Agenda for the Goshen Common Council

6:00 p.m., Monday, AUGUST 24, 2026 Regular Meeting

Council Chamber, Police Building, 111 East Jefferson Street, Goshen, IN

For a live stream of the meeting, go to: https://us02web.zoom.us/j/81652777559

Call to Order by Mayor Gina Leichty

Pledge of Allegiance

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 Deudiel Arista Garcia**

Approval of Council Minutes: June 22, 2026 meeting

Approval of Meeting Agenda

1) Employee recognition

2) City Financial Report and Budget Update (Clerk-Treasurer Aguirre)

3) Ordinance 5263, An Ordinance Concerning the Goshen Downtown Economic Improvement District (First & Second Reading)

4) Resolution 2026-09, Approve Disposal of Real Estate at 65735 SR 15 & 65753 SR 15

5) Ordinance 5267, Establishing an Environmental Fee (As amended, Second Reading)

Privilege of the Floor

Elected Official Reports

Adjournment

Link to the archived recordings – organized in a playlist by meeting:
https://www.youtube.com/@cityofgoshenindiana2605/streams

GOSHEN COMMON COUNCIL

Minutes of the JUNE 22, 2026 Regular Meeting

Convened in the Council Chambers, Police Building, 111 East Jefferson Street, Goshen, Indiana

Assisted by Mayor Gina Leichty, Christian Reyes called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. Christian is a student at Goshen Intermediate School.

Mayor Leichty asked Clerk-Treasurer Richard R. Aguirre to conduct the roll call. The results:

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 Advisers Abril Reyes (ending term) & **Deudiel Arista Garcia** (beginning term)		
Absent:	None		

Approval of Minutes:

Mayor Leichty asked the Council's wishes regarding the minutes of the April 27, 2026 Regular Meeting as prepared by **Clerk-Treasurer Richard R. Aguirre**. **Councilor Nisley moved to accept the minutes as presented. Councilor Schrock 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 Peel seconded the motion. Motion passed 7-0 on a voice vote.**

1) Presentation: Recognition of the graduation of 2025-2026 Goshen High School Youth Advisors and welcome to the 2026-2027 Youth Advisors

Mayor Gina Leichty honored and thanked Goshen High School's graduating Youth Advisors and presented them with plaques commemorating their service to the City of Goshen during the 2025-26 school year. The Mayor thanked the advisors for having the courage to serve.

The Council of Youth Advisors provides Goshen High School seniors the opportunity to serve alongside local leaders on City boards and commissions. Through the program, students gain experience in local government, public service and civic leadership while bringing a student perspective to community discussions and decision-making.

Mayor Leichty extended the City's gratitude to the following graduating Youth Advisors who briefly related their future plans and something each learned over the past year:

- **Abril Reyes**, Goshen City Council
- **Brianna Garcia**, Shade Tree Board
- **Perla Cervantes**, Goshen Traffic Commission

Not present but also honored were Anna Jaime Raymundo, Goshen Parks & Recreation Board; **Ezra Tice**, Board of Zoning Appeals; **Kimberly Montalva**, Goshen Community Schools Board of Trustees; and **Valerie Ortega Avila**, Board of Aviation Appeals.

Throughout the school year, the students met twice each month, served as advisory members on City boards and commissions, and represented Goshen at the Accelerating Indiana Municipalities Youth Legislative Day at the Indiana Statehouse in February. The program helps connect students with local decision-making while encouraging future community involvement and public service.

The graduating Youth Advisors wrapped up the year Friday, May 29 with a flight on a PC-12 Turboprop from Goshen Municipal Airport donated by the GDC Corporation. That was followed by lunch with **Mayor Gina Leichty**.

The City also welcomed a new class of student leaders who will begin serving this fall. The City extended its appreciation to **Goshen High School Assistant Principal Darin Holsopple** for helping coordinate the Youth Advisor program and supporting student participation throughout the year. His partnership has played an important role in the program's success.

Youth Advisor elections took place at Goshen High School on May 22, 2026. The incoming Youth Advisors for the 2026-27 school year will be:

- **Deudiel Arista Garcia**, Goshen City Council
- **Emily Smith**, Board of Aviation Commission
- **Caleb Cervantes**, Goshen Community Schools Board of Trustees
- **Quetzaly Herrera**, Goshen Parks & Recreation Board
- **Penelope Jimenez**, Shade Tree Board (not present)
- **Jennifer Ngo**, Goshen Traffic Commission
- **Itzel Perez**, Board of Zoning Appeals

After introducing themselves, the youth advisers present were sworn into office by Mayor Leichty.

Incoming Youth Advisors will begin attending meetings alongside current members during a transition period this summer and will officially assume their roles in August.

On behalf of **Mayor Leichty**, the Common Council and the City of Goshen, thanked the graduating Youth Advisors for their service, leadership and commitment to the community. The Mayor and Councilors look forward to welcoming the next group of student leaders as they begin their year of civic engagement and public service.

2) Presentation: Elkhart County Convention & Visitors Bureau

Terry Mark, Communications Director of the Elkhart County Convention & Visitors Bureau, gave a presentation about the impact of tourism on the Elkhart County economy, the highlights of the summer tourism season and the Bureau's partnership with the City of Goshen.

Mark said, "As we approach the end of June, summer tourism season is officially underway. We kicked it all off in May with National Travel and Tourism Week, and Visit Indiana Week, and we're excited to welcome visitors. They've been coming to our visitor center and then moving all around Elkhart County. And this all underscores that the visitor economy, through tourism and hospitality, plays an integral part in Elkhart County's economy."

Mark gave an overview of the 19th edition of the Quilt Gardens, which were planted in late May and can be viewed at 14 locations in Elkhart County, including three locations in Goshen – the Elkhart County Historic Courthouse, Abshire Park and the Elkhart County 4-H Fairgrounds. He said the Quilt Gardens tour is "a true collaboration between the CVB (Convention & Visitors Bureau)and our many partners who volunteer to plant and maintain the gardens every year." He further thanked the City of Goshen for supporting this annual project.

Mark said Elkhart County's visitor economy benefits from the City's monthly First Friday event, its walkable downtown and the Elkhart County 4-H Fair, and the Pumpkinvine Trail, which he said was growing in popularity.

Mark said the Convention & Visitors Bureau is working on some strategic initiatives that will stretch into 2027 and 2028 to continue to strengthen tourism and hospitality projects. He said these include the celebration of the 20th anniversary of the Quilt Gardens next year as well as updating the CVB's strategic tourism plan and "bringing experts to the area to work with our partners to develop hands-on, immersive experiences that build connections with our visitors and our residents with our museums and attractions."

Mark said the visitor economy in Elkhart County generates at least $823 million in economic impact every year and the CVB is expecting that updated reports later on this year will lift that figure closer to a $1 billion annual impact. He said, "That figure represents more than $560 million that visitors spend at local businesses – at hotels, and restaurants, at shops, attractions. That sort of investment encourages our local entrepreneurs, artisans and businesses that make up our economy.

"And that investment, recirculates through our economy through, investments that our business, our entrepreneurs, also make to want to operate their, business or attraction, and to perhaps expand and, build on the successes that they already have."

In concluding his remarks, **Mark** said the visitor economy "accounts for approximately 7,000 jobs and $170 million in wages and income that hospitality workers earn … This is no small contribution to our county's economy and we are appreciative of the City of Goshen and how you continue to support (CVB) programs, policies, and initiatives."

In response, **Mayor Leichty** said, "I just wanted to say that the CVB has been an extraordinary partner for the City of Goshen for decades and we appreciate your investment and diligence in making sure that we're not only serving visitors, but the community as well. I appreciate that your philosophy about tourism is that places that are great to live in are also great to visit, and it's made a substantial difference in the way that people experience this community."

Council President Weddell said, "There was a tour bus this morning parked at our historic Courthouse. They were observing the Quilt Garden, and they were walking down the street, frequenting a few of our downtown shops. So, I saw it (tourism) in action."

3) Presentation: City Financial Report and Budget Update (Clerk-Treasurer Aguirre)

In a June 16, 2026 memorandum to the Common Council, **Amber Nielsen, a senior manager for Baker Tilly Municipal Advisors, LLC**, wrote that she had prepared financial reports summarizing the budget and cash balance performance for Civil City funds included in the 2026 budget, which was approved by the Council in October 2025. She wrote that these reports were intended to provide "a reasonable understanding of the City's financial position." The reports were unaudited and may have required some interpretation.

Fund Balance Report – Nielsen wrote that this report presented cash balances for all budgeted funds as of May 31 2026, highlighting the City's overall liquidity. She wrote that "All funds currently maintain sufficient balances to support planned expenditures. Note that balances are unaudited and subject to reconciliation."

Budget Report – Revenues – Nielsen wrote that this page summarized revenue collections for each fund through May 31, 2026 showing progress toward projected revenue levels. She cautioned that some funds receive the levy in two allotments in June and December (General, Debt Service, MVH, Cumulative Fire, Park & Recreation, Aviation, CCD, Cumulative Sewer). New revenues this year include the municipal wheel tax funds (2249 and 2250) which have generated approximately $230,000 YTD.

Budget Report – Expenditures – Nielsen wrote that this report displayed that expenditures to date represented approximately 28.68% of the annual budget, leaving 71.32 % remaining, which she wrote "is consistent with expectations for this point in the fiscal year."

Budget Report – Expenditures in the General Fund – Nielsen wrote that the final page broke down the General Fund by department, providing a focused view of each department's budget performance to date.
Nielsen's summary – "As of May 31, 2026, the City of Goshen remains in a financially stable position, with total cash balances of approximately $89.3 million across all funds and sufficient liquidity to support ongoing operations. Year-to- date, the City has generated approximately $9.4 million in revenues while incurring roughly $25.0 million in expenditures, resulting in a temporary deficit primarily driven by the timing of significant revenue collections later in the year, such as property tax distributions.
"Overall spending represents approximately 29% of the annual budget, leaving about 71% of appropriations remaining, which is consistent with expectations at this stage of the fiscal year. Most funds, including the General Fund with an ending balance of approximately $15.4 million, maintain positive balances. Expenditures across departments are generally tracking within budget, indicating the City continues to manage resources prudently and remains well-positioned to meet its financial obligations for the remainder of 2026."

