESTR	253,200.26	0.00	0.00	253,200.26
2258 - TOWNSHIP FIRE SUPPORT	416,352.31	350,000.00	16,381.00	749,971.31
2500 - COURT FEES	39,739.66	15,743.52	2,993.24	52,489.94
2501 - RESIDENTIAL LEASE FEES	59,283.57	10,954.00	12,139.67	58,097.90
2503 - ELECTRIC UTILITY SALE	2,867,655.75	35,778.82	0.00	2,903,434.57
2504 - OLD LAW ENFORCEMENT CONTINUE ED	18,108.66	0.00	18,108.66	0.00
2505 - STORM WATER MANAGEMNT	2,387,177.63	12,754.61	469,698.84	1,930,233.40
2506 - ECON IMPROVEMENT DISTRICT	30,637.77	0.00	4,721.21	25,916.56
2508 - REDHAWK ACADEMY	14,757.86	25,000.00	6,019.83	33,738.03
3301 - DEBT SERVICE	65,169.99	0.00	186,900.00	-121,730.01
3311 - TIF BOND P & I PYMT FUND	571,219.28	1,038,283.75	816,718.75	792,784.28
3331 - TIF DEBT SERVICE RESERVE	217,393.75	0.00	217,393.75	0.00
4401 - CCI (CIGARETTE TAX) FUND	332,952.34	0.00	8,878.44	324,073.90
4402 - CUMULATIVE CAP DEVELOP	1,195,728.49	0.00	49,374.45	1,146,354.04
4425 - CCI FIRE STATION	601,395.79	0.00	122,084.82	479,310.97
4428 - CCI STORM SEWER FUND	3,290,057.69	22,696.50	5,617.87	3,307,136.32
4445 - TIF SOUTH EAST E.D.	22,706,136.70	126,587.46	1,820,368.80	21,012,355.36
4446 - TIF CONS RR/US 33/DT	9,914,318.15	0.00	550,185.12	9,364,133.03
4447 - TIF LIPPERT/DIERDORFF	770,577.43	0.00	388,438.11	382,139.32
4502 - ARP FISCAL RECOV FUND	5,557,302.92	0.00	47,900.77	5,509,402.15
4651 - CEMETERY CAPITAL IMPROV.	89,453.61	2,954.75	13,459.00	78,949.36
4660 - 2015 GOB PROCEEDS	849,472.25	0.00	0.00	849,472.25
4661 - 2021 GO BOND PROCEEDS	2,999,965.13	0.00	17,648.50	2,982,316.63
8801 - FIRE PENSION FUND	221,266.05	0.00	101,754.72	119,511.33
8802 - POLICE PENSION FUND	497,258.97	854.69	54,631.00	443,482.66
<b>Report Total:</b>	<b>103,583,613.46</b>	<b>7,663,136.63</b>	<b>16,317,160.68</b>	<b>94,929,589.41</b>



# Budget Report Group Summary

For Fiscal: 2025 Period Ending: 03/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
<b>Fund: 1101 - GENERAL FUND</b>						
00 - NON-DEPARTMENTAL	28,495,121.00	28,495,121.00	1,084,095.80	3,812,454.79	-24,682,666.21	86.62%
Fund: 1101 - GENERAL FUND Total:	28,495,121.00	28,495,121.00	1,084,095.80	3,812,454.79	-24,682,666.21	86.62%
<b>Fund: 2201 - MVH FUND</b>						
00 - NON-DEPARTMENTAL	4,560,312.00	4,560,312.00	133,038.26	410,204.43	-4,150,107.57	91.00%
Fund: 2201 - MVH FUND Total:	4,560,312.00	4,560,312.00	133,038.26	410,204.43	-4,150,107.57	91.00%
<b>Fund: 2202 - LOCAL ROAD &amp; STREET</b>						
00 - NON-DEPARTMENTAL	589,328.00	589,328.00	56,070.91	166,192.59	-423,135.41	71.80%
Fund: 2202 - LOCAL ROAD & STREET Total:	589,328.00	589,328.00	56,070.91	166,192.59	-423,135.41	71.80%
<b>Fund: 2203 - MVH-RESTRICTED</b>						
00 - NON-DEPARTMENTAL	1,366,292.00	1,366,292.00	67,865.54	128,914.82	-1,237,377.18	90.56%
Fund: 2203 - MVH-RESTRICTED Total:	1,366,292.00	1,366,292.00	67,865.54	128,914.82	-1,237,377.18	90.56%
<b>Fund: 2204 - PARKS AND RECREATION</b>						
00 - NON-DEPARTMENTAL	3,755,106.00	3,755,106.00	4,399.25	88,255.24	-3,666,850.76	97.65%
Fund: 2204 - PARKS AND RECREATION Total:	3,755,106.00	3,755,106.00	4,399.25	88,255.24	-3,666,850.76	97.65%
<b>Fund: 2206 - AVIATION FUND</b>						
00 - NON-DEPARTMENTAL	407,787.00	407,787.00	23,036.10	46,772.07	-361,014.93	88.53%
Fund: 2206 - AVIATION FUND Total:	407,787.00	407,787.00	23,036.10	46,772.07	-361,014.93	88.53%
<b>Fund: 2209 - LIT - ECONOMIC DEVELOPMENT</b>						
00 - NON-DEPARTMENTAL	2,637,406.00	2,637,406.00	218,700.50	661,540.95	-1,975,865.05	74.92%
Fund: 2209 - LIT - ECONOMIC DEVELOPMENT Total:	2,637,406.00	2,637,406.00	218,700.50	661,540.95	-1,975,865.05	74.92%
<b>Fund: 2214 - PROBATION FUND</b>						
00 - NON-DEPARTMENTAL	125,000.00	125,000.00	8,461.83	20,774.98	-104,225.02	83.38%
Fund: 2214 - PROBATION FUND Total:	125,000.00	125,000.00	8,461.83	20,774.98	-104,225.02	83.38%
<b>Fund: 2226 - REDEVELOPMENT OPERATING</b>						
00 - NON-DEPARTMENTAL	46,200.00	46,200.00	500.00	3,491.15	-42,708.85	92.44%
Fund: 2226 - REDEVELOPMENT OPERATING Total:	46,200.00	46,200.00	500.00	3,491.15	-42,708.85	92.44%
<b>Fund: 2228 - LAW ENFORCEMENT CONTINUE EDUCATION</b>						
00 - NON-DEPARTMENTAL	0.00	0.00	18,833.66	25,122.66	25,122.66	0.00%
Fund: 2228 - LAW ENFORCEMENT CONTINUE EDUCATION Total:	0.00	0.00	18,833.66	25,122.66	25,122.66	0.00%
<b>Fund: 2234 - UNSAFE BUILDING FUND</b>						
00 - NON-DEPARTMENTAL	0.00	400,000.00	0.00	1,292.61	-398,707.39	99.68%
Fund: 2234 - UNSAFE BUILDING FUND Total:	0.00	400,000.00	0.00	1,292.61	-398,707.39	99.68%
<b>Fund: 2240 - LIT - PUBLIC SAFETY</b>						
00 - NON-DEPARTMENTAL	2,642,849.00	2,642,849.00	218,404.08	656,512.24	-1,986,336.76	75.16%
Fund: 2240 - LIT - PUBLIC SAFETY Total:	2,642,849.00	2,642,849.00	218,404.08	656,512.24	-1,986,336.76	75.16%
<b>Fund: 2256 - OPIOID SETTLEMENT UNRESTR</b>						
00 - NON-DEPARTMENTAL	19,500.00	19,500.00	0.00	0.00	-19,500.00	100.00%
Fund: 2256 - OPIOID SETTLEMENT UNRESTR Total:	19,500.00	19,500.00	0.00	0.00	-19,500.00	100.00%
<b>Fund: 2257 - OPIOID SETTLEMENT RESTR</b>						
00 - NON-DEPARTMENTAL	45,600.00	45,600.00	0.00	0.00	-45,600.00	100.00%
Fund: 2257 - OPIOID SETTLEMENT RESTR Total:	45,600.00	45,600.00	0.00	0.00	-45,600.00	100.00%
<b>Fund: 2258 - TOWNSHIP FIRE SUPPORT</b>						
00 - NON-DEPARTMENTAL	350,000.00	350,000.00	0.00	350,000.00	0.00	0.00%
Fund: 2258 - TOWNSHIP FIRE SUPPORT Total:	350,000.00	350,000.00	0.00	350,000.00	0.00	0.00%