SUMMARY OF THE JUNE 22, 2026 CITY FINANCIAL REPORT & BUDGET UPDATE:
Clerk-Treasurer Aguirre provided an overview of his City's financial status and budget update. Key points:

- This monthly report was straightforward and similar to reports since January 2026 and all of 2025, showing that the City is spending what needs to be spent and taking in revenue that needs to be collected.
- The City remains "in a generally stable financial position, with cash balances of $89.3 million across all funds and sufficient liquidity to support operations."
- The City has spent $25 million year-to-date and generated roughly $9.2 million in revenue.
- New revenues this year include the municipal wheel tax funds (2249 and 2250) which have generated approximately $230,000 year to date. We are hoping that will produce $750,000 this year.
- While expenditures currently exceed revenues, that was expected early in the year because many major revenue sources (like property tax levies) are received later – in June and December.
- Overall, about 71% of the annual budget still remains unspent.
- Again, the City is spending within expectations and maintaining sufficient reserves to support operations for the rest of 2026.
- One budget line that was spent at a high level was for Court Fees and was spent down because it was used to pay for costs related to the City Court moving to the Historic Courthouse.

Mayor Leichty responded by providing Councilors with an overview of Gov. Braun's recent suspension of the state fuel taxes and the impact on the City's road repair and maintenance funds. The Mayor said a City-requested analysis from Baker Tilly Municipal Advisors estimated that for the four-month suspension of the fuel tax "the City will lose about $81,000 out of our paving funds, which is about 3-4% of the $2.3 million budgeted for road projects."
Mayor Leichty said, "At this point, we feel like we can operate within those means, but it's just another illustration of the way that the State is reducing our overall funding, making it more and more difficult, and we have to make the cuts that are needed to cover those lost revenues.
"The Governor has indicated that he would ask the state Legislature to make municipalities whole but they were not aware that that promise was being made and did not anticipate that that would be happening in the upcoming session. So, I think we can consider that a gift to the community that cities have provided, but it comes with a cost. And the cost of that gift is slower road repairs."

Clerk-Treasurer Aguirre said the Governor announced the fuel tax suspension and the promise to provide funding to Cities at a news conference. Aguirre added, "It's kind of good or bad news, depending on perspective. The Governor cannot extend it (the fuel tax suspension) any further without legislative action. If he chose to do that, that would be the opportunity for the legislature to share some of the surplus that they are generating so far this year in revenue. They're doing very well in terms of their tax collection, so maybe legislators would be willing to share some of that with cities.

There were no questions or comments from Councilors about the report.
Mayor Leichty invited a motion to approve the financial and budget report.

Councilors Weddell and Lederach made a motion to approve the City's monthly budget and financial report. On a voice vote, the motion passed unanimously, by a 7-0 vote at 6:22 pm.

4) Ordinance 5256, Building Code Fees (Amended Ordinance, Second Reading)
Mayor Leichty called for the introduction of Ordinance 5256, *Building Code Fees.* Council President Weddell asked the Clerk-Treasurer to read Ordinance 5256 by title only, which was done.
Weddell/Peel made a motion to approve Ordinance 5256 on Second Reading.

BACKGROUND:
Ordinance 5256 would assess and collect and increase fees for permits, inspections, certificates, and other services in accordance with the following schedule and as authorized by the Goshen Building Code.
According to Ordinance 5256:

- The Goshen Building Department is authorized by the Building Code of the City of Goshen, Indiana, as amended from time to time, (hereinafter the "Goshen Building Code"), to assess fees for permits, inspections, certificates, and other services; and
- An internal review of the existing fee schedule has determined that revisions are necessary to ensure such fees reasonably reflect and recover the cost of services provided by the Goshen Building Department.

If approved by the Council, Ordinance 5256 would ordain that the Goshen Building Department shall assess and collect fees for permits, inspections, certificates, and other services in accordance with the following schedule and as authorized by the Goshen Building Code.
If Ordinance 5256 is approved the following fees shall be assessed for the permits and inspections for work covered under the Goshen Building Code, regardless of the project cost, and for other inspections, certificates, and other services provided by the Goshen Building Department.
2.01 Residential Permits.
(A) New Construction Permit.
A New Construction Permit is required for the new construction of a primary residential building or structure, including an attached porch, deck, balcony, or garage. Each licensed electrical, mechanical, and plumbing contractor is required to obtain a separate permit for the respective work to the new residential building or structure, but no additional permit fee will be assessed for the separate permit. The New Construction Permit includes inspections related to the footing, foundation, structural, windows, siding, roofing, and mechanical, plumbing and electrical work.

The New Construction Permit fee is based on the square footage of the new residential building or structure as follows:
Up to 900 sq. ft. $365
901 to 2,500 sq. ft. $440
2,501 to 5,000 sq. ft. $515
5,001 sq. ft. and over .... $515, plus $0.05 per sq. ft. over 5,001 sq. ft.

(B) Remodeling Permit.

A Remodeling Permit is required for the alteration, remodeling, rehabilitation or addition to a primary residential building or structure, including an attached deck, balcony, or porch. The Remodeling Permit includes the inspections related to the footing, foundation, structural, windows, siding, and roofing for any structural addition or change to the primary residential building or structure. The Remodeling Permit does not include the individual permits, fees, and inspections related to mechanical work, plumbing work, and electrical work.

Remodeling Permit.. $250

(C) Accessory Building/Structure Permit.

An Accessory Building/Structure Permit is required for the new construction, alteration, remodeling, rehabilitation or addition to an accessory building or structure, including a detached garage, deck, gazebo, or shed. The Accessory Building/Structure Permit includes the inspections related to the footing, foundation, structural, windows, siding and roofing for the new construction or any structural addition or change to an accessory building or structure. The Accessory Building/Structure Permit does not include the individual permits, fees, and inspections related to the mechanical work, plumbing work, and electrical work.

Accessory Building/Structure Permit $135
(D) Window Permit (for the replacement of complete window, regardless of number) $135
(E) Siding/Residing Permit, including masonry $115
(F) Roofing Permit, including all roofing systems or decking $135
(***G) Residential Demolition Permit***, regardless of size or type of structure $210

<u>2.02 Commercial Permits.</u>

(A) Structural Permit.

A Structural Permit is required for the new construction, alteration, remodeling, rehabilitation or addition to a commercial building or structure, including an accessory building or structure. The Structural Permit includes the inspections related to the footing, foundation, structural, windows, siding, and roofing of a commercial building or structure. The Structural Permit does not include the individual permits, fees, and inspections related to the mechanical work, plumbing work, electrical work or other individual services for the commercial building or Ordinance 5256 3 20260420(3) structure. The Structural Permit fee is based on the square footage of the new construction, addition or change to a commercial building or structure as follows:

Up to 25,000 sq. ft. $515
25,001 to 50,000 sq. ft. $665
50,001 to 100,000 sq. ft. $975
100,001 sq. ft. and over .... $1,150, plus $0.05 per sq. ft. over 100,001 sq. ft.

(B) Foundation Permit. $440

The Foundation Permit is included in the Structural Permit unless the Foundation Permit is separately submitted for approval so that the foundation can be constructed prior to the issuance of a permit for the rest of the construction, alteration, remodeling or rehabilitation of the commercial building or structure.

(C) Window Permit (for the replacement of complete window, regardless of number) $135

(D) Siding/Residing Permit, including masonry $175

(***E) Roofing Permit***, including all roofing systems or decking $135

(F) Commercial Demolition Permit, regardless of type of structure, is based on the square footage of the commercial building or structure to be demolished:

Up to 50,000 sq. ft. $215

50,001 sq. ft. and over $295

2.03 Electrical, Mechanical and Plumbing Permits.

(A) Electric Service Permit, main and/or each subpanel:

Service panel up to 200 amps. $175

Service panel 201 amps. and over $210

(B) Temporary Electric Service Permit $135

(C) Electric Wiring or Rewiring Permit $210

(D) Electric Service Connection or Reconnection Permit $100

(***E) Mechanical Permit***, for each heating, cooling, make-up air or refrigeration unit, or hood system $175

(F) Ductwork Permit:

Up to 10 feet $135

11 to 40 feet $175

41 feet to 100 feet $210

101 feet and over .... $210, plus $10 for each additional 10 feet

(G) Plumbing Permit:

Residential plumbing (regardless of number of fixtures)... . $175

Commercial plumbing .... $180 for first fixture, plus $5 for each additional fixture

(H) Gas Line Installation Permit:

Up to 10 feet $135

11 feet to 40 feet $175

41 feet to 100 feet $210

101 feet and over .... $210, plus $10 for each additional 10 feet

(I) Gas Line Service Connection or Reconnection Permit $100

(J) Water Heater Permit $135

(K) Water Softener Permit $135

2.04 Other Permits.

(A) Mobile Home Placement/Set Up Permit, including concrete foundation or piers $135

(Separate permits are required for electric service and gas line service connections.)

(B) Mobile Home Electric Service Connection or Reconnection Permit $100

(C) Mobile Home Gas Line Service Connection or Reconnection Permit $100

(D) Swimming Pool Permit $175

(E) Fire Suppression or Sprinkling System Permit:
1 to 150 heads $175
151 to 300 heads $210
301 heads and over $285
(F) Fire Alarm System Installation Permit $140
(G) Storage Tank Permit, including the addition or removal ....
. $210 for first tank plus $175 for each additional tank
(H) Solar Energy System Permit.
The Solar Energy System Permit is based on kilowatts of the system, regardless of the number, size, or location of the panels:
1 to 15 kW $250
16 to 50 kW $350
51 to 100 kW $450
101 kW and over ....$450 plus $7.00 per kW over 101 kW
(I) Generator Permit.
The Generator Permit does not include the individual permits and fees related to the electrical service or gas service connected to the generator. The Generator Permit is based on the wattage of the generator as follows:
Up to 15 kW $135
16kW to 25 kW $155
26 kW to 100 kW $200
101 kW or more $285
(J) Stationary Illuminated Sign Permit.
Up to 100 sq. ft. $135
101 to 200 sq. ft.. . $175
201 to 300 sq. ft.. ... $210
301 to 500 sq. ft.. ... $250
501 sq. ft. and over $285
(K) Mobile Sign Permit $135
2.05 Other Services.
(A) Construction Plan Review, based on the square footage of the building or structure:
Up to 10,000 sq. ft. $120
10,001 sq. ft and over .... $145 per hour
(B) Certificate of Occupancy (Residential or Commercial), new construction or remodel $30
(C) Re-Occupancy Inspection (Commercial), when requested $130
(D) Inspection, when required due to failure to obtain required permit.................................... . ..$75
(The required permit(s) must also be obtained.)
(E) Inspection, when outside of normal business hours $365
(F) Reinspection, each occurrence $135

At its May 18, 2026 meeting, Common Council members heard a detailed presentation about Ordinance 5256, asked questions and made comments and then unanimously passed the ordinance on First Reading.

SUMMARY OF JUNE 22, 2026 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5256:

Mayor Leichty invited comments on Ordinance 5256 from Shawn Gulec, representing the Legal Department

Shawn Gulec made a presentation about the recommended Building Department fee increases using a 13-page PowerPoint, titled "Permit Fee Adequacy Study; Cost Recovery Analysis & Fee Schedule Recommendations" (**EXHIBIT #1**).

Mayor Leichty said **Gulec** began this study as an intern in the Legal Department. Since he began the fee study two years ago, she said he has graduated with honors from Indiana University and is looking for a job.

The **Mayor** said Gulec will talk about the methodology that he utilized to develop his recommendations for the fee modifications for the Building Department. The scope of his initial project involved analyzing Goshen's fees in comparison to peers across the state. And then she worked more closely with the Building Department since January to come up with fee recommendations for the department.

Gulec said he would present a data-driven analysis of what it costs the City of Goshen to process building permits and how these costs compare to what the now City charges. He said the study took several months and the findings were reviewed by the City Attorney's Office and Building Department Leadership.

Gulec said there were three reasons for the study:

First, a comparative review of Indiana municipalities for 2024 found that many of Goshen's fees across various departments were below benchmarks with other cities and that the Building Department fees were among the lowest and needed a much closer look.

Second, the current fee schedule was last updated in 2023 and since then staff compensation and benefit costs and the City's overhead expenses have risen, benefit costs have gone up and fees have not kept with pace. And prior to 2023, there was never a formal cost of service study to accurately price fees.

Third, Council leadership directed staff to produce a documented defensible cost of service analysis for adopting any preliminary changes presented in 2026, and that is what this study has accomplished.

Gulec said Indiana State law sets three guardrails for permit fees:

- Fees must be reasonably related to the actual costs of providing services. They must be grounded in what it really costs the City in staff time, benefits, and overhead.
- Fees may not exceed true costs.
- And fees may not function as or be part of general revenue for the City. The permit fee must reflect the actual cost to the City; the City cannot charge any more for what the service actually involves.

Gulec also said there is urgency for Council action on fees because House Enrolled Act 1001, passed by the Indiana General Assembly this year, limits fee schedule updates to once every five years. He said, "That makes tonight especially significant because whatever the Council adopts will govern Goshen's permit fees for the next five years, so getting it right here really matters."

Gulec said there are negative consequences for underpriced Building Department fees.

"The answer is pretty straightforward: The difference does not just disappear. It is paid out of the City's General Fund, which means every Goshen resident, property owner, and business is subsidizing (current permits) because of permits they may never file. So, think of it this way: When someone pulls a demolition permit today, they pay $30. That actually costs the City $214 to process and inspect that work. The remaining $184 comes from the General Fund. So, if you have 50 demolition permits issued in a year, that's almost $10,000 in General Fund money covering what should be a self-funding service."

Gulec also said the cost gap also grows every year that the fees are not raised. He said, "Staff salaries increase, health insurance costs go up, overhead grows, and these fees have remained collapsed since 2023."

Gulec said aligning the Building Department's 80 fees with the actual costs took various complex steps. For every permit type, **Gulec** said there was a mapping of which staff were involved and how long the work took. There was then analysis of whether the permit required a co-compliance officer for field inspection and the involvement of an administrative assistant to handle intake, scheduling, and documentation. There then was a calculation of the total hours required of Building Department employees for each permit.

Gulec said compiling these time estimates was the most judgment-intensive part of the model. He said they were developed by the Building Department based on actual experience, and they formed the foundation of every cost calculation.

Gulec said developing the formula for pricing was pretty simple and involved multiplying the individual hourly rates of everyone involved in providing a permit to calculate what is called a Fully Burdened Hourly Rate, also known as the FBHR. He said this is the true all-in hourly cost to the City for one employee's time and includes the base salary, Federal Insurance Contributions Act taxes (for Social Security and Medicare), Public Employee Retirement Fund contributions, health insurance, and annual increment debt.

Gulec said that total figure is divided by 2,080, which is the standard work hours in a year. Finally, a 30% overhead multiplier was applied. He said the result is "the defensible, documented hourly cost for every staff member involved in the permit process."

Gulec said these rates come directly from the City of Goshen's Salary Ordinance, so they're based on authorized position rates. **He said the Fully Burdened Hourly Rates are $105.93 for the Building Commissioner, $75.80 for the Code Compliance Officer and $62.51 for the Administrative Assistant**.

Gulec said the 30% City overhead rate was developed by calculating the cost of City-run shared support services such as finance, human resources, IT, Legal services and others. He said those costs total $8.9 million citywide per year and each City Department must pay its share for those support services. And he said that the Building Department share of those costs is 2.4% of total City operating activity, so about $212,000 was allocated for the current year. And that totaled the City overhead cost of 30 percent for each permit.

Gulec said, "When we applied the methodology to all 80-plus permit categories, on average, current fees recover only 40-80% of true costs across the price permit types, which is virtually all of them. Some are better, some are worse. The gap is consistent and significant across the fee schedule."

Gulec displayed a chart of the six permit types with the largest dollar gaps between what the City charges today and what the service actually costs. For example, he said, "The commercial foundation permit has a gap of over $300 The commercial 100,000 plus square foot permit gap exceeds $330. And even something like the outside normal hours inspections is currently priced at $145, but the true cost is over $360. For every one of these cases, the difference is being absorbed by the general fund, and hence, taxpayers."

For comparison purposes, **Gulec said City staff conducted a peer comparison against six Indiana municipalities** using a standard scenario – a $450,000, 2,000 square foot residential project as well as a $5 million,150,000 square foot commercial project with both using identical electrical, plumbing, and mechanical specifications.

Gulec said, "We then calculated what that exact the project would cost and permits under each City's current fee structure … Goshen's current residential total is $581, whereas our commercial total is just over $3,500. Both are among the lowest of the cities."

Gulec explained how the new fee structure would work using a commercial foundation permit as an example. He said the current fee of $290 would increase to $590, which would recover 99% of the true cost of the permit.
Gulec also said that raising the current residential demolition permit fee of $30 to a proposed $210 fee would result in 98% cost recovery.
“The rule throughout the City schedule is pretty simple. No proposed fee will include the calculated true cost. That's the House Enrolled Act 1001 requirement. We've built that into every line of the schedule,” **Gulec** said. “Every permit category follows the same logic. Time multiplied by the rate not exceeding the true cost.”
As for the recommended next steps, Gulec said the Council had the opportunity for a final review and adoption of Ordinance 5256. If adopted, he said City staff would then update the permitting software, notify contractors and applicants, and train staff on the new fee structure in the second and third quarter of this year.
Looking ahead, **Gulec** said that under House Enrolled Act 1001, the next opportunity to update permit fees will not be until 2031. He added, “We've built the cost model so it can be re-run efficiently when that window does open. In the meantime, we'll continue to track the cost gap as salaries and overhead continue to change, so we'll be ready.”

Mayor Leichty thanked Gulec for his presentation and said he and Building Commissioner Myron Grise were available to answer any questions about the new proposed Building Department fees.
Councilor Gerber said, “I appreciate your closing note that you will be tracking, or that we will be tracking, that (permit cost) gap on an annual basis, so that we can see where we are in five years.”
Councilor Peel asked if there was any analysis conducted of the potential loss to the City of not raising the cost of fees for five years. **Gulec** said that the Building Department doesn’t track the volume of permits issued, but that kind of analysis could be implemented.
Councilor Peel asked if there could be any estimate of the five-year impact. **Commissioner Grise** said it would only be a guess but added that last weekend he threw away some trash and saw some old lower permit costs and noted that times have changed. He also added, “We don't know what five years is going to bring us.”
Mayor Leichty said a rough calculation could be done based on increasing labor costs and that could be the basis of an adjustment in fees.
Council President Weddell said according to an analysis by **Assistant City Attorney Don Shuler**, House Enrolled Act 1001 appears to allow an annual adjustment in permits fees if the costs of providing permits rises. After a public hearing was held, Councilors could raise the fees. Council President Weddell added, “What we cannot do is have automatic increases just set up for inflation, but every year, we can bring this back forward … there would simply need to be an updated ordinance each year with documentation supporting and showing that the cost (of permits) to the City substantially changed.”
Councilor Gerber noted that **Assistant City Attorney Shuler** wrote that yearly permit increases “potentially” were possible. She asked him to address this issue.
Commissioner Grise said, “I had some meetings a couple weeks ago with a bunch of building commissioners in Indiana. Everyone that I've talked to the way the wording is, it could flip-flop anyway and everybody is scrambling. I made a couple calls this morning and last week and everybody is trying to get their permit fees up. They are pushing hard to get it done also.”
Shuler said it appeared a yearly increase in permit fees would be possible if there had been a substantial change in the City’s cost of providing permits. He cautioned that there would need to be State guidance on what would constitute a “substantial change” in the permit processing costs such as costs above a certain percentage.