## Budget Report

For Fiscal: 2025 Period Ending: 03/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 2500 - COURT FEES</b>						
00 - NON-DEPARTMENTAL	20,700.00	20,700.00	5,492.92	15,743.52	-4,956.48	23.94%
<b>Fund: 2500 - COURT FEES Total:</b>	<b>20,700.00</b>	<b>20,700.00</b>	<b>5,492.92</b>	<b>15,743.52</b>	<b>-4,956.48</b>	<b>23.94%</b>
<b>Fund: 2501 - RESIDENTIAL LEASE FEES</b>						
00 - NON-DEPARTMENTAL	64,430.00	64,430.00	5,939.00	10,954.00	-53,476.00	83.00%
<b>Fund: 2501 - RESIDENTIAL LEASE FEES Total:</b>	<b>64,430.00</b>	<b>64,430.00</b>	<b>5,939.00</b>	<b>10,954.00</b>	<b>-53,476.00</b>	<b>83.00%</b>
<b>Fund: 2503 - ELECTRIC UTILITY SALE</b>						
00 - NON-DEPARTMENTAL	0.00	0.00	0.00	35,778.82	35,778.82	0.00%
<b>Fund: 2503 - ELECTRIC UTILITY SALE Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35,778.82</b>	<b>35,778.82</b>	<b>0.00%</b>
<b>Fund: 2505 - STORM WATER MANAGEMNT</b>						
00 - NON-DEPARTMENTAL	607,827.00	607,827.00	8,708.30	12,754.61	-595,072.39	97.90%
<b>Fund: 2505 - STORM WATER MANAGEMNT Total:</b>	<b>607,827.00</b>	<b>607,827.00</b>	<b>8,708.30</b>	<b>12,754.61</b>	<b>-595,072.39</b>	<b>97.90%</b>
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT</b>						
00 - NON-DEPARTMENTAL	65,500.00	65,500.00	0.00	0.00	-65,500.00	100.00%
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT Total:</b>	<b>65,500.00</b>	<b>65,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-65,500.00</b>	<b>100.00%</b>
<b>Fund: 2508 - REDHAWK ACADEMY</b>						
00 - NON-DEPARTMENTAL	46,500.00	46,500.00	0.00	25,000.00	-21,500.00	46.24%
<b>Fund: 2508 - REDHAWK ACADEMY Total:</b>	<b>46,500.00</b>	<b>46,500.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>-21,500.00</b>	<b>46.24%</b>
<b>Fund: 3301 - DEBT SERVICE</b>						
00 - NON-DEPARTMENTAL	381,432.00	381,432.00	0.00	0.00	-381,432.00	100.00%
<b>Fund: 3301 - DEBT SERVICE Total:</b>	<b>381,432.00</b>	<b>381,432.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-381,432.00</b>	<b>100.00%</b>
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND</b>						
00 - NON-DEPARTMENTAL	820,889.00	820,889.00	1,038,283.75	1,038,283.75	217,394.75	26.48%
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND Total:</b>	<b>820,889.00</b>	<b>820,889.00</b>	<b>1,038,283.75</b>	<b>1,038,283.75</b>	<b>217,394.75</b>	<b>26.48%</b>
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND</b>						
00 - NON-DEPARTMENTAL	57,813.00	57,813.00	0.00	0.00	-57,813.00	100.00%
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND Total:</b>	<b>57,813.00</b>	<b>57,813.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-57,813.00</b>	<b>100.00%</b>
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP</b>						
00 - NON-DEPARTMENTAL	823,963.00	823,963.00	0.00	0.00	-823,963.00	100.00%
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP Total:</b>	<b>823,963.00</b>	<b>823,963.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-823,963.00</b>	<b>100.00%</b>
<b>Fund: 4425 - CCI FIRE STATION</b>						
00 - NON-DEPARTMENTAL	565,937.00	565,937.00	0.00	0.00	-565,937.00	100.00%
<b>Fund: 4425 - CCI FIRE STATION Total:</b>	<b>565,937.00</b>	<b>565,937.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-565,937.00</b>	<b>100.00%</b>
<b>Fund: 4428 - CCI STORM SEWER FUND</b>						
00 - NON-DEPARTMENTAL	586,504.00	586,504.00	0.00	22,696.50	-563,807.50	96.13%
<b>Fund: 4428 - CCI STORM SEWER FUND Total:</b>	<b>586,504.00</b>	<b>586,504.00</b>	<b>0.00</b>	<b>22,696.50</b>	<b>-563,807.50</b>	<b>96.13%</b>
<b>Fund: 4445 - TIF SOUTH EAST E.D.</b>						
00 - NON-DEPARTMENTAL	9,367,200.00	9,367,200.00	25,576.80	126,587.46	-9,240,612.54	98.65%
<b>Fund: 4445 - TIF SOUTH EAST E.D. Total:</b>	<b>9,367,200.00</b>	<b>9,367,200.00</b>	<b>25,576.80</b>	<b>126,587.46</b>	<b>-9,240,612.54</b>	<b>98.65%</b>
<b>Fund: 4446 - TIF CONS RR/US 33/DT</b>						
00 - NON-DEPARTMENTAL	3,822,700.00	3,822,700.00	0.00	0.00	-3,822,700.00	100.00%
<b>Fund: 4446 - TIF CONS RR/US 33/DT Total:</b>	<b>3,822,700.00</b>	<b>3,822,700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-3,822,700.00</b>	<b>100.00%</b>
<b>Fund: 4447 - TIF LIPPERT/DIERDORFF</b>						
00 - NON-DEPARTMENTAL	261,350.00	261,350.00	0.00	0.00	-261,350.00	100.00%
<b>Fund: 4447 - TIF LIPPERT/DIERDORFF Total:</b>	<b>261,350.00</b>	<b>261,350.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-261,350.00</b>	<b>100.00%</b>
<b>Fund: 4651 - CEMETERY CAPITAL IMPROV.</b>						
00 - NON-DEPARTMENTAL	11,000.00	11,000.00	761.75	2,954.75	-8,045.25	73.14%
<b>Fund: 4651 - CEMETERY CAPITAL IMPROV. Total:</b>	<b>11,000.00</b>	<b>11,000.00</b>	<b>761.75</b>	<b>2,954.75</b>	<b>-8,045.25</b>	<b>73.14%</b>
<b>Fund: 8801 - FIRE PENSION FUND</b>						
00 - NON-DEPARTMENTAL	460,000.00	460,000.00	0.00	0.00	-460,000.00	100.00%
<b>Fund: 8801 - FIRE PENSION FUND Total:</b>	<b>460,000.00</b>	<b>460,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-460,000.00</b>	<b>100.00%</b>
<b>Fund: 8802 - POLICE PENSION FUND</b>						
00 - NON-DEPARTMENTAL	350,000.00	350,000.00	35.00	854.69	-349,145.31	99.76%

## Budget Report

For Fiscal: 2025 Period Ending: 03/31/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 8802 - POLICE PENSION FUND Total:</b>	<b>350,000.00</b>	<b>350,000.00</b>	<b>35.00</b>	<b>854.69</b>	<b>-349,145.31</b>	<b>99.76%</b>
<b>Revenue Total:</b>	<b>63,354,246.00</b>	<b>63,754,246.00</b>	<b>2,918,203.45</b>	<b>7,663,136.63</b>	<b>-56,091,109.37</b>	<b>87.98%</b>
<b>Expense</b>						
<b>Fund: 1101 - GENERAL FUND</b>						
01 - COMMUNITY RELATIONS	206,050.00	206,050.00	14,527.83	32,562.67	173,487.33	84.20%
02 - COUNCIL	149,770.00	149,770.00	10,097.56	35,341.46	114,428.54	76.40%
03 - MAYOR	621,380.00	621,380.00	41,530.70	143,509.62	477,870.38	76.90%
04 - CLERK-TREASURER	868,070.00	868,070.00	65,418.82	201,874.47	666,195.53	76.74%
05 - LEGAL	960,625.00	962,587.89	54,249.05	191,326.62	771,261.27	80.12%
06 - COURT	582,200.00	582,200.00	44,166.60	149,021.47	433,178.53	74.40%
07 - BOARD OF WORKS	5,303,485.00	5,500,751.97	981,190.15	1,593,650.72	3,907,101.25	71.03%
08 - TECHNOLOGY	811,000.00	811,000.00	102,261.28	169,427.05	641,572.95	79.11%
09 - CEMETERY-GENERAL	483,070.00	483,070.00	57,267.83	131,676.85	351,393.15	72.74%
10 - ENGINEERING	1,265,650.00	1,266,712.00	71,518.30	241,106.46	1,025,605.54	80.97%
11 - POLICE DEPARTMENT	9,650,820.00	9,769,275.47	662,165.12	2,283,026.22	7,486,249.25	76.63%
12 - FIRE DEPARTMENT	8,639,800.00	8,639,800.00	601,014.31	2,255,934.98	6,383,865.02	73.89%
15 - BUILDING DEPARTMENT	669,425.00	669,874.00	49,038.27	148,683.24	521,190.76	77.80%
16 - PLANNING DEPARTMENT	599,015.00	599,015.00	31,962.68	111,379.84	487,635.16	81.41%
18 - CENTRAL GARAGE	1,953,130.00	1,953,130.00	143,044.93	408,963.08	1,544,166.92	79.06%
19 - BUILDINGS-GROUNDS	357,740.00	357,740.00	15,896.15	54,225.74	303,514.26	84.84%
46 - ENVIRONMENTAL RESILIENCE	823,670.00	823,670.00	45,469.60	156,960.63	666,709.37	80.94%
90 - UNAPPROPRIATED	0.00	0.00	51.86	16,470.52	-16,470.52	0.00%
<b>Fund: 1101 - GENERAL FUND Total:</b>	<b>33,944,900.00</b>	<b>34,264,096.33</b>	<b>2,990,871.04</b>	<b>8,325,141.64</b>	<b>25,938,954.69</b>	<b>75.70%</b>
<b>Fund: 2201 - MVH FUND</b>						
00 - NON-DEPARTMENTAL	3,870,190.00	3,980,703.10	197,491.31	758,233.85	3,222,469.25	80.95%
<b>Fund: 2201 - MVH FUND Total:</b>	<b>3,870,190.00</b>	<b>3,980,703.10</b>	<b>197,491.31</b>	<b>758,233.85</b>	<b>3,222,469.25</b>	<b>80.95%</b>
<b>Fund: 2202 - LOCAL ROAD &amp; STREET</b>						
00 - NON-DEPARTMENTAL	1,000,000.00	1,539,147.00	0.00	0.00	1,539,147.00	100.00%
<b>Fund: 2202 - LOCAL ROAD &amp; STREET Total:</b>	<b>1,000,000.00</b>	<b>1,539,147.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,539,147.00</b>	<b>100.00%</b>
<b>Fund: 2203 - MVH-RESTRICTED</b>						
00 - NON-DEPARTMENTAL	2,400,000.00	2,400,000.00	0.00	0.00	2,400,000.00	100.00%
<b>Fund: 2203 - MVH-RESTRICTED Total:</b>	<b>2,400,000.00</b>	<b>2,400,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400,000.00</b>	<b>100.00%</b>
<b>Fund: 2204 - PARKS AND RECREATION</b>						
00 - NON-DEPARTMENTAL	3,331,500.00	4,055,500.00	207,006.67	659,398.33	3,396,101.67	83.74%
<b>Fund: 2204 - PARKS AND RECREATION Total:</b>	<b>3,331,500.00</b>	<b>4,055,500.00</b>	<b>207,006.67</b>	<b>659,398.33</b>	<b>3,396,101.67</b>	<b>83.74%</b>
<b>Fund: 2206 - AVIATION FUND</b>						
00 - NON-DEPARTMENTAL	711,400.00	711,400.00	44,668.40	134,801.49	576,598.51	81.05%
<b>Fund: 2206 - AVIATION FUND Total:</b>	<b>711,400.00</b>	<b>711,400.00</b>	<b>44,668.40</b>	<b>134,801.49</b>	<b>576,598.51</b>	<b>81.05%</b>
<b>Fund: 2209 - LIT - ECONOMIC DEVELOPMENT</b>						
00 - NON-DEPARTMENTAL	4,325,000.00	7,100,223.28	62,948.30	354,548.75	6,745,674.53	95.01%
<b>Fund: 2209 - LIT - ECONOMIC DEVELOPMENT Total:</b>	<b>4,325,000.00</b>	<b>7,100,223.28</b>	<b>62,948.30</b>	<b>354,548.75</b>	<b>6,745,674.53</b>	<b>95.01%</b>
<b>Fund: 2214 - PROBATION FUND</b>						
00 - NON-DEPARTMENTAL	113,650.00	113,650.00	8,713.69	29,227.84	84,422.16	74.28%
<b>Fund: 2214 - PROBATION FUND Total:</b>	<b>113,650.00</b>	<b>113,650.00</b>	<b>8,713.69</b>	<b>29,227.84</b>	<b>84,422.16</b>	<b>74.28%</b>
<b>Fund: 2226 - REDEVELOPMENT OPERATING</b>						
00 - NON-DEPARTMENTAL	274,550.00	274,550.00	19,372.65	70,143.53	204,406.47	74.45%
<b>Fund: 2226 - REDEVELOPMENT OPERATING Total:</b>	<b>274,550.00</b>	<b>274,550.00</b>	<b>19,372.65</b>	<b>70,143.53</b>	<b>204,406.47</b>	<b>74.45%</b>
<b>Fund: 2228 - LAW ENFORCEMENT CONTINUE EDUCATION</b>						
00 - NON-DEPARTMENTAL	36,000.00	36,000.00	0.00	2,964.02	33,035.98	91.77%
<b>Fund: 2228 - LAW ENFORCEMENT CONTINUE EDUCATION Total:</b>	<b>36,000.00</b>	<b>36,000.00</b>	<b>0.00</b>	<b>2,964.02</b>	<b>33,035.98</b>	<b>91.77%</b>
<b>Fund: 2234 - UNSAFE BUILDING FUND</b>						
00 - NON-DEPARTMENTAL	85,000.00	551,000.00	0.00	40,000.00	511,000.00	92.74%
<b>Fund: 2234 - UNSAFE BUILDING FUND Total:</b>	<b>85,000.00</b>	<b>551,000.00</b>	<b>0.00</b>	<b>40,000.00</b>	<b>511,000.00</b>	<b>92.74%</b>