Shuler also said that it would be good to examine the costs of providing permits in two or three years and to weigh the impact of inflation as well as to further evaluate the review process and give notifications for a public hearing.
Councilor Peel said, “It would probably behoove us to put a reminder on the calendar in about two and a half years to review these numbers.” **Council President Weddell** said that would be good and added that he wishes that the City could implement automatic permit fee increases.
Councilor Gerber said she also wished the City had the option of imposing automatic increases but added that the City’s current approach was still a step forward because taxpayers will no longer be subsidizing permit fees.
Councilor Lederach thanked and complimented **Shawn Gulec** for his thorough and helpful study and presentation.
Councilor Riegsecker agreed and verified that the City now has formulas for more easily assessing the costs of providing permits every year as well as even accounting for a new employee. **Building Commissioner Grise** said it will be easier to calculate permit costs in the future,
There were no further questions from Councilors.

Before Councilors could vote, Assistant City Attorney Shuler said he had provided Councilors with an amended version of Ordinance 5256 in the meeting packet. He said that at the May Council meeting there was discussion about a fire alarm permit fee and whether it applied to residential as well as commercial properties. He said that issue has now been clarified in the revised ordinance (EXHIBIT #2).

Council President Weddell and Councilor Peel made a motion to replace the version of Ordinance 5256 which passed on First Reading in May to the version of Ordinance 5256 in today’s Council meeting packet. On a voice vote, the motion passed unanimously, by a 7-0 margin, at 6:48 p.m.

At 6:48 p.m., the Mayor invited audience questions or comments on Ordinance 5256. There were none. The Mayor asked if Councilors were ready to vote. They indicated they were.

On a voice vote, Councilors unanimously passed Ordinance 5256, *Building Code Fees,* on Second (and final) Reading by a 7-0 margin, with all Councilors voting “yes,” at 6:48 p.m.

5) Ordinance 5258, Electrical and Mechanical Contractors Licensing and Registration (Second Reading)
Mayor Leichty called for the introduction of Ordinance 5258, *Electrical and Mechanical Contractors Licensing and Registration,* on Second Reading. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5258 by title only, which was done.
Weddell/Nisley made a motion to approve Ordinance 5258 on Second Reading.

BACKGROUND:
Ordinance 5258 would set fees for electrical and mechanical licensing and registration. It would mandate:

- The work of electrical and mechanical contractors is a matter affecting the life, health, and public welfare of the citizens of Goshen, therefore, any person engaging in such work is required to establish his or her competency and qualifications by becoming licensed to perform such work in the City of Goshen;

- In order to safeguard the life, health, and public welfare of the citizens of Goshen, the quality and character of work performed by electrical and mechanical contractors shall be regulated through inspections and the enforcement of building codes; and
- To ensure that City of Goshen Building Department officials have the records necessary to inspect the work of electrical and mechanical contractors, such persons, must register with the City of Goshen and renew the license and registration once every three (3) years.

If Ordinance 5258 was approved, it would be ordained that:

SECTION 1. Application for License; Requirements; Fee

(A) A person acting in the capacity of an Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor in the City of Goshen shall be required to first obtain the appropriate license and register with the City of Goshen Building Department.

(B) To be licensed as an Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor in the City of Goshen, a person must:

(1) Be at least eighteen (18) years of age.

(2) File with the City Building Department a written application, on a form provided by the Building Department, that contains information considered necessary to determine the qualifications of the applicant including evidence of the applicant's training, experience, and past work record. The Building Commissioner may investigate the statements and information included in the application, and if the Building Commissioner finds any statements or information to be untrue, the Building Commissioner may refuse to approve the application and issue a license.

(3) Successfully complete an examination approved by the Building Commissioner. The contents of the examination must, for each license category, test the current level of skills required of persons to be licensed in that category. A passing score on the examination shall be a score of at least seventy percent (70%). However, if the applicant holds a license for the license category from another locality, a license for that license category may be granted in the City of Goshen without examination, provided that the requirements for the licensing of an Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor in the other locality are equal to or greater than the licensing requirements of the City, as determined in the sole discretion of the Goshen Building Commissioner.

(C) Upon filing an application, the person must pay a non-refundable application fee in the amount of $50. A separate application is required for each license category.

SECTION 2. Licensing and Registration; Renewal; Fee

(A) The Building Commissioner shall issue a license to and register a person who meets the Section 1 requirements.

(B) Any license granted under this ordinance shall be prominently displayed at the Licensee's principal place of business.

(C) Upon the person's payment of a license and registration fee in the amount of Four Hundred Dollars ($400.00), the Goshen Building Commissioner will issue a license with an initial term valid for the remaining portion of the then current calendar year, plus two (2) additional calendar years.

(D) A Licensee in good standing shall have the right, without further examination, to renew their license and registration by filing a renewal application with the Goshen Building Department. Upon receipt of the renewal application and the Licensee's payment of a license and registration fee in the amount of $400, the Goshen Building Commissioner will issue a renewal license and registration. The renewal license and registration shall be valid for a period of three (3) calendar years.

(E) In the event a Licensee fails to renew their license and registration and pay the required fee within thirty (30) days after the expiration of the initial term or any renewal term, the Licensee shall pay a late fee in the amount of $150 and the license and registration will be renewed. However, if a license and registration have been expired for six (6) months or more, the person's license is forfeited and the person must reapply for the license pursuant to Section 1.
(F) If the Building Commissioner refuses to issue a license and register a person under this ordinance, the person whose application was denied may appeal the decision to the Goshen Board of Public Works and Safety, and a hearing will be held before the Board within thirty (30) days.

SECTION 3. Violations

(A) It shall be a violation of this ordinance for any person to act in the capacity of an Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor in the City of Goshen without first obtaining the appropriate license and registering with the City of Goshen Building Department.
(B) It shall be a violation of this ordinance for any person who fails to renew the individual's license and continues to act in the capacity of an Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor in the City of Goshen after the license has expired.
(C) It shall be a violation of this ordinance for any person to continue to act in the capacity of an Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor in the City of Goshen after the person's license has been suspended, revoked, or otherwise restricted pursuant to this ordinance.

SECTION 4. Enforcement and Penalties

(A) If the Building Commissioner believes that the license of any Electrical Contractor, Class A Mechanical Contractor, or Class B Mechanical Contractor should be suspended, revoked, or otherwise restricted, the Building Commissioner may request that the Board of Public Works and Safety take action by issuing an order to:
(1) Suspend the Licensee's license;
(2) Revoke the Licensee's license; or
(3) Restrict the Licensee's license as deemed appropriate by the Board.
(B) The Board of Public Works and Safety may take action only after a notice is given to the person whom the order is specifically directed, and a hearing is conducted at least ten (10) days after the date notice is deemed to be given.
(1) Notice to the person shall be deemed sufficient if given by:
(a) Sending a copy of the order by registered or certified mail to the residence, place of business or employment of the person to be notified with return receipt requested;
(b) Delivering a copy of the order personally to the person to be notified;
(c) Leaving a copy of the order at the residence or usual place of abode of the person to be notified; or
(d) Sending a copy of the order by first class mail to the last known address of the person to be notified.
If a notice described in subdivision (a) is returned undelivered, a copy of the order must be given in accordance with subdivision (b), (c), or (d).
(2) At the hearing, the person to whom an order has been issued shall be given the opportunity to appear with or without legal counsel, present evidence, cross-examine witnesses, and present arguments.
(C) Any person aggrieved by a decision of the Building Commissioner or any action of the Board of Public Works and Safety, in refusing to issue, suspending, revoking, or otherwise restricting a license and registration may appeal the decision to any court of competent jurisdiction in Elkhart County, Indiana within thirty (30) days from the date of the Board's action.

(D) The City of Goshen may bring action to enforce the provisions of this ordinance by filing a complaint in any court of competent jurisdiction within Elkhart County, Indiana.
(E) Any person violating any provision of this ordinance may be fined an amount not to exceed $2,500, in addition to any court costs, including reasonable attorneys' fees. Each day that a violation occurs or continues shall be deemed a separate offense of this ordinance.

SECTION 5. **Definitions**

(A) "Class A Mechanical Contractor" shall mean a person who, for hire, does himself or herself, or by employing others on his or her behalf, erects, installs, alters, repairs, relocates, replaces, maintains, designs or performs any other work to any heating, ventilating, cooling, refrigeration system and other miscellaneous heat-producing appliances, including all appurtenances, apparatus or equipment used in connection therewith. A Class A Mechanical Contractor, however, may not make the electrical connection from the warm air heating unit, air-conditioning unit, or wet/dry heat pump into the main service box.
(B) "Class B Mechanical Contractor" shall mean a person who, for hire, does himself or herself, or by employing others on his or her behalf, installs, alters, repairs, relocates, replaces, maintains or performs any other work to any heating, ventilating or cooling system, including all appurtenances, apparatus or equipment used in connection therewith exclusively in any mobile home dwelling unit. A Class B Mechanical Contractor, however, may not make the electrical connection from the warm air heating unit, air-conditioning unit, or wet/dry heat pump into the main service box.
(C) "Electrical Contractor" shall mean a person who, for hire, does himself or herself, or by employing others on his or her behalf, installs, alters, repairs, replaces, designs or performs any work to an electrical system.
(D) "Licensee" shall mean a person who holds an Electrical Contractor license, Class A Mechanical Contractor license, or Class B Mechanical Contractor license, and is registered with the City of Goshen Building Department pursuant to this ordinance.

SECTION 6. Prior Ordinances

(A) This ordinance repeals Ordinance 5120, and Ordinance 5243.
(B) This ordinance also repeals the current codification of Licensing of Mechanical and Electrical Contractors set forth in Goshen City Code Title 6, Article 2, Chapter 1.

SECTION 7. Severability Clause

If any provision of this ordinance shall be held invalid, such provision shall be deemed severable and the invalidity thereof shall not affect the remaining provisions of this ordinance.

SECTION 8. Effective Date

This ordinance shall become and remain in full force and effect upon its passage and adoption.

At its May 18, 2026 meeting, Common Council members heard a detailed presentation about Ordinance 5258 asked questions and made comments and then unanimously passed the ordinance on First Reading.

SUMMARY OF JUNE 22, 2026 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5258:
Mayor Leichty said Ordinance 5258 was "just a continuation of the previous ordinance."

Mayor Leichty asked if Councilors had questions or comments about Ordinance 5258. They did not.

Mayor then invited audience questions or comments on Ordinance 5258. There were none.
The Mayor asked if Councilors were ready to vote. They indicated they were.