## Budget Report

For Fiscal: 2025 Period Ending: 03/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 2240 - LIT - PUBLIC SAFETY</b>						
00 - NON-DEPARTMENTAL	3,049,000.00	3,377,347.50	529,155.71	1,011,284.68	2,366,062.82	70.06%
<b>Fund: 2240 - LIT - PUBLIC SAFETY Total:</b>	<b>3,049,000.00</b>	<b>3,377,347.50</b>	<b>529,155.71</b>	<b>1,011,284.68</b>	<b>2,366,062.82</b>	<b>70.06%</b>
<b>Fund: 2258 - TOWNSHIP FIRE SUPPORT</b>						
00 - NON-DEPARTMENTAL	378,000.00	378,000.00	1,703.68	16,381.00	361,619.00	95.67%
<b>Fund: 2258 - TOWNSHIP FIRE SUPPORT Total:</b>	<b>378,000.00</b>	<b>378,000.00</b>	<b>1,703.68</b>	<b>16,381.00</b>	<b>361,619.00</b>	<b>95.67%</b>
<b>Fund: 2500 - COURT FEES</b>						
00 - NON-DEPARTMENTAL	54,700.00	54,700.00	667.39	2,993.24	51,706.76	94.53%
<b>Fund: 2500 - COURT FEES Total:</b>	<b>54,700.00</b>	<b>54,700.00</b>	<b>667.39</b>	<b>2,993.24</b>	<b>51,706.76</b>	<b>94.53%</b>
<b>Fund: 2501 - RESIDENTIAL LEASE FEES</b>						
00 - NON-DEPARTMENTAL	48,975.00	48,975.00	3,358.27	12,139.67	36,835.33	75.21%
<b>Fund: 2501 - RESIDENTIAL LEASE FEES Total:</b>	<b>48,975.00</b>	<b>48,975.00</b>	<b>3,358.27</b>	<b>12,139.67</b>	<b>36,835.33</b>	<b>75.21%</b>
<b>Fund: 2503 - ELECTRIC UTILITY SALE</b>						
00 - NON-DEPARTMENTAL	0.00	400,000.00	0.00	0.00	400,000.00	100.00%
<b>Fund: 2503 - ELECTRIC UTILITY SALE Total:</b>	<b>0.00</b>	<b>400,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400,000.00</b>	<b>100.00%</b>
<b>Fund: 2504 - OLD LAW ENFORCEMENT CONTINUE ED</b>						
00 - NON-DEPARTMENTAL	18,109.00	18,109.00	18,108.66	18,108.66	0.34	0.00%
<b>Fund: 2504 - OLD LAW ENFORCEMENT CONTINUE ED Total:</b>	<b>18,109.00</b>	<b>18,109.00</b>	<b>18,108.66</b>	<b>18,108.66</b>	<b>0.34</b>	<b>0.00%</b>
<b>Fund: 2505 - STORM WATER MANAGEMNT</b>						
00 - NON-DEPARTMENTAL	1,937,885.00	1,940,885.00	23,506.45	469,698.84	1,471,186.16	75.80%
<b>Fund: 2505 - STORM WATER MANAGEMNT Total:</b>	<b>1,937,885.00</b>	<b>1,940,885.00</b>	<b>23,506.45</b>	<b>469,698.84</b>	<b>1,471,186.16</b>	<b>75.80%</b>
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT</b>						
00 - NON-DEPARTMENTAL	81,000.00	81,000.00	0.00	4,721.21	76,278.79	94.17%
<b>Fund: 2506 - ECON IMPROVEMENT DISTRICT Total:</b>	<b>81,000.00</b>	<b>81,000.00</b>	<b>0.00</b>	<b>4,721.21</b>	<b>76,278.79</b>	<b>94.17%</b>
<b>Fund: 2508 - REDHAWK ACADEMY</b>						
00 - NON-DEPARTMENTAL	12,500.00	12,500.00	2,190.33	6,019.83	6,480.17	51.84%
<b>Fund: 2508 - REDHAWK ACADEMY Total:</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>2,190.33</b>	<b>6,019.83</b>	<b>6,480.17</b>	<b>51.84%</b>
<b>Fund: 3301 - DEBT SERVICE</b>						
00 - NON-DEPARTMENTAL	373,275.00	373,275.00	0.00	186,900.00	186,375.00	49.93%
<b>Fund: 3301 - DEBT SERVICE Total:</b>	<b>373,275.00</b>	<b>373,275.00</b>	<b>0.00</b>	<b>186,900.00</b>	<b>186,375.00</b>	<b>49.93%</b>
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND</b>						
00 - NON-DEPARTMENTAL	820,889.00	820,889.00	0.00	816,718.75	4,170.25	0.51%
<b>Fund: 3311 - TIF BOND P &amp; I PYMT FUND Total:</b>	<b>820,889.00</b>	<b>820,889.00</b>	<b>0.00</b>	<b>816,718.75</b>	<b>4,170.25</b>	<b>0.51%</b>
<b>Fund: 3331 - TIF DEBT SERVICE RESERVE</b>						
00 - NON-DEPARTMENTAL	0.00	217,393.75	217,393.75	217,393.75	0.00	0.00%
<b>Fund: 3331 - TIF DEBT SERVICE RESERVE Total:</b>	<b>0.00</b>	<b>217,393.75</b>	<b>217,393.75</b>	<b>217,393.75</b>	<b>0.00</b>	<b>0.00%</b>
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND</b>						
00 - NON-DEPARTMENTAL	80,000.00	80,000.00	2,216.00	8,878.44	71,121.56	88.90%
<b>Fund: 4401 - CCI (CIGARETTE TAX) FUND Total:</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>2,216.00</b>	<b>8,878.44</b>	<b>71,121.56</b>	<b>88.90%</b>
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP</b>						
00 - NON-DEPARTMENTAL	1,022,000.00	1,361,227.95	49,374.45	49,374.45	1,311,853.50	96.37%
<b>Fund: 4402 - CUMULATIVE CAP DEVELOP Total:</b>	<b>1,022,000.00</b>	<b>1,361,227.95</b>	<b>49,374.45</b>	<b>49,374.45</b>	<b>1,311,853.50</b>	<b>96.37%</b>
<b>Fund: 4425 - CCI FIRE STATION</b>						
00 - NON-DEPARTMENTAL	375,000.00	417,598.95	56,794.98	122,084.82	295,514.13	70.77%
<b>Fund: 4425 - CCI FIRE STATION Total:</b>	<b>375,000.00</b>	<b>417,598.95</b>	<b>56,794.98</b>	<b>122,084.82</b>	<b>295,514.13</b>	<b>70.77%</b>
<b>Fund: 4428 - CCI STORM SEWER FUND</b>						
00 - NON-DEPARTMENTAL	2,700,000.00	2,700,000.00	4,443.17	5,617.87	2,694,382.13	99.79%
<b>Fund: 4428 - CCI STORM SEWER FUND Total:</b>	<b>2,700,000.00</b>	<b>2,700,000.00</b>	<b>4,443.17</b>	<b>5,617.87</b>	<b>2,694,382.13</b>	<b>99.79%</b>
<b>Fund: 4445 - TIF SOUTH EAST E.D.</b>						
00 - NON-DEPARTMENTAL	20,065,890.00	22,440,621.85	973,033.92	1,820,368.80	20,620,253.05	91.89%
<b>Fund: 4445 - TIF SOUTH EAST E.D. Total:</b>	<b>20,065,890.00</b>	<b>22,440,621.85</b>	<b>973,033.92</b>	<b>1,820,368.80</b>	<b>20,620,253.05</b>	<b>91.89%</b>
<b>Fund: 4446 - TIF CONS RR/US 33/DT</b>						
00 - NON-DEPARTMENTAL	4,075,000.00	8,586,861.94	159,674.04	550,185.12	8,036,676.82	93.59%