On a voice vote, Councilors unanimously passed Ordinance 5258, *Electrical and Mechanical Contractors Licensing and Registration,* on Second Reading by a 7-0 margin, with all Councilors voting "yes" at 6:49 p.m.

6) Ordinance 5259, Rental Registration and Inspection Fees (Second Reading)
Mayor Leichty called for the introduction of Ordinance 5259, *Rental Registration and Inspection Fees*.
Council President Weddell asked the Clerk-Treasurer to read Ordinance 5259 by title only, which was done.
Weddell/Peel made a motion to approve Ordinance 5259 on Second Reading.

BACKGROUND:
Ordinance 5259 would establish rental registration and inspection fees and allow for their increase.
According to Ordinance 5259:

- The Goshen Building Department is authorized by the Neighborhood Preservation Ordinance, as amended from time to time, to assess fees for the registration of hotels, rooming houses, and housing rental units.
- The Goshen Building Department is also authorized to assess fees for certain inspections conducted pursuant to the City of Goshen's rental registration and inspection program.
- An internal review of the existing fee schedule has determined that revisions are necessary to ensure such fees reasonably reflect and recover the cost of services provided by the Goshen Building Department.

If Ordinance 5259 was approved by the Council, it would be ordained that: the Goshen Building Department shall assess and collect fees for rental registrations and inspections in accordance with the following schedule and as authorized by the Neighborhood Preservation Ordinance, as amended from time to time:

SECTION 1. Registration Fees
1.01 Hotel or Rooming House Registration. The owner of each hotel or rooming house shall be assessed a registration fee in the amount of $79.00 per year. The initial registration and each renewal registration are valid for a period of one (1) year.
1.02 Rental Unit Registration. The owner of a rental unit shall be assessed a registration fee in the amount of $5.00 per year. The initial registration is valid for a period of one (1) year. The owner of a rental unit shall be assessed a subsequent registration fee in the amount of $10.00. Each subsequent registration is valid for a period of two (2) years. The registration fee covers all rental units on a parcel of real estate or in a rental unit community as provided by Indiana Code § 36-1-20-5.

SECTION 2. Inspection Fees
2.01 Hotel or Rooming House Inspection Fee. The owner of a hotel or rooming house shall be assessed an initial inspection fee of $75.00 for the initial inspection and first follow-up inspection of any hotel or rooming house.
2.02 Rental Unit Inspection Fee. The owner of a rental unit shall be assessed an inspection fee of $75.00 for the initial inspection and first follow-up inspection of any rental unit.
2.03 Reinspection Fee. The owner of a rental unit or of a hotel or rooming house shall be assessed a reinspection fee of $135.00 for the second follow-up inspection and each subsequent reinspection of any rental unit or any hotel or rooming house.

In the event a registration fee, inspection fee, or reinspection fee is not paid within thirty (30) days of the City billing date, the owner will be assessed a late fee in the amount of $55.00.

SECTION 4. Disposition of Fees

4.01 Residential Lease Fee Fund. In accordance with Indiana Code § 36-1-20-3, all fees assessed and collected pertaining exclusively to a rental unit or rental unit community shall continue to be deposited into the Residential Lease Fee Fund.

4.02 General Fund. All other fees assessed and received pursuant to this Ordinance shall be deposited into the General Fund.

SECTION 5. Other Ordinances

5.01 This Ordinance repeals Ordinance 4899, Building Department Fee Ordinance, Section 5, Neighborhood Preservation Ordinance, as amended by Ordinance 5001.

5.02 This Ordinance amends Ordinance 5001, Repealing, Replacing and Modifying Portions of the Neighborhood Preservation Ordinance and Building Department Fee Ordinance, to be consistent with the provisions of this Ordinance.

SECTION 6. Severability Clause

The provisions of this Ordinance are severable, and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

SECTION 7. Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and adoption according to the laws of the State of Indiana.

At its May 18, 2026 meeting, Common Council members heard a detailed presentation about Ordinance 5259 asked questions and made comments and then unanimously passed the ordinance on First Reading.

SUMMARY OF JUNE 22, 2026 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5259:
Mayor Leichty invited questions or comments from Council members. There were none.

The Mayor also invited audience questions or comments on Ordinance 5259. There were none.

On a voice vote, Councilors unanimously passed Ordinance 5259, *Rental Registration and Inspection Fees,* on Second Reading by a 7-0 margin, with all Councilors voting "yes" at 6:50 p.m.

7) Ordinance 5265, Amend Animal Control Ordinance

Mayor Leichty called for the introduction of Ordinance 5265, *Amend Animal Control Ordinance.* Council President Weddell asked the Clerk-Treasurer to read Ordinance 5265 by title only, which was done.
Weddell/Schrock made a motion to approve Ordinance 5265 on First Reading.

BACKGROUND:
Ordinance 5265 would Amend the City's Animal Control Ordinance.
According to Ordinance 5265:

- The City of Goshen Common Council adopted Code Title 3, Article 1, Chapter 1 and Chapter 2 to regulate domestic animals running at large and the impoundment of such animals; and
- The City deems it advisable to amend regulations for the impoundment of domestic animals to reduce the required period for holding a domestic animal from Five (5) days to Three (3) days.

The City's Animal Control Ordinance includes provisions regulating animals running at large, exposed to disease, the keeping of livestock, fowl or wild animals, the harboring of vicious animals, animals disturbing the peace, noxious odors, securing animals, the vaccination of dogs and more. However, the only change the passage of Ordinance 5265 would make concerned the impoundment of animals. Specifically, it would reduce the number of days – from five to three – an impounded animal may be redeemed.

The revised section was as follows:

Chapter 2. Impoundment

Section 1. **Redemption**. The owner of any animals impounded pursuant to this Code article may, within **three (3) days** after the impoundment redeem the animal by paying all the expenses incident to impounding such animal, caring for the animal and paying any lawfully imposed and unpaid license fees for such animals that have accrued up to the time of redemption. It shall be the duty of such impounding authority to release such animal to the owner.

SUMMARY OF JUNE 22, 2026 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5265:

Mayor Leichty said she received a request from **Rob LaRoy, Executive Director of the Humane Society of Elkhart County,** via **Council President Weddell,** regarding a challenge the Human Society is facing because of the excessive number of cats it is receiving. She said, "They are trying to manage and find homes for so many that they are not able to keep up, and those cats are coming from Goshen."

Mayor Leichty said **LaRoy** asked if the City would bring its animal control ordinance into alignment with other municipalities within the county, with whom the Humane Society has contractual agreements, and shorten the hold time that they keep animals when they are brought into the shelter, from five days to three days."

"That doesn't mean that they are terminating those animals. It means they sometimes have to move them to other shelters that have vacancies," **Mayor Leichty** said. "I felt like that was an appropriate modification to deal with a problem that we are creating in our community, and they are managing on our behalf, and it seemed like a reasonable request to present to the Council."

Rob LaRoy, Executive Director of the Humane Society of Elkhart County, said he was requesting this change for animals that are not microchipped or lack any other kind of identification. He said, "The animals that come in with a microchip or identification, we're required to hold for 10 days.

"So, this is just a change to the ordinance to bring the Goshen City animals into compliance with really what's done for all unincorporated areas in the county and every municipality in the county, except for Nappanee which has a five-day stray hold as well and we're talking to them about the same thing."

LaRoy continued, "Honestly, we don't get as many cats from Nappanee as we do from Goshen, so this was a bigger priority. But I did want to make that clarification that this is just for animals that don't have identification. It does not change what we do as far as trying to return the animal to its owner. As soon as the animal comes in, it is put on our website and we do what work we can to get the animal back."

LaRoy said the national average for animals that get returned to their owners is 11 percent and "it's worse for cats than it is for dogs … our average for cats is about 4%, that get back to their owners."

LaRoy said if a cat comes in without a microchip, it's most likely not going to be returned. However, he said about 50 percent of stray dogs are returned to their owners.

LaRoy said if the impoundment period is shortened to three days, it will reduce the euthanasia that the shelter has to administer because of a lack of space. LaRoy said, “So, if you think of the shelter from the standpoint of we have a certain number of kennels, and we can only put a certain number of animals in each of the kennels, and if we have to hold them for five days, instead of three, that backs up and bottlenecks what we're able to do.”

LaRoy said the Elkhart County Humane Society maintains a “no-kill shelter,” which means that 90% of the animals that come into the shelter go back out alive. He said, “We're at 94% right now. Some years, we hit the over 90% percent and some years we're just below it.”

LaRoy said that reducing the impoundment period to three days is better for the health of the animals and for the. finances of the shelter. He said, “The medications and things that we're required to give the animals is our largest cost, and the longer a cat is in the shelter, the more likely it is to get sick. So, those are the reasons that we're really coming forward and asking for this (impoundment reduction) now.”

Councilor Peel asked what happens to an animal after five or three days if it is unclaimed. She asked if there were additional attempts to reunite pets with their owners.

LaRoy said, “It happens occasionally. Our process is that when a stray animal comes in, it's all for the certain amount of stray hold that is required. About 80% of the animals that come in have to be spayed and neutered, so we're very fortunate that we have a clinic at our facility, and so they'll go through spay and neuter. It takes them one to two days to kind of recover from that, and so as they become available into the adoption center.

“Occasionally someone will say, ‘Oh, that's my dog’ or ‘That's my cat,’ and they'll come in, and then they actually get a bonus, because they now have a spayed or neutered pet. That happens occasionally, but not very often. Like I said, it's more often with dogs. For cats, 96% are not getting reclaimed.”

Councilor Lederach asked what can be done to reunite owners and pets if the pet doesn’t have a microchip. **LaRoy** said, “If they don't come in with any kind of identification … we've done some things with our animal control officers that we will put yard signs out that a pet was picked up at this location. We put a lot on social media.”

Councilor Peel said that people who have lost pets can reclaim them for free if it’s the first time that’s happened. She asked if repeat offenders face large fees.

LaRoy said, “Not always. Our fees are relatively inexpensive. There's a state requirement that every animal have a rabies vaccination, and we do provide that for $30, but for your first time your cat or dog runs away, you can come in and reclaim it within 48 hours and there's no charge.” He said there is also a kennel fee of $15 a day.