## Budget Report

For Fiscal: 2025 Period Ending: 03/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 4446 - TIF CONS RR/US 33/DT Total:</b>	<b>4,075,000.00</b>	<b>8,586,861.94</b>	<b>159,674.04</b>	<b>550,185.12</b>	<b>8,036,676.82</b>	<b>93.59%</b>
<b>Fund: 4447 - TIF LIPPERT/DIERDORFF</b>						
00 - NON-DEPARTMENTAL	0.00	388,438.11	-65,159.84	388,438.11	0.00	0.00%
<b>Fund: 4447 - TIF LIPPERT/DIERDORFF Total:</b>	<b>0.00</b>	<b>388,438.11</b>	<b>-65,159.84</b>	<b>388,438.11</b>	<b>0.00</b>	<b>0.00%</b>
<b>Fund: 4502 - ARP FISCAL RECOV FUND</b>						
00 - NON-DEPARTMENTAL	2,806,655.00	5,506,655.00	13,983.54	47,900.77	5,458,754.23	99.13%
<b>Fund: 4502 - ARP FISCAL RECOV FUND Total:</b>	<b>2,806,655.00</b>	<b>5,506,655.00</b>	<b>13,983.54</b>	<b>47,900.77</b>	<b>5,458,754.23</b>	<b>99.13%</b>
<b>Fund: 4651 - CEMETERY CAPITAL IMPROV.</b>						
00 - NON-DEPARTMENTAL	45,800.00	45,800.00	13,459.00	13,459.00	32,341.00	70.61%
<b>Fund: 4651 - CEMETERY CAPITAL IMPROV. Total:</b>	<b>45,800.00</b>	<b>45,800.00</b>	<b>13,459.00</b>	<b>13,459.00</b>	<b>32,341.00</b>	<b>70.61%</b>
<b>Fund: 4660 - 2015 GOB PROCEEDS</b>						
00 - NON-DEPARTMENTAL	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00%
<b>Fund: 4660 - 2015 GOB PROCEEDS Total:</b>	<b>120,000.00</b>	<b>120,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>120,000.00</b>	<b>100.00%</b>
<b>Fund: 4661 - 2021 GO BOND PROCEEDS</b>						
00 - NON-DEPARTMENTAL	3,149,049.00	3,149,049.00	0.00	17,648.50	3,131,400.50	99.44%
<b>Fund: 4661 - 2021 GO BOND PROCEEDS Total:</b>	<b>3,149,049.00</b>	<b>3,149,049.00</b>	<b>0.00</b>	<b>17,648.50</b>	<b>3,131,400.50</b>	<b>99.44%</b>
<b>Fund: 8801 - FIRE PENSION FUND</b>						
00 - NON-DEPARTMENTAL	551,320.00	551,320.00	43,961.67	101,754.72	449,565.28	81.54%
<b>Fund: 8801 - FIRE PENSION FUND Total:</b>	<b>551,320.00</b>	<b>551,320.00</b>	<b>43,961.67</b>	<b>101,754.72</b>	<b>449,565.28</b>	<b>81.54%</b>
<b>Fund: 8802 - POLICE PENSION FUND</b>						
00 - NON-DEPARTMENTAL	410,050.00	410,050.00	27,098.00	54,631.00	355,419.00	86.68%
<b>Fund: 8802 - POLICE PENSION FUND Total:</b>	<b>410,050.00</b>	<b>410,050.00</b>	<b>27,098.00</b>	<b>54,631.00</b>	<b>355,419.00</b>	<b>86.68%</b>
<b>Expense Total:</b>	<b>92,267,287.00</b>	<b>108,506,966.76</b>	<b>5,606,035.23</b>	<b>16,317,160.68</b>	<b>92,189,806.08</b>	<b>84.96%</b>
<b>Report Surplus (Deficit):</b>	<b>-28,913,041.00</b>	<b>-44,752,720.76</b>	<b>-2,687,831.78</b>	<b>-8,654,024.05</b>	<b>36,098,696.71</b>	<b>80.66%</b>

## Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
1101 - GENERAL FUND	-5,449,779.00	-5,768,975.33	-1,906,775.24	-4,512,686.85	1,256,288.48
2201 - MVH FUND	690,122.00	579,608.90	-64,453.05	-348,029.42	-927,638.32
2202 - LOCAL ROAD & STREET	-410,672.00	-949,819.00	56,070.91	166,192.59	1,116,011.59
2203 - MVH-RESTRICTED	-1,033,708.00	-1,033,708.00	67,865.54	128,914.82	1,162,622.82
2204 - PARKS AND RECREATION	423,606.00	-300,394.00	-202,607.42	-571,143.09	-270,749.09
2206 - AVIATION FUND	-303,613.00	-303,613.00	-21,632.30	-88,029.42	215,583.58
2209 - LIT - ECONOMIC DEVELOPM	-1,687,594.00	-4,462,817.28	155,752.20	306,992.20	4,769,809.48
2214 - PROBATION FUND	11,350.00	11,350.00	-251.86	-8,452.86	-19,802.86
2226 - REDEVELOPMENT OPERATI	-228,350.00	-228,350.00	-18,872.65	-66,652.38	161,697.62
2228 - LAW ENFORCEMENT CONTI	-36,000.00	-36,000.00	18,833.66	22,158.64	58,158.64
2234 - UNSAFE BUILDING FUND	-85,000.00	-151,000.00	0.00	-38,707.39	112,292.61
2240 - LIT - PUBLIC SAFETY	-406,151.00	-734,498.50	-310,751.63	-354,772.44	379,726.06
2256 - OPIOID SETTLEMENT UNRE	19,500.00	19,500.00	0.00	0.00	-19,500.00
2257 - OPIOID SETTLEMENT RESTF	45,600.00	45,600.00	0.00	0.00	-45,600.00
2258 - TOWNSHIP FIRE SUPPORT	-28,000.00	-28,000.00	-1,703.68	333,619.00	361,619.00
2500 - COURT FEES	-34,000.00	-34,000.00	4,825.53	12,750.28	46,750.28
2501 - RESIDENTIAL LEASE FEES	15,455.00	15,455.00	2,580.73	-1,185.67	-16,640.67
2503 - ELECTRIC UTILITY SALE	0.00	-400,000.00	0.00	35,778.82	435,778.82
2504 - OLD LAW ENFORCEMENT C	-18,109.00	-18,109.00	-18,108.66	-18,108.66	0.34
2505 - STORM WATER MANAGEM	-1,330,058.00	-1,333,058.00	-14,798.15	-456,944.23	876,113.77
2506 - ECON IMPROVEMENT DISTI	-15,500.00	-15,500.00	0.00	-4,721.21	10,778.79
2508 - REDHAWK ACADEMY	34,000.00	34,000.00	-2,190.33	18,980.17	-15,019.83
3301 - DEBT SERVICE	8,157.00	8,157.00	0.00	-186,900.00	-195,057.00
3311 - TIF BOND P & I PYMT FUND	0.00	0.00	1,038,283.75	221,565.00	221,565.00
3331 - TIF DEBT SERVICE RESERVE	0.00	-217,393.75	-217,393.75	-217,393.75	0.00
4401 - CCI (CIGARETTE TAX) FUND	-22,187.00	-22,187.00	-2,216.00	-8,878.44	13,308.56
4402 - CUMULATIVE CAP DEVELOF	-198,037.00	-537,264.95	-49,374.45	-49,374.45	487,890.50
4425 - CCI FIRE STATION	190,937.00	148,338.05	-56,794.98	-122,084.82	-270,422.87
4428 - CCI STORM SEWER FUND	-2,113,496.00	-2,113,496.00	-4,443.17	17,078.63	2,130,574.63
4445 - TIF SOUTH EAST E.D.	-10,698,690.00	-13,073,421.85	-947,457.12	-1,693,781.34	11,379,640.51
4446 - TIF CONS RR/US 33/DT	-252,300.00	-4,764,161.94	-159,674.04	-550,185.12	4,213,976.82
4447 - TIF LIPPERT/DIERDORFF	261,350.00	-127,088.11	65,159.84	-388,438.11	-261,350.00
4502 - ARP FISCAL RECOV FUND	-2,806,655.00	-5,506,655.00	-13,983.54	-47,900.77	5,458,754.23
4651 - CEMETERY CAPITAL IMPRO	-34,800.00	-34,800.00	-12,697.25	-10,504.25	24,295.75
4660 - 2015 GOB PROCEEDS	-120,000.00	-120,000.00	0.00	0.00	120,000.00
4661 - 2021 GO BOND PROCEEDS	-3,149,049.00	-3,149,049.00	0.00	-17,648.50	3,131,400.50
8801 - FIRE PENSION FUND	-91,320.00	-91,320.00	-43,961.67	-101,754.72	-10,434.72
8802 - POLICE PENSION FUND	-60,050.00	-60,050.00	-27,063.00	-53,776.31	6,273.69
<b>Report Surplus (Deficit):</b>	<b>-28,913,041.00</b>	<b>-44,752,720.76</b>	<b>-2,687,831.78</b>	<b>-8,654,024.05</b>	<b>36,098,696.71</b>