Councilor Schrock asked what area of the City of Goshen has more stray cats. **LaRoy** said, “I'm sure our animal control officers could answer that better.” He said there have been a few recent instances of pet rescues from places where there were many stray cats.

Council President Weddell thanked **LaRoy** for addressing the Council. He said he has been on the board of the Humane Society for about a year now “and it's been eye-opening.” He said there was a recent case in Goshen of multiple animals. **LaRoy** said the residence had 24 dogs and two cats.

Council President Weddell said “it wasn't just animals. It was also children. It's tough work to do and we heard from one of the workers about what they experienced and everything they had to deal with. And so, I think that the Humane Society of Elkhart County is something to be very proud of and the work that they do goes un-thanked in many cases.”

Mayor Leichty invited additional Council comments or questions. There were none.

There was brief conversation about whether **Council President Weddell** had to recuse himself from voting on this matter because he serves on the Humane Society board. The Council President pointed out that he is an unpaid board member. **City Attorney Bodie Stegelmann** said he didn't think recusal was necessary because the Council President is not paid and the Humane Society will not gain any financial benefit from the proposed ordinance.

The Mayor invited audience questions or comments on Ordinance 5265. There were none.

On a voice vote, Councilors then unanimously passed Ordinance 5265, *Amend Animal Control Ordinance,* on First Reading by a 7-0 margin, with all Councilors voting "yes" at 7:02 p.m.

Councilors gave unanimous consent to proceed with the Second Reading of Ordinance 5265.

Mayor Leichty called for the introduction of Ordinance 5265, *Amend Animal Control Ordinance.* Council President Weddell asked the Clerk-Treasurer to read Ordinance 5265 by title only, which was done.
Weddell/Nisley made a motion to approve Ordinance 5259 on Second Reading.

Mayor Leichty invited questions or comments from Councilors and the audience. There were none.

On a voice vote, Councilors unanimously passed Ordinance 5265, *Amend Animal Control Ordinance,* on Second Reading by a 7-0 margin, with all Councilors voting "yes" at 7:03 p.m.

8) Resolution 2026-07, A Resolution Providing for the Transfer of Appropriations
Mayor Leichty called for the introduction of Resolution 2026-07, *A Resolution Providing for the Transfer of Appropriations.* Council President Weddell asked the Clerk-Treasurer to read Resolution 2026-07 by title only, which was done.
Weddell/Schrock made a motion to approve Resolution 2026-07.

BACKGROUND:
In a June 22, 2026 memorandum, **Clerk-Treasurer Aguirre** informed Councilors that he was requesting approval from the Council and Mayor to move available resources between major categories within the City's funds. The Clerk-Treasurer presents appropriation category transfers to the Council to keep accounts within budget.
In this case, **Aguirre** wrote that **Police Chief Andy Stephenson** was requesting a transfer of $10,000 from the Police Full-time Personnel line 1101-5-11-4110130 to Medical Expenses line 1101-5-11-4310501 to bring the account current as well as to have funds for more PERF exams for potential applicants.
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 Department of Local Government Finance (DLGF) requires Council approval to move an appropriation from one category to another. Councilors can approve a transfer 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, **Aguirre** wrote that the Council would only be changing the category from which the City pays an expenditure. The Council would not be approving any additional spending, so the fund's total appropriation would remain the same.

The **Clerk-Treasurer** asked the Council to approve Resolution 2026-07 because the Council is the City's fiscal body which authorizes the City's budget and any budget adjustments. At the end of the year, State auditors require each appropriation to be a zero or positive dollar amount. The vast majority of the City's appropriations are underspent, and year-end adjustments reflect a small number of the 1,200+ appropriation lines the City maintains.

If the Council approves the category transfer requested through Resolution 2026-07, **Aguirre** wrote that his office would register the adjustments in the City's books and communicate the transfers to the Police Department. Category transfers are adjustments that only need Council approval to be final, and do not require notification to the State.

If approved by the Council, the following transfer would take place:

GENERAL FUND - 1101

FROM:	POLICE/FULL-TIME PERSONNEL	1101-5-11-4110130	($10,000.00)
TO:	POLICE/MEDICAL EXPENSES	1101-5-11-4310501	($10,000.00)

SUMMARY OF JUNE 22, 2026 COUNCIL CONSIDERATION & APPROVAL OF RESOLUTION 2026-07:

Clerk-Treasurer Aguirre and Police Chief Andy Stephenson addressed the Council.

Aguirre said he was requesting the transfer of appropriations, which is within the Council's discretion and authority to approve and doesn't require State review or confirmation. He said this was basically moving money from one budget category to another of appropriations. He asked the Police Chief to outline the request.

Chief Stephenson asked Councilors to approve moving $10,000. He said, "We had a situation in which we had a lot of medical expenses related to new hires – more than I anticipated. And this occurred, obviously, before I started here. We had seven (officer candidates) who went through the Public Employees Retirement Fund processes to be offered jobs for the Police Department … so we're requesting to move that funding over."

Aguirre said he and **Mayor Leichty** serve on the Police Pension Board, "so we get to see the documentation, the paperwork, and have a good description of the process that police officers go through. It is incredibly extensive." He asked the Police Chief to describe the scrutiny potential officers receive.

Chief Stephenson said, "It is a highly intensive process, obviously, and it's for good reason. It is an intensive process, and it does involve significant medical testing, drug screening and psychological evaluation as well. So, it's time consuming and it's something that I take very seriously." He added that most applicants are screened in Indianapolis.

Mayor Leichty thanked Chief Stephenson.

Mayor Leichty invited questions or comments from Council members. There were none.

The Mayor also invited audience questions or comments on Resolution 2026-07. There were none.

On a voice vote, Councilors unanimously passed Resolution 2026-07, *A Resolution Providing for the Transfer of Appropriations*, by a 7-0 margin, with all Councilors voting "yes" at 7:06 p.m.

9) Ordinance 5264, Additional Appropriation (Unsafe Building Fund, First & Second Reading)

Mayor Leichty called for the introduction of Ordinance 5264, *Additional Appropriation.* Council President Weddell asked the Clerk-Treasurer to read Ordinance 5264 by title only, which was done.

Weddell/Riegsecker made a motion to approve Ordinance 5264 on First Reading.

BACKGROUND:

Before the Council was Ordinance 5264, *Additional Appropriation.* If approved by the Common Council, Ordinance 5264 would authorize the appropriation of $140,024.05 to the Unsafe Building Fund.

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

In a June 22, 2026 memorandum to the Council and Mayor, **Clerk-Treasurer Aguirre** wrote that **Building Commissioner Myron Grise** requested an additional appropriation of $140,024.05 to Line 2234-5-4360500, Unsafe Building/Demolition Receivership, which represents the unappropriated cash balance of the Unsafe Building Fund.

Aguirre wrote that this balance was available at the time he 2026 budget was prepared, but the funds were inadvertently not appropriated for 2026. This additional appropriation is necessary to allow the Building Department to expend Unsafe Building Fund monies in 2026 for the demolition, removal, repair, including through receiverships, and securing unsafe premises within the Goshen city limits, as authorized by Indiana Code § 36-7-9.

Aguirre wrote that this additional appropriation would be familiar to Councilors because on May 18, 2026, the Council approved this same request by passing Ordinance 5262. However, the appropriation must be approved again because of a procedural change by the State, announced March 23, 2026.

Aguirre wrote that the State now requires that notification of additional appropriations must be posted in Gateway at least 14 calendar days prior to a public hearing, as mandated by Indiana Code § 6-1.1-18-5, or be restarted.

In May, the Clerk-Treasurer followed the previous notification procedure of publishing a notice in a general circulation newspaper (The Goshen News) 10 days before the Council's May 18, 2026 public hearing on Ordinance 5262. A newspaper advertisement is no longer required.

Aguirre wrote that appropriate notice under the new procedures has now been given for Ordinance 5264. If the Council conducts a new public hearing on June 22 and then approves Ordinance 5264, the necessary information will be submitted to the Department of Local Government Finance (DLGF) for acknowledgement/approval.

As a reminder, **Aguirre** advised 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 this additional appropriation because the expenditures are necessary and paying the expenditure might otherwise overspend the budgeted appropriation.

SUMMARY OF JUNE 22, 2026 COUNCIL CONSIDERATION & APPROVAL OF ORDINANCE 5264:

Clerk-Treasurer Aguirre provided the background of Ordinance 5264, *Additional Appropriation.*

Aguirre asked Councilor to approve this additional appropriation for the Unsafe Building Fund. He said these are funds that should have been carried over to an encumbrance, but that was not done. He said the funds were needed for the demolition, removal, repair and the receivership of unsafe properties within the City of Goshen.

Aguirre said Councilors approved the appropriation in May, but it was back before the Council because of a change in the State procedures for public notification of additional appropriations.

"The long-time practice and policy had been that you had to advertise in the local newspaper for 10 days before a public hearing on additional appropriations. That requirement was changed to 14 days notification on the State Gateway website. And if you only follow that procedure, you have to restart the process. So, that's why we're here again tonight."

Aguirre said he has now met the requirement of putting this additional appropriation on Gateway 14 days in advance. Otherwise, he said there was no other change in the ordinance except it is longer than normal, and that's because he wanted to explain to the public what had happened in May and why this was backed before the Council.
Council President Weddell confirmed with **Aguirre** that additional appropriations no longer have to be advertised in the newspaper, in favor of notifications in Gateway. He pointed out this would save advertising costs for the City.
Aguirre said, " It will, but having been a journalist and a newspaper person, I think this is not a good thing. I have, in my five years as Clerk-Treasurer, not known a single person who went on Gateway to look for any data except for **Councilor Riegsecker**. And the State is requiring more and more and more and more information.
"If you ever went on Gateway and saw the monthly and yearly uploads we have to do, it is a daunting list. It's an amazing, really long list, and this is just an added requirement. It will save a little bit of money, but it's not a lot that we were spending on public notifications," **Aguirre** said.
"I really am disappointed about this because there was at least a chance people could be more involved in government by reading the notice in the newspaper and saying, 'You know, I want to know more about this, even maybe call.' I just don't see much chance that we'll have people ever coming to talk about this, because … there's no notification to them. They'd have to say, 'Oh, I wonder if there's been any additional appropriation filed by Goshen."
Weddell asked if this change in notification procedures was a decision by the Clerk-Treasurer's Office or the Mayor's Office to no longer advertise in the newspaper even though it's no longer legally required.
Aguirre said, "I haven't had an opportunity to talk about it with the **Mayor**, but in this situation, even if it only saves a little bit of money, if we're not required to do it, I don't really necessarily think we should."
Mayor Leichty said, "We're publishing in multiple ways. Most of the local journalists sign up for our Gmail notifications, so we're sending them information directly. And they are publishing that information about meetings. We share information about our meetings through social media. I think the State's trying to recognize that people aren't relying on newspaper media as much for local news and that they're getting news from a multitude of sources"
Aguirre said, "This change was subject of numerous sessions of the Legislative Assembly, where obviously the newspaper publishers were fighting it, but (lawmakers) finally got it through."