**Engineering Department  
CITY OF GOSHEN**

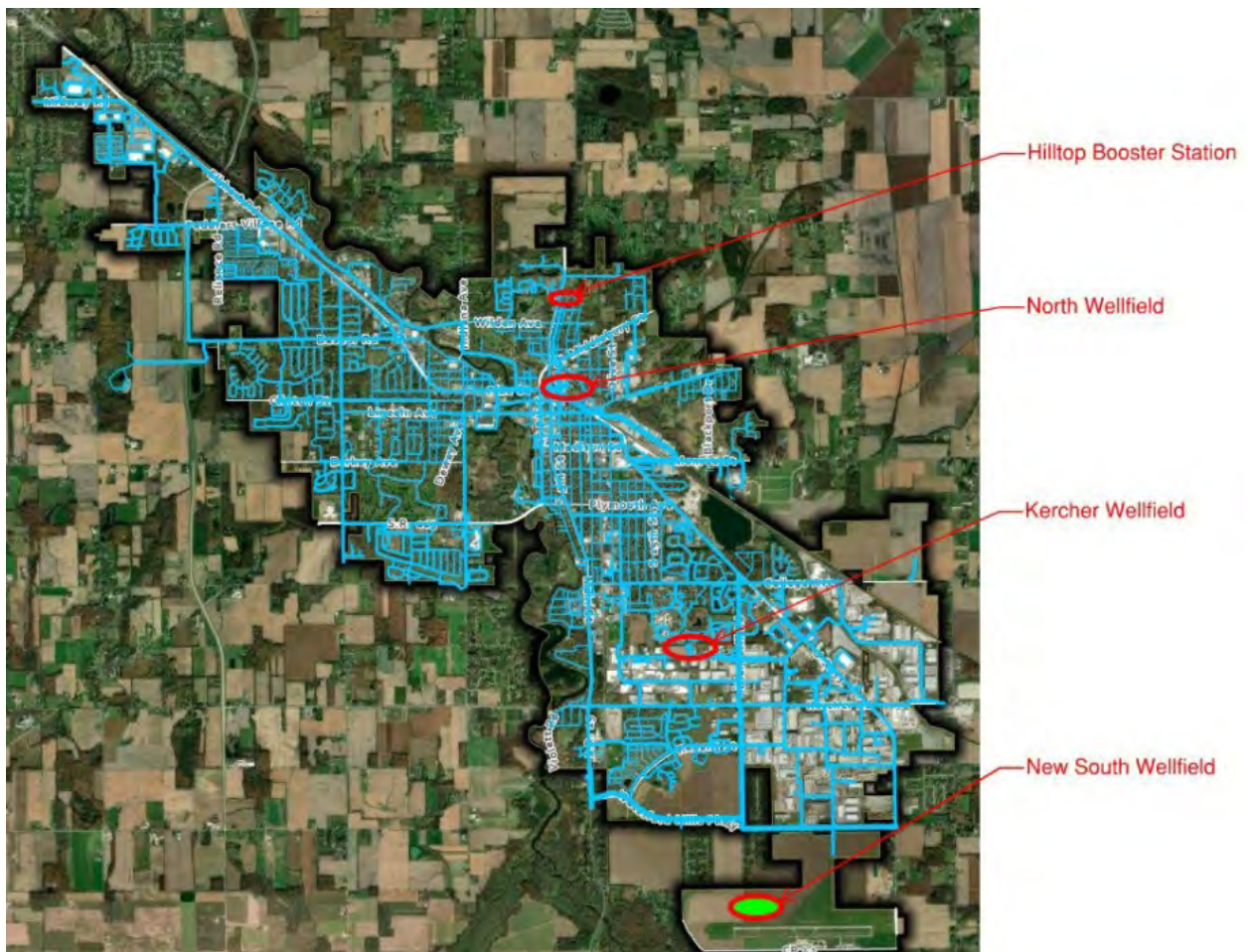
204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8626 • TDD (574) 534-3185  
engineering@goshencity.com • www.goshenindiana.org

## **Drinking Water System Upgrade & Expansion Preliminary Engineering Report (PER)**

Summary Presentation - Goshen Common Council Meeting  
April 28, 2025

The city map below shows the four sites which are to be impacted by the proposed Water System Upgrade and Expansion project.



Location map of the four project sites for this PER amendment in Goshen.

**A work description, with needs, and alternatives is identified for each location.**

**A. North Wellfield and Water Treatment Plant (WTP) Site** (see attached Figure 1).

1. Evaluate condition of existing wells and options available.
  - a. Needs:
    - i. Well No. 6A, which is the largest production well on this site has a deteriorated casing at the casing screen interface, which cannot be rescreened.
    - ii. Limited space available to site new wells.
    - iii. Trace VOC contamination that has remained stable below the maximum contaminant level.
    - iv. Resolve issues with wellfield location inside the floodway/floodplain of the Rock Run Creek.
  - b. Alternatives:
    - i. Construct a new well offsite to restore site capacity.
    - ii. No action, which limits useable capacity of this WTP.
    - iii. Gradually decommission this wellfield and WTP and shift operations elsewhere (Selected Alternative).
2. Evaluate WTP disinfection system.
  - a. Needs:
    - i. Chlorination system utilizes gaseous chlorine. An accidental gas release from this site poses a significant risk to the surrounding residential area, Chamberlain Elementary School, and the Boys and Girls Club are both located approximately 1,000 feet north of the wellfield and WTP.
  - b. Alternatives:
    - i. Construct sodium hypochlorite liquid storage and feed facilities, similar to facilities utilized at the City's wastewater treatment plant.
    - ii. Construct additional chlorine gas containment and/or scrubber equipment with minimal investment while still adding additional protection to City employees and the neighboring community (Selected Alternative).
    - iii. No action, which does not mitigate significant risk condition

3. Evaluate condition and replacement of aerators located over the clear well.
  - a. Needs:
    - i. Aerators are approximately 60 years old having greatly exceeded design life and are deteriorating.
  - b. Alternatives:
    - i. Replace with screened-in, clay block system similar to existing.
    - ii. Replace with a stainless-steel forced air system similar to existing aeration system at the Kercher WTP.
    - iii. No action, which will result in limited future aeration capacity to oxidize dissolved iron in the groundwater (Selected Alternative).
4. Evaluate condition of clear well and location in a floodplain.
  - a. Needs:
    - i. Clear well is approximately 60 years old and concrete is structurally deteriorating.
    - ii. Assess capacity and determine if adequate.
    - iii. Located within the floodplain of Rock Run Creek (1978 FEMA mapping).
  - b. Alternatives:
    - i. Resurface deteriorated concrete if it is allowed to remain in flood plain area.
    - ii. Replacement of it and the attached components at the existing location if allowed to remain in flood plain area.
    - iii. Replacement of it and the attached components to a new location outside of the flood plain area.
    - iv. No action, which may eventually result in clear well no longer being operable and loss of the North WTP (Selected Alternative).
5. Evaluate condition of pressure filters.
  - a. Needs:
    - i. Pressure filter vessels are approximately 60 years old and have exceeded their design life (Pressure Filter No. 3 failed in November 2023 and was repaired in early 2024).
  - b. Alternatives:
    - i. Inspect and repair pressure filter Nos. 1, 2, and 4 when they fail in the future.
    - ii. No further action (This may be feasible until the underdrains and baffles in the other three pressure filters fail in the future) (Selected Alternative).



6. Evaluate structural condition of the original 1935 building.
  - a. Needs:
    - i. Deck where vehicles are stored over the basement needs to be structurally evaluated to ensure it is safe to continue to support utility vehicle storage, since it has exposed reinforcing steel on the underside and a portion of the floor tile surface is in questionable condition.
  - b. Alternatives:
    - i. Full repair of the structural issues that addresses all current concerns as well as the root cause issues of deterioration. Significantly increases the anticipated service of life of the structure.
    - ii. Limited, budget friendly, repair of the structural issues that addresses all current concerns but does not fully resolve the root causes of deterioration. Increases the safety of the structure but will not extend the useful life of the structure as long as Alternative i. (*Selected Alternative*).
    - iii. No action, which may result in failure of deck where vehicles are stored.

**B. Kercher Wellfield and WTP Site** (see attached Figure 2).

1. Evaluate the present well situation and pressure filter status to confirm the City's proposal to ultimately abandon this well field and WTP.
  - a. Needs:
    - i. Well No. 12 screen has failed allowing sand to be drawn into the treatment and cannot be re-screened. The well house is also encroaching on neighboring property and there is insufficient property at this site to drill another well.
    - ii. The capacity of Well No. 14 has been declining as the result of iron bacteria fouling in the gravel pack. Despite surge cleaning the well in 2021 and 2023, the original capacity of the well has not be restored. This well also located on adjoining property owned by Greencroft Retirement Community.
    - iii. There is some pesticide contamination along with elevated nitrate levels on property immediately to the south. There is also a partially delineated trichloroethylene (TCE) groundwater contamination plume identified west of the wellfield.
    - iv. The three pressure filters at this WTP site are mostly located outdoors, which requires that they must be operated in the winter to prevent freezing. The media also needs to be replaced in the near future.
    - v. The primary flow meter is not viable for continued use.
    - vi. The Kercher WTP and wellfield relies on an old generator that was previously purchased as a used generator and maintenance is now expensive due to hard-to-find parts and difficulty in finding qualified technicians.
    - vii. Chlorination system utilizes gaseous chlorine. An accidental gas release from this site poses a significant risk to the surrounding industrial area and Greencroft Retirement Community located immediately to the north of the wellfield.
  - b. Alternatives:
    - i. Expand this facility by purchasing additional property to the east away from the TCE contamination plume to construct new well(s). Replace media in three existing pressure filters and construct an additional pressure filter and enclose all four pressure filters so they are protected from the elements. Replace the existing primary flow meter, replace the generator, and construct sodium hypochlorite liquid storage and feed facilities, similar to facilities utilized at wastewater treatment plant (Selected Alternative – Phase II).
    - ii. No action, which limits usable capacity of this WTP (Selected Alternative – Phase I).

- iii. Abandon this wellfield and WTP, which would result in the need to expand the North wellfield and WTP capacity and/or construct a new wellfield and WTP.

C. **Hilltop Booster Station** (see attached Figure 3).

1. Due to high groundwater in area of underground tank, the full 500,000-gallon volume of tank is not effectively available for storage due to possible tank buoyancy when it emptied.
  - a. Needs:
    - i. Reduce high groundwater in tank area to be below the bottom of the tank.
  - b. Alternatives:
    - i. Install a groundwater drainage and pump system around the bottom perimeter of the tank. Install a groundwater underdrain for the underground storage tank to mitigate the tank buoyancy concerns (*Selected Alternative*).
    - ii. No Action – limits effective storage capacity of tank for future peak flow demands.
2. The two existing booster pumps can currently meet a residential fire demand but will likely have inadequate capacity for more commercial development in the high pressure zone (northeast Goshen region) and a new four-story senior living facility that will open in the near future.
  - a. Needs:
    - i. Pumps are undersized for the high-pressure zone increasing peak flow demands.
    - ii. Pumps are located in an underground vault and require a confined space entry to inspect and maintain.
  - b. Alternatives:
    - i. Rehabilitate the existing booster station and install larger more accessible pumps such as vertical turbine pumps with the needed capacity for anticipated future peak flow demands.
    - ii. Construct a new booster pumping station that incorporates larger more accessible pumps such as vertical turbine pumps with the needed capacity for anticipated future peak flow demands (*Selected Alternative*).
    - iii. No action – this may result in the high-pressure zone having inadequate capacity for anticipated additional commercial growth.

D. **New South Wellfield and WTP Site** (see attached Figure 4).

1. Construct a new wellfield and WTP on 79 acres of property the City owns just north of the Goshen Airport.
  - a. Needs:
    - i. A wellfield location without groundwater contamination and provides a site that can be a future wellhead protection area that is not encumbered by unsewered properties and commercial and industrial development.
    - ii. Anticipated future peak water demand is 13 MGD, which the existing aging wellfields and WTP's cannot provide without expansion of existing facilities.
  - b. Alternatives:
    - i. Design and construct a new wellfield and WTP with a Phase I capacity of 6.4 MGD and Phase II capacity of 10.4 MGD on the 79 acres of property the City owns on the south side of Goshen adjacent to its airport (*Selected Alternative – Phases I and III of PER*).
    - ii. Resolve known groundwater contamination in either the North or Kercher wellfield sites and expand the wellfield and treatment capacity so these two facilities can meet a peak flow demand of not less than 13 MGD.
    - iii. No Action – which will result in inadequate well and treatment capacity for anticipated water demand growth in Goshen.

I. **Estimated Cost**

The estimated total project cost to design and construct the Proposed Project, as detailed in Chapter 4 of the PER, is approximately \$68,000,000.

II. **Estimated Project Schedule**

Submittal of DWSRF Application and PER ( <b><i>completed</i></b> )	March 28, 2025
Publication of Notice for Public Hearing	April 18, 2025
Public Hearing	April 28, 2025
Submittal of PER Required Chapter 6 Materials to IFA	May 6, 2025
Publication of Project Priority List ( <i>approximately</i> )	July 1, 2025
Initiate Design of DW Improvements	August 2025
Complete Design and Submit Const. Permit App to IDEM	June 2026
IDEM Approval of Const. Permit Application	August 2026
Bid Opening	August 2026
SRF Loan Closing	October 2026
Issue Notice to Proceed for Construction	October 2026
Construction Substantial Completion	October 2028

Construction Final Completion	December 2028
Submit Record Drawings for Project to IFA	December 2028

### **III. Publisher's Affidavit**

*The following public notice will be published in a local newspaper regarding this amendment by the City of Goshen. A publisher's affidavit will be furnished to the IFA after it is published.*

#### **NOTICE OF AMENDMENT**

##### **City of Goshen**

The City of Goshen has requested an amendment to the Preliminary Engineering Report (PER) for Indiana State Revolving Fund (SRF), Drinking Water (DW), Projects "US 33 and South Link Road Water Main Projects," originally approved as Project DW 16 06 20 02 under separate letters dated February 4 and 16, 2016. The project was completed in September of 2019. This amendment requests that the City of Goshen be allowed to utilize the remaining unspent balance of the existing DW SRF loan to pay for Detailed Design Services on the proposed project, "Goshen Water System Upgrade and Expansion Project." The Project may include improvements to the North Wellfield and Water Treatment Plant, improvements to Hilltop Booster Station, and constructing a new South Wellfield and Water Treatment Plant. Questions regarding this project should be sent to Jamey Bontrager-Singer, Utilities City Engineer; 204 East Jefferson Street, Suite 1, Goshen, Indiana 46528; or by calling 574-537-3830.

**GOSHEN COMMON COUNCIL  
RESOLUTION 2025-09**

**SRF Loan Program  
Preliminary Engineering Report Acceptance**

WHEREAS the City of Goshen, Indiana, Water Utility has caused a Preliminary Engineering Report (“PER”), dated March 28, 2025 to be prepared by the consulting firm of Donohue & Associates, Inc; and

WHEREAS, said PER has been presented to the public at a public hearing held April 28, 2025, for their comments; and

WHEREAS the City of Goshen, Indiana, Common Council finds that there was not sufficient evidence presented in objection to the recommended project in the Preliminary Engineering Report.

NOW, THEREFORE BE IT RESOLVED by the City of Goshen, Indiana, Common Council, the governing body of the city of Goshen, Indiana, that:

1. The “Water System Upgrade and Expansion,” Preliminary Engineering Report, dated March 28, 2025, be approved and adopted by the City of Goshen, Indiana, Common Council; and
2. That said PER be submitted to the State Revolving Fund Loan Program for review and approval.

ADOPTED and PASSED by the City of Goshen, Indiana, Common Council this \_\_\_\_\_ day of April, 2025.

\_\_\_\_\_  
Gina M. Leichty, Mayor of Goshen

**Goshen Common Council:**

\_\_\_\_\_  
Don Riegscker, District 1

\_\_\_\_\_  
Phil Lederach, District 5

\_\_\_\_\_  
Doug Nisley, District 2

\_\_\_\_\_  
Linda Gerber, Council at Large

\_\_\_\_\_  
Matt Schrock, District 3

\_\_\_\_\_  
Brett Weddell, Council at Large

\_\_\_\_\_  
Megan Peel, District 4

\_\_\_\_\_  
Attest: Richard R. Aguirre, City Clerk  
Treasurer



**GOSHEN COMMON COUNCIL  
RESOLUTION 2025-10**

**SRF Loan Program  
Signatory Authorization Resolution**

Whereas, the City of Goshen, Indiana, Water Utility (“City”) has plans for a Drinking Water infrastructure improvement project which will meet anticipated increases in demand for Domestic Water while also complying with State and Federal regulations and the City intends to proceed with the construction of such project:

NOW, THEREFORE, BE IT RESOLVED by the City of Goshen, Indiana, Common Council, the governing body of the City of Goshen, Indiana, that:

1. Mayor Gina M. Leichty be authorized to make application for a State Revolving Fund Loan (“SRF Loan”) and provide the SRF Loan Program such information, data and documents pertaining to the loan process as may be required, and otherwise act as the authorized representative of the City; and
2. The City agrees to comply with State and Federal requirements as they pertain to the SRF Loan Program; and
3. Two certified copies of this Resolution be prepared and submitted as part of the City’s Preliminary Engineering Report.

ADOPTED and PASSED by the City of Goshen, Indiana, Common Council, this \_\_\_\_\_ day of April, of 2025.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen, Indiana on \_\_\_\_\_, 2025,  
at the hour of \_\_\_\_:\_\_\_\_ pm.

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Mayor



**Theresa Cummings, Community Development Specialist  
CDBG Program, CITY OF GOSHEN**

204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 537-3815 • Fax (574) 533-8626 • TDD (574) 534-3185  
theresacummings@goshencity.com • www.goshenindiana.org

MEMORANDUM

**TO:** Mayor Gina Leichty & Goshen Common Council Members

**FROM:** Theresa Cummings, Community Development Specialist

**DATE:** April 28, 2025

**RE:** Council Resolution 2025-07

---

Attached is Council Resolution 2025-07, a resolution of the Common Council to authorize the filing of the Community Development Block Grant (CDBG) application (annual plan) for Program Year 2025.

The 2025 HUD allocation to Goshen has not yet been released and the budget is *estimated* at \$272,000.

During the public comment period, no opposing comments were received, and no changes were made to the draft plan which was discussed at a public hearing on April 1<sup>st</sup> during a Community Relations Commission meeting. Below is the estimated budget.

Project/ Activity Name	2025 Estimated
Public Service Grants	\$ 48,500.00
Owner-occupied Housing Rehabilitation	\$ 68,000.00
Homeownership Assistance w/Housing Counseling	\$ 51,750.00
Energy Conservation Multi-family Housing Rehabilitation	\$ 110,000.00
Program Planning & Administration	\$ 61,500.00
	<b>\$ 339,750.00</b>
Entitlement Grant	\$ 272,000.00
Program Income	\$ 38,000.00
Prior Year Resources	\$ 29,750.00
Total	<b>\$ 339,750.00</b>

Upon authorization of the resolution the application for funding can be filed when HUD releases allocation amounts. The final 2025 budgets of all proposed activities, if necessary, will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts, subject to the required caps and maximum funding requests, with no public hearing or further public notice as was specified in the draft plan.

The draft plan is available for review at <http://goshenindiana.org/cdbg>.

COUNCIL RESOLUTION 2025-07  
A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF GOSHEN, INDIANA,  
AUTHORIZING THE FILING OF AN APPLICATION FOR A COMMUNITY  
DEVELOPMENT BLOCK GRANT

WHEREAS the Common Council of the City of Goshen desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS it is necessary and in the public interest that the City of Goshen, the Applicant, participate in the Community Development Block Grant Program and avail itself to the financial assistance provided by Title I of the Housing and Community Development Act of 1974, Pub. L. 93-383, hereinafter referred to as the "Program," and

WHEREAS the Common Council of the City of Goshen is committed to compliance with all federal, state and applicable Program rules. It is recognized that the Federal contract for such financial assistance pursuant to said Title I imposes certain obligations and responsibilities upon the Applicant and the Applicant assures and certifies compliance.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF  
GOSHEN:

1. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the City of Goshen, Indiana.
2. That an application on behalf of the City of Goshen for an *estimated* grant of \$272,000 for the Program outlined in the application is hereby approved and that the Mayor of the City of Goshen, Indiana, is hereby authorized and directed to execute and file such application and any required accompanying documentation with the Department of Housing and Urban Development and to provide such additional information and to furnish such documents as may be required on behalf of the City of Goshen.

Passed and adopted by the Common Council of the City of Goshen, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Presiding Officer

Attest:

\_\_\_\_\_  
Richard R. Aguirre, City Clerk Treasurer

This Resolution, having been passed by the Common Council, is presented by me to the Mayor  
on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, at \_\_\_\_\_ am/pm.

\_\_\_\_\_  
Richard R. Aguirre, City Clerk Treasurer

This Resolution, having been passed by the Common Council and presented to me is approved  
by me and adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Gina Leichty, Mayor

**RESOLUTION 2025-08**

**Amendment #1 to the Project Coordination Contract  
with the State of Indiana  
for the College Avenue Auxiliary Lanes Project**

WHEREAS the City of Goshen and the State of Indiana entered into a Project Coordination Contract dated March 9, 2020, for federal funds for the design, right-of-way acquisition, and construction of two-way left turn lanes on College Avenue from US 33 to the Norfolk-Southern Railroad (hereinafter referred to as the "Project").

WHEREAS it is necessary to amend the Project Coordination Contract dated March 9, 2020 to expand the Project scope to include a bike/pedestrian bridge over the Horn Ditch, and to reflect additional federal funding allocated to the Project as expanded.

WHEREAS the maximum amount of federal aid funds allocated to the Project is dependent upon the Metropolitan Planning Organization's current Transportation Improvement Program (TIP) allocation. As of March 26, 2025, the maximum amount in federal aid funds allocated is \$4,502,266 according to the TIP dated February 15, 2025.

WHEREAS Goshen Redevelopment Commission will continue to fund the City's share of cost for this Project, including any cost in excess of the City's twenty percent (20%) of eligible Project costs which are not covered by federal funds.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Common Council approves the terms and conditions of Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project attached to and made a part of this resolution.