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

On a voice vote, Councilors unanimously passed Ordinance 5264, *Additional Appropriation,* on First Reading by a 7-0 margin, with all Councilors voting "yes" at 7:10 p.m.

Councilors gave unanimous consent to proceed with the Second Reading of Ordinance 5264.

Mayor Leichty called for the introduction of Ordinance 5264, *Additional Appropriation*, on Second Reading.
Council President Weddell asked the Clerk-Treasurer to read Ordinance 5264 by title only, which was done.
Weddell/Nisley made a motion to approve Ordinance 5264 on Second Reading.

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

On a voice vote, Councilors unanimously passed Ordinance 5264, *Additional Appropriation,* on Second Reading by a 7-0 margin, with all Councilors voting "yes," at 7:12 p.m.

Privilege of the Floor

At 7:12 p.m., Mayor Leichty invited public comments for issues not on the Council agenda. There were none.

Elected Official Reports

Mayor Leichty invited reports from Councilors.

Council President Weddell said the City Redevelopment Commission met last week and learned that the developer of the Copperleaf Cove apartments, across from Goshen Middle school, is interested in developing some undeveloped property within the Consolidated River Race US 33 TIF District.

Council President Weddell said it's called Redwood Rental Properties and the developer is interested in developing that property and the City has started that review process. He added, "There would be some City infrastructure that would be required to get City services, water and sewer, down there, which would benefit not only that property, but also the surrounding properties as well. So, it has secondary benefits."

Council President Weddell added that the developers are a local family that successfully developed an apartment complex during challenging times. So, he said the Redevelopment Commission is very excited to work with the developer again on the proposed $13 million project for 24 to 32 apartment units.

Mayor Leichty and Councilors indicated they were happy about the proposal.

Mayor Leichty asked new **Youth Adviser Deudiel Arista Garcia** if he was ready to take on the challenge of serving. He said he was. The **Mayor** said she looked forward to seeing Deudiel at future meetings. **Mayor Leichty** also thanked and said farewell to outgoing **Youth Adviser Abril Reyes.**

Councilor Peel asked how long the Youth Adviser program has existed, The **Mayor** said she believes it's been around about 10 years.

There were no further comments from Councilors.

Adjournment:

Councilor Nisley made a motion to adjourn the meeting, which was seconded by Councilor Lederach.

On a voice vote, Councilors unanimously approved the motion to adjourn the meeting.

Mayor Leichty adjourned the meeting at 7:16 p.m.

EXHIBIT #1: *Shawn Gulec, representing the City Legal Department, made a presentation about the justification for Building Department fee increases using a 13-page PowerPoint, titled "Permit Fee Adequacy Study; Cost Recovery Analysis & Fee Schedule Recommendations." This was presented during the council's consideration of agenda item #4, Ordinance 5256, Building Code Fees (Amended Ordinance, Second Reading).*

EXHIBIT #2: Prior to the Council meeting, in the Council meeting packet, *Assistant City Attorney Shuler provided Councilors with an amended version of Ordinance 5256. He said that at the May Council meeting there was discussion about a fire alarm permit fee and whether it applied to residential as well as commercial properties. He said that was clarified in the revised ordinance which was accepted by Councilors and passed on Second Reading.*

APPROVED: ________________________________

Gina Leichty, Mayor of Goshen

ATTEST: ________________________________

Clerk-Treasurer Richard R. Aguirre

ORDINANCE 5263

AN ORDINANCE CONCERNING THE GOSHEN DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

WHEREAS, an economic improvement district for the Main Street business district, now known as the Goshen Downtown Economic Improvement District, was established by the Goshen Common Council in 1997 by Ordinance 3760.

WHEREAS, Ordinance 3760 has been amended over the years by Ordinances 4051, 4062, 4121, 4637, 4774, 4853, and 4962.

WHEREAS, the term during which the economic improvement assessment is levied within the Goshen Downtown Economic Improvement District is scheduled to end December 31, 2026.

WHEREAS, the Board of the Goshen Downtown Economic Improvement District recommends to the Common Council the further extension of the term in which the economic improvement assessment will be levied for ten (10) years, and recommends treating all residential real estate within the district the same by removing the current exemption from the economic improvement assessment the residential real estate at 318 South Main Street and 320 South Main Street, thereby requiring the amendment of Ordinance 3760 in accordance with Indiana Code § 36-7-22-9.

WHEREAS, a notice of public hearing was published in the Goshen News and mailed to each owner of real estate within the Goshen Downtown Economic Improvement District, and the Goshen Common Council held a public hearing on concerning the extension of the term in which the economic improvement assessment will be levied, and the removal of the exemption from the economic improvement assessment the residential real estate at 318 South Main Street and 320 South Main Street.

NOW, THEREFORE, BE IT ORDAINED by the Goshen Common Council that Ordinance 3760, as amended from time to time, shall be further amended to read as follows:

Section 1. District Boundaries

The economic improvement district known as the Goshen Downtown Economic Improvement District established by Ordinance 3760 is continued, and the boundaries are as follows, and as shown on the map attached to this ordinance as Exhibit A:

A. On the North: The south side of Pike Street between the north-south alleys between Main Street and Fifth Street on the east, and between Main Street and Third Street on the west.

B. On the East: The north-south alley located between Main Street and Fifth Street from Pike Street to Madison Street except for Lincoln Avenue where it extends to Fifth Street.

C. On the West: The north-south alley located between Main Street and Third Street from Pike Street to the southern property line between Chase Bank (Bank One) and St. John's Evangelist Catholic Church.

D. <u>On the South:</u> The property line between Chase Bank (Bank One) and St. John's Evangelist Catholic Church on the west side of Main Street to the north-south alley between Main Street and Third Street; and on the east side of Main Street along the north side of Madison Street to the north-south alley between Main Street and Fifth Street on the east side of Main Street.

Section 2. Exclusions

Beginning January 1, 2027, only real estate owned by a federal, state or local government entity within the district shall be exempt from the economic improvement assessment.

Section 3. Purpose

The district is established for the purpose of coordinating the efforts of the real estate owners within the district to provide capital improvements, maintenance projects and business enhancing projects within the economic improvement district, specifically including parking improvements and enhancements; electrical conduit along curbing for lighting, decorations and special event electrical needs; snow removal; purchase and erection of holiday decorations; conducting festivals, special events and tourism; repair and replacement of lighting along tops of buildings; business retention and recruitment; installation of directional or informational signs; planning, engineering and construction of streetscaping; and weed control.

Section 4. Assessment; Term

A. The annual assessment of each parcel of real estate within the district will be an amount equal to $0.003 per assessed dollar value of the parcel of real estate.

B. The annual economic improvement assessment for each parcel of real estate shall be based on the previous year's assessed valuation.

C. The economic improvement assessment shall be levied annually through December 31, 2036.

Section 5. Economic Improvement Board

A. The Economic Improvement Board established by Ordinance 3760 is continued. The Board shall consist of five (5) members. Each member is appointed by the Goshen Common Council for a two (2) year term. All members of the Board shall be owners of real estate within the district at the time of their appointment or directly involved in a business operating within the district.

B. Should, at any time, less than a majority of the members of the Economic Improvement Board own real estate within the economic improvement district, members of the Board not owning real estate within the district shall be required to tender their resignation beginning with the Board member whose term is closest to completion. Resigning Board members shall continue to serve until the Board member's replacement has been officially appointed.

C. The Board's duties include the following:

1. To establish priorities among the projects for which the assessment funds are being accumulated.
2. To provide the administration necessary to see the enumerated projects are carried out in a fashion that will fairly benefit the owners of real estate within the economic improvement district.
3. To annually determine the percentage of benefit to be received by each parcel of real estate within the economic improvement district using the formula established by this ordinance.
4. To determine the special assessment for each parcel of real estate by applying the percentage of benefit determined for each parcel to the property's current assessment.
5. To promptly mail notice to each owner of property of their assessment. This notice shall include the amount of the proposed assessment; that the purpose of the assessment for each parcel of real estate in the economic improvement district is on file and can be seen in the Board's office; the time and place where written remonstrances against the assessment may be filed; the time and place where the Board will hear any owner of assessed real estate who has filed a remonstrance; and that the Board, after hearing evidence, may increase or decrease, or leave unchanged, the assessment on any parcel.
6. To annually certify to the Elkhart County Auditor the schedule of assessment benefits.
7. To continue the economic improvement fund established by Ordinance 3760 and deposit in that fund all assessments received from the Elkhart County Treasurer and any other funds that are received by the Economic Improvement Board from whatever source.
8. To prepare and submit to the Goshen Common Council before November 1 of each year a budget for the following calendar year governing the Board's projected expenditures from the economic improvement fund.
9. To comply with Indiana Code § 5-22 when purchasing materials or equipment.
10. To comply with Indiana Code § 36-1-12 when contracting for public works.
11. To submit an annual report to the Goshen Common Council before February 15 of each year.
12. To submit to the Goshen Common Council the names of persons to fill a seat for a new term on the Economic Improvement Board or to fill a seat for an unexpired term of more than ninety (90) days on the Economic Improvement Board. The Board shall first poll all real estate owners within the district before submitting the names of persons to fill a seat for a new term to the Council.