PASSED by the Goshen Common Council on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Presiding Officer

ATTEST:

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on \_\_\_\_\_, 2025, at the hour of \_\_\_\_\_:\_\_\_\_\_.m.

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Mayor

**RESOLUTION \_\_\_\_-2025**

**Amendment #1 to the Project Coordination Contract  
with the State of Indiana  
for the College Auxiliary Lanes Project**

WHEREAS the City of Goshen and the State of Indiana entered into a Project Coordination Contract dated March 9, 2020, for federal funds for the design, right-of-way acquisition, and construction of two-way left turn lanes on College Avenue from US 33 to the Norfolk-Southern Railroad (hereinafter referred to as the "Project").

WHEREAS it is necessary to amend the Project Coordination Contract dated March 9, 2020 to expand the Project scope to include a bike/pedestrian bridge over the Horn Ditch, and to reflect additional federal funding allocated to the Project as expanded.

WHEREAS the maximum amount of federal aid funds allocated to the Project is dependent upon the Metropolitan Planning Organization's current Transportation Improvement Program (TIP) allocation. As of March 26, 2025, the maximum amount in federal aid funds allocated is \$4,502,266 according to the TIP dated February 15, 2025.

WHEREAS Goshen Redevelopment Commission will continue to fund the City's share of cost for this Project, including any cost in excess of the City's twenty percent (20%) of eligible Project costs which are not covered by federal funds.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions of Amendment #1 to the Project Coordination Contract with the State of Indiana for the College Avenue Auxiliary Lanes Project attached to and made a part of this resolution.

BE IT FURTHER RESOLVED that Mayor Gina M. Leichty is authorized to execute Amendment #1 to the Project Coordination Contract on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on \_\_\_\_\_, 2025.

Goshen Redevelopment Commission

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary



**CONTRACT #00000000000000000000000092364**

**AMENDMENT #1 TO THE  
INDIANA DEPARTMENT OF TRANSPORTATION  
LOCAL PUBLIC AGENCY PROJECT COORDINATION CONTRACT**

**EDS No.: A249-20-L200015**

Des No.: 1900739 & 2101631

UEI #SN1FLHNTQJZ3

CFDA #: 20.205

This Amendment, is made by and between the State of Indiana, acting by and through the Indiana Department of Transportation (hereinafter referred to as "INDOT"), and **CITY OF GOSHEN** (hereinafter referred to as the "LPA"), and jointly referred to as the "Parties," is executed pursuant to the terms and conditions set forth herein and shall be effective as of the date of approval by the Office of the Indiana Attorney General. In consideration of those mutual undertakings and covenants, the Parties agree as follows:

**RECITALS**

WHEREAS, the Parties entered into a Local Public Agency Coordination Contract under EDS A249-20-1200015 on March 9, 2020, for auxiliary lanes, two-way left turn lanes on College Ave. from US33 to NS Railroad Line (East entrance of parking lot) for Des 1900739 (the "Contract"); and

WHEREAS, additional federal aid funding is needed in order to complete the project and additional federal aid funds have been allocated to the project with the addition of project Des No. **2101631**; and

WHEREAS, additional time is needed in order to complete the project and the term has been extended to allow for completion of the project; and

WHEREAS, the Parties agree the Contract should be amended to reflect the new federal aid funds allocated to the project increased to the amount of **\$4,502,266.00**; and

WHEREAS, the Parties wish to substitute **Attachment A-1**, which includes the additional funding for all phases of the project, for **Attachment A**;

WHEREAS, the Parties wish to substitute **Attachment D-1**, which includes the additional funding for all phases of the project, for **Attachment D**;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the LPA and INDOT agree as follows:

1. **Attachment A of the Contract is deleted in its entirety and is hereby substituted with Attachment A-1.**
2. **Attachment D of the Contract is deleted in its entirety and is hereby substituted with Attachment D-1**
3. Section V. of the Contract is amended in its entirety to read as follows:

#### SECTION V TERM AND SCHEDULE

- A. If the LPA has the plans, special provisions, and cost estimate (list of pay items, quantities, and unit prices) for the Project ready such that federal funds can be obligated (INDOT obligates the funds about 7 weeks before the date bids are opened for the construction contract), between July 1, 2025 and June 30, 2026, INDOT will make the federal funds shown in section I.B. of Attachment D-1 available for the Project, provided the Project is eligible, and provided the federal funds shown in section I.B. of Attachment D-1 are available.
  - B. In the event that federal funds for the Project are not obligated during the time listed in section V.A, but the LPA has the plans, special provisions, and cost estimate for the Project ready such that federal funds can be obligated between July 1, 2026 and June 30, 2028 INDOT will schedule the contract for letting, provided the Project is eligible, and provided the federal funds shown in section I.B. of Attachment D-1 are available.
  - C. In the event that federal funds for the Project are not obligated during the period listed in section V.A. or section V.B, the federal funds allocated to the Project may be obligated in the fiscal year chosen by INDOT or the federal funds allocated to the Project will lapse.
  - D. If the Program shown on Attachment A-1 is Group I or Group II, Sections V.A, V.B and V.C do not apply, but will be obligated according to the fiscal year programmed in the most current MPO TIP, provided the MPO funding is within their fiscal year allocation or within the agreed upon use of the MPO's prior year balances.
4. All other matters previously agreed to and set forth in the original Contract and not affected by this Amendment shall remain in full force and effect.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

#### Non-Collusion and Acceptance

The undersigned attests, subject to the penalties for perjury, that the undersigned is the LPA, or that the undersigned is the properly authorized representative, agent, member or officer of the LPA. Further, to the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent or officer of the LPA, directly or indirectly, has entered into or offered any sum of money or other consideration for the execution of this Contract other than that which appears upon the face hereof. Furthermore, if the undersigned has knowledge that a state officer, employee, or special state appointee, as those terms are defined in IC § 4-2-6-1, has a financial interest in the Contract, the LPA attests to compliance with the disclosure requirements in IC § 4-2-6-10.5

#### Agreement to Use Electronic Signatures

I agree, and it is my intent, to sign this Contract by accessing State of Indiana Supplier Portal using the secure password assigned to me and by electronically submitting this Contract to the State of Indiana. I understand that my signing and submitting this Contract in this fashion is the legal equivalent of having placed my handwritten signature on the submitted Contract and this affirmation. I understand and agree that by electronically signing and submitting this Contract in this fashion I am affirming to the truth of the information contained therein. I understand that this Contract will not become binding on the State until it has been approved by the Department of Administration, the State Budget Agency, and the Office of the Attorney General, which approvals will be posted on the Active Contracts Database:

<https://secure.in.gov/apps/idoa/contractsearch/>.

**In Witness Whereof**, the LPA and the State have, through their duly authorized representatives, entered into this Contract. The parties, having read and understood the foregoing terms of this Contract, do by their respective signatures dated below agree to the terms thereof.

#### CITY OF GOSHEN

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

#### Indiana Department of Transportation

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

	Electronically Approved by: Department of Administration  By: _____ (for) Brandon Clifton, Commissioner
Electronically Approved by: State Budget Agency  By: _____ (for) Chad Ranney, State Budget Director	Electronically Approved as to Form and Legality: Office of the Attorney General  By: _____ (for) Theodore E. Rokita, Attorney General

**ATTACHMENT A-1  
PROJECT DESCRIPTION**

Des. No.: **1900739**  
Program: **Group II**  
Type of Project: **Auxiliary Lanes, Two-way Left Turn Lanes**  
Location: **College Ave from US 33 to NS Railroad Line (East Entrance of parking lot)**

A general scope/description of the Project is as follows:

**Auxiliary lanes, two-way left Turn lanes on College Ave from US 33 to NS Railroad Line (East Entrance of parking lot) in the City of Goshen, Indiana.**

Des No.: **2101631**  
Program: **Group II – VRU – HSIP Special Rule**  
Type of Project: **Bike/Pedestrian Facilities**  
Location: **Pedestrian Bridge over Horn Ditch**

A general scope/description of the Project is as follows:

**Bike/Pedestrian Facilities for Pedestrian Bridge over Horn Ditch in the City of Goshen, Indiana**

**ATTACHMENT D-1**  
**PROJECT FUNDS**

**I. Project Costs.**

- A. This contract is just for the one (1) phase checked below.

\_\_\_\_\_ Preliminary Engineering or  
\_\_\_\_\_ Right-of-Way or  
\_\_\_\_\_ Construction

Otherwise, this contract covers all phases.

- B. If the Program shown on Attachment A-1 is receiving **Group II** federal-aid funds for the project, the LPA is allocated the funds through the MPO as written in their fiscally constrained TIP. Any adjustments (positive or negative) to the dollar amount listed in the TIP, or any increase or decrease in the funding from a prior year, authorized by the MPO that may not be reflected in the current TIP, are hereby considered adjustments to the contract between the LPA and INDOT, as the MPO must maintain fiscal constraint for all projects listed. Federal funds made available to the LPA by INDOT will be used to pay **80%** of the eligible Project costs. The maximum amount of federal-aid funds allocated to the Project is dependent upon the current TIP allocation. As of this date, **March 26, 2025**, the maximum amount according to the TIP dated **February 15, 2025**, is **\$4,238,460.00 for Des No. 1900739 and \$263,806.00 for Des No. 2101631 totaling \$4,502,266.00**. The most current MPO TIP page, or MPO authorization, is uploaded into INDOT's Scheduling Project Management System (SPMS).

**OR**

Federal-aid Funds made available to the LPA by INDOT will be used to pay % of the eligible Project costs. The maximum amount of federal funds allocated to the project is \$.

- C. The LPA understands and agrees that it is INDOT's policy to only allow non-discretionary changes to a Project scope after bidding. Changes to the Project scope after bidding that are by the choice of the LPA and are not required to complete the Project will not be eligible for federal-aid funds and must be funded 100% locally.
- D. The LPA understands and agrees that the federal-aid funds allocated to the Project are intended to accomplish the original scope of the Project as designed. If the Project bid prices are lower than estimated, the LPA may not utilize those federal-aid funds and the remaining balance of federal-aid funds will revert back to the Local Program.
- E. If the Program shown on Attachment A-1 is Group I or Group II, Section E. does not apply. If the Project bid prices are lower than estimated, the LPA may not utilize those federal-aid funds and the remaining balance of federal-aid funds will revert back to the MPO.
- F. The remainder of the Project cost shall be borne by the LPA. For the avoidance of doubt, INDOT shall not pay for any costs relating to the Project unless the PARTIES have agreed in a document (which specifically references section I.D. of Attachment D-1 of this contract) signed by an authorized representative of INDOT, the Indiana Department of Administration, State Budget Agency, and the Attorney General of Indiana.



- G. Every project must have a project end date based upon the reasonable timeframe for the project phase to be completed. If a project end date lapses, the project is no longer eligible for federal reimbursement in accordance with 2 CFR 200. See <https://www.in.gov/indot/2833.htm>.
- H. Costs will be eligible for FHWA participation provided that the costs:
- (1) Are for work performed for activities eligible under the section of title 23, U.S.C., applicable to the class of funds used for the activities;
  - (2) Are verifiable from INDOT's or the LPA's records;
  - (3) Are necessary and reasonable for proper and efficient accomplishment of project objectives and meet the other criteria for allowable costs in the applicable cost principles cited in 49 CFR section 18.22;
  - (4) Are included in the approved budget, or amendment thereto; and
  - (5) Were not incurred prior to FHWA authorization.

## **II. Billings.**

### **A. Billing.**

- (1) When INDOT awards and enters into a contract (i.e., construction, utility, and/or railroad) on behalf of the LPA, INDOT will invoice the LPA for its share of the costs. The LPA shall pay the invoice within thirty (30) calendar days from date of INDOT's billing.
- (2) The LPA understands time is of the essence regarding the Project timeline and costs and delays in payment may cause substantial time delays and/or increased costs for the Project.
- (3) If the LPA has not paid the full amount due within sixty (60) calendar days past the due date, INDOT shall be authorized to cancel all contracts relating to this Contract, including the contracts listed in II.A.1 of Attachment D-1 and/or proceed in accordance with I.C. 8-14-1-9 to compel the Auditor of the State of Indiana to make a mandatory transfer of funds from the LPA's allocation of the Motor Vehicle Highway Account to INDOT's account.
- (4) Federal funds on projects which have not been billed for a twelve (12) month period are considered inactive and must be removed from the project in accordance with 2 CFR 200. To receive federal funding within the twelve (12) month period, INDOT must receive a billing within nine (9) months. See <https://www.in.gov/indot/2833.htm>

## **III. Repayment Provisions.**

If for any reason, INDOT is required to repay to FHWA the sum or sums of federal funds paid to the LPA or on behalf of the LPA under the terms of this Contract, then the LPA shall repay to INDOT such sum or sums within thirty (30) days after receipt of a billing from INDOT. If the LPA has not paid the full amount due within sixty (60) calendar days past the due date, INDOT may proceed in accordance with I.C. 8-14-1-9 to compel the Auditor of the State of Indiana to make a mandatory transfer of funds for the LPA's allocation of the Motor Vehicle Highway Account to INDOT's account until the amount due has been repaid.



**ORDINANCE 5220**

**An Ordinance to Provide for a Recruitment Incentive and a Referral Bonus**

WHEREAS the City administration wishes to provide a recruitment incentive to be offered for certain positions that are likely difficult to fill, along with a referral bonus to encourage current employees to refer qualified candidates for certain vacant positions.

NOW THEREFORE, BE IT ORDAINED by the Goshen Common Council authorizes the payment of a recruitment incentive and a referral bonus as follows:

**SECTION 1 Recruitment Incentive**

The City may pay a recruitment incentive to a new employee filling an eligible position in accordance with the Recruitment Incentive Policy attached as Exhibit A, and in accordance with the terms and conditions of an agreement with the new employee. The total amount of the recruitment incentive to be paid to a new employee shall not exceed the sum of Five Thousand Dollars (\$5,000).

**SECTION 2 Referral Bonus**

The City may pay a referral bonus to a referring employee that refers a candidate for employment to a position that the City has authorized the payment of a referral bonus in accordance with the Referral Bonus Policy attached as Exhibit B. The total amount of the referral bonus to be paid to a referring employee shall not exceed the sum of Two Thousand Dollars (\$2,000) for each referred candidate.

PASSED by the Goshen Common Council on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Presiding Officer

ATTEST:

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on \_\_\_\_\_, 2025, at the hour of \_\_\_\_:\_\_\_\_.m.

\_\_\_\_\_  
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gina M. Leichty, Mayor

## **Exhibit A**

### **Recruitment Incentive Policy**

- (A) The Mayor may approve a recruitment incentive to an employee who is newly hired to an eligible position that is likely difficult to fill in the absence of the recruitment incentive.
- (B) For the purposes of this policy, the term newly hired includes:
  - (1) The first-time hiring of an individual as a City of Goshen employee; or
  - (2) The hiring of a former City of Goshen employee following a break in City service of at least twelve (12) months.
- (C) An eligible position includes a position:
  - (1) that is not a position appointed by an elected official;
  - (2) that requires special or unique competencies for the position, such as knowledge, skills, abilities, behaviors, and other characteristics an individual needs to perform the duties for a position;
  - (3) that is assigned a Grade 20 or above; and
  - (4) that is scheduled to work at least 2,080 hours each year.
- (D) The Mayor may consider the following factors, as applicable to the case at hand, in determining whether a position is likely to be difficult to fill in the absence of a recruitment incentive:
  - (1) The availability and quality of candidates possessing the competencies required for the position, including the success of recent efforts to recruit candidates for the position or similar positions using indicators such as offer acceptance rates, proportion of positions filled, and the length of time required to fill similar positions;
  - (2) The salaries typically paid outside City employment for similar positions;
  - (3) Recent turnover in similar positions;
  - (4) Employment trends and labor-market factors that may affect the City's ability to recruit candidates for similar positions;
  - (5) Special or unique competencies required for the position; and
  - (6) Other supporting factors.
- (E) If the Mayor determines under paragraph (D) that a position is likely to be difficult to fill in the absence of a recruitment incentive and wishes to offer a recruitment incentive, the Mayor shall also determine, consistent with the parameters set forth in paragraph (F), the following:
  - (1) the total amount of the recruitment incentive to be offered;

- (2) the length of the required service period; and
- (3) the timing of the recruitment incentive payment(s).

The determination to offer a recruitment incentive shall be made before a prospective employee begins employment in the position for which recruited.

- (F) Before the City pays a recruitment incentive and prior to the prospective employee beginning employment in a position for which recruited, City and the prospective employee must enter into an agreement approved by the Board of Public Works and Safety and executed by the Mayor. The agreement shall require the recruited employee to fulfill a service period of not less than one (1) year or more than four (4) years with the City of Goshen in return for payment of a recruitment incentive. The agreement shall include:
  - (1) the commencement date and the termination date of the service period;
  - (2) the total amount to the recruitment incentive which may not exceed the amount as set forth in the annual compensation ordinance;
  - (3) the method of paying the recruitment incentive which may be paid as an initial lump-sum payment at the commencement of the service period; in equal or variable installments throughout the service period; as a final lump-sum payment at the termination of the service period; or in a combination of these methods;
  - (4) the conditions under which the agreement may be terminated by the City and/or the recruited employee, and the conditions under which the recruited employee must repay City the recruitment incentive; and
  - (5) Any other terms or conditions.
- (G) The recruitment incentive is not a part of the recruited employee's regular pay for any purpose.
- (H) The recruitment incentive is subject to tax withholding.
- (I) The recruitment incentive will be paid by the City department employing the recruited employee.

## **Exhibit B**

### **Referral Bonus Policy**

The City of Goshen believes its employees often can identify qualified candidates to fill vacant positions and encourages its employees to refer such individuals for certain approved position vacancies. To award employees for referring candidates that are subsequently successfully employed by the City, the City will pay a referring employee a bonus for the referral in accordance with the following policy:

- (A) A referral bonus will be paid to a referring employee who refers a candidate for employment to a position for which the City has authorized the payment of a referral bonus, and for which the referred candidate is subsequently selected and successfully employed in the position.
- (B) The Goshen Common Council shall authorize the maximum amount of the referral bonus.
- (C) Except as provided by item (D), the Mayor must approve the position for which the City will pay a referral bonus.
- (D) A position that is eligible for the payment of a recruitment incentive is a position for which a referral bonus may be paid.
- (E) The Mayor and shall determine the amount of the referral bonus for each position.
- (F) For the purposes of this policy, a referring employee includes an active full-time and part-time employee, but *excludes* the following individuals to avoid any possible conflicts of interest:
  - (1) Human resources personnel;
  - (2) Department heads, managers, supervisors, and any other employees that are involved in recruiting or influencing the hiring decision;
  - (3) Elected officials, and any appointed board or commission members; and
  - (4) Spouse or other immediate family members of the individual, regardless of their role at the City of Goshen.
- (G) The Human Resources Manager will inform City departments, offices and employees that the Mayor has authorized a referral bonus in accordance with this policy. A copy of this policy and a Referral Bonus Form shall be distributed with the job announcement for the vacant position.
- (H) A referring employee's participation in referring a candidate for employment is voluntary, the recruitment activities do not involve a significant amount of time, and such activities are limited to the solicitation of friends, relatives, neighbors and acquaintances outside of work hours.

- (I) The referring employee must complete and submit a Referral Bonus Form to the Human Resources Manager prior to the referred candidate making application for employment with the City.
- (J) If there is more than one referring employee for the same candidate, the Referral Bonus Form completed by a referring employee and received first by the Human Resources Manager is eligible for the payment of a referral bonus if the referred candidate is selected and successfully employed in the position.
- (K) A referral bonus will not be paid for the referral of a candidate who is a current City employee or who was a City employee in the twelve (12) months immediately preceding the candidate's date of hire.
- (L) If a referred candidate is selected and employed in the position, the Human Resources Manager shall notify the referring employee in writing.
- (M) The referred candidate must remain employed with the City of Goshen and be performing satisfactorily on the dates that the referral bonus is processed for payment.
- (N) The referring employee must be an active City of Goshen employee on the dates that the referral bonus is processed for payment.
- (O) The referral bonus will be paid to the referring employee in two equal payments as follows:
  - (1) The first payment will be made once the referred candidate successfully completes ninety (90) days of employment in the position.
  - (2) The second payment will be made once the referred candidate successfully completes one (1) year of employment in the position.
  - (3) The referral bonus will be paid at the next regular pay date following the referred candidate's completion of the above periods of employment.
- (P) The referral bonus is not part of the referring employee's regular pay for any purpose.
- (Q) The referral bonus is subject to tax withholding.
- (R) The referral bonus will be paid by the City department employing the referred candidate.