D. The Economic Improvement Board will continue to operate until such time as funds are no longer available to carry out the projects enumerated in this ordinance, or the ordinance is repealed in accordance with Indiana Code § 36-7-22-9.

Section 6. Economic Improvement Fund

A. The economic improvement fund may be used for specific projects approved by the Economic Improvement Board. Projects approved by the Board must meet the purposes set forth in Section 3 of this ordinance and Indiana Code § 36-7-22-3.

B. The economic improvement fund may be used to pay wages to permit the employment of one or more individuals to carry out Board approved projects.

C. The economic improvement fund may not be used for ongoing rents, utilities and administrative costs of the Board or any other entity.

Section 7. Amendment

Ordinance 3760 establishing the Goshen Downton Economic Improvement District is subject to amendment as provided by Indiana Code § 36-7-22-9.

Section 8. Savings Clause

The economic improvement district established by Ordinance 3760 and all prior assessments shall continue without change unless expressly modified by the terms of this ordinance.

PASSED by the Goshen Common Council on ______________________, 2026.

____
Gina M. Leichty, Presiding Officer

ATTEST:

____
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on ______________________, 2026, at the hour of _____:_____ ___.m.

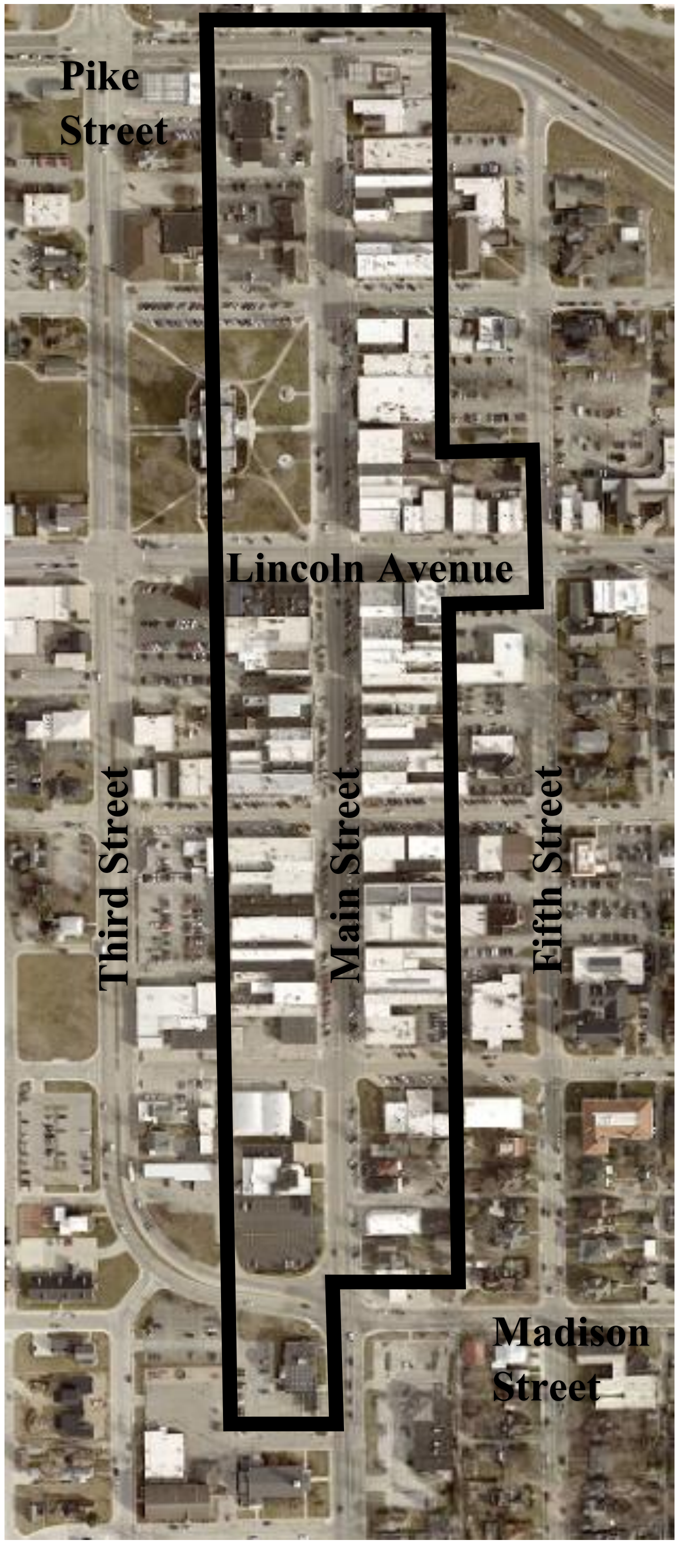
____
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on ______________________, 2026.

____
Gina M. Leichty, Mayor

EXHIBIT A

Goshen Downtown Economic Improvement District



Goshen Common Council
Resolution 2026-09

Approve Disposal of Real Estate at 65735 SR 15 & 65753 SR 15

WHEREAS, the City of Goshen, Indiana, Department of Redevelopment, holds title to the Real Estate at 65735 State Road 15, Goshen, Indiana and 65753 State Road 15, Goshen, Indiana, more particularly described and shown in Exhibit A (Subject Real Estate);

WHEREAS, the Subject Real Estate is not located within a redevelopment project area, an economic development area, or an urban renewal project area;

WHEREAS, the Goshen Redevelopment Commission wishes to dispose of the Subject Real Estate; and

WHEREAS, Indiana Code § 36-7-14-22.5 requires the prior approval of the legislative body of the unit when disposing real estate not located within a redevelopment project area, an economic development area, or an urban renewal project area.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Common Council approves the disposal of the Subject Real Estate at 65735 State Road 15, Goshen, and 65753 State Road 15, Goshen, by the Goshen Redevelopment Commission.

The Goshen Redevelopment Commission must offer the Subject Real Estate for sale in accordance with Indiana Code § 36-7-14-22.

PASSED by the Goshen Common Council on August 24, 2026.

____
Gina M. Leichty, Mayor

ATTEST:

____
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on August 24, 2026 at _____ a.m./p.m.

____
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on August 24, 2026.

____
Gina M. Leichty. Mayor

Exhibit A – Subject Real Estate

65735 State Road 15

Lot Number Thirty-three (33) in Sunny Acres Subdivision in the Southeast corner of Section Twenty-eight (28) and in the Southwest corner of Section Twenty-seven (27), Elkhart Township; said Plat being recorded in Plat Book 3, page 147 in the Office of the Recorder of Elkhart County, Indiana. Less and excepting the East 20 feet of said Lot 33 in Sunny Acres Subdivision, dedicated to the City of Goshen, Indiana for public right-of-way purposes.

65753 State Road 15

Lot Numbered Thirty-two (32) and a strip of land Twenty (20) feet in width by parallel lines and full width off the North side of Lot Number Thirty-one (31) as the said Lot is known and designated on the recorded Plat of SUNNY ACRES SUBDIVISION; said Plat being recorded in Plat Book 3, Page 147, in the Office of the Recorder of Elkhart County, Indiana. Less and excepting the East 20 feet of the aforedescribed real estate, dedicated to the City of Goshen, Indiana for public right-of-way purposes.

ORDINANCE 5267

Establishing an Environmental Fee

WHEREAS, the City of Goshen desires to protect the public health, safety, and welfare of its residents by continuing to provide for the collection and disposal of solid waste and recyclable materials; the collection of brush, leaves and yard waste; and the operation of the Goshen Environmental Center.

WHEREAS, the City of Goshen estimates the cost to provide the described environmental services for 2027 at Two Million Seven Hundred Ninety Thousand Dollars ($2,790,000), with the cost expected to increase each year thereafter.

WHEREAS, in accordance with Indiana Code § 36-1-3-8(a)(6), the City may impose a service charge or user fee that is reasonably related to reasonable and just rates and charges for such services.

WHEREAS, the Goshen Common Council finds that the environmental services described are necessary municipal services and finds that the fees established by this Ordinance are reasonably related to the cost incurred by the City in providing such services.

WHEREAS, the Common Council determines it necessary to impose a user fee to provide environmental services due to anticipated revenue losses from property tax changes.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Goshen, Indiana:

Section 1. <u>Services Provided</u>.

(A) The City provides weekly collection and disposal of household solid waste and bi-weekly collection of recyclable materials from each eligible residence within the corporate limits of the City of Goshen.

(B) The City, through an independent contractor, operates the Goshen Environmental Center to collect and process brush, leaves, and yard waste.

(C) The City provides for designated and special collection of brush from residential properties within its corporate limits and transports the materials to the Goshen Environmental Center.

(D) The City provides for designated and special collection of leaves from residential properties within its corporate limits and transports to the Goshen Environmental Center.

Section 2. <u>Environmental Fee</u>.

(A) The City shall assess a monthly environmental fee for each residence in the amount of Ten Dollars ($10.00) beginning January 1, 2027. The Common Council shall review the environmental fee annually.

(B) For the purposes of this Ordinance, a residence subject to the environmental fee includes:

(1) A dwelling unit occupied or intended or occupancy in a building that contains one (1) or more dwelling units, but excludes a building or related group of buildings on

the same lot, tract or parcel of real estate that contains five (5) or more rental dwelling units.

(2) A dwelling unit occupied or intended for occupancy that is individually owned in a condominium building, including a building or related group of buildings with five (5) or more individually owned dwelling units.

(3) A dwelling unit occupied or intended for occupancy located in a manufactured housing community or mobile home park.

Section 3. Fee Collection.

(A) The City shall assess and collect the environmental fee through its water and sanitary sewer utility billing system for each residence subject to the environmental fee. The utility account holder shall be responsible for payment of the monthly environmental fee.

(B) For each residence subject to the environmental fee located in a building that does not receive water and sanitary sewer services from the City, the City shall assess and collect the environmental fee from the owner of the building. The owner of the building shall be responsible for payment of the monthly environmental fee.

Section 4. Late Fee.

An account holder or building owner who has not paid an environmental fee on or before the due date stated on a bill, which due date will be at least fifteen (15) days after the bill is rendered, shall be assessed a late payment charge of ten percent (10%) on any outstanding balance.

Section 5. Effective Date.

This Ordinance shall be in full force and effect on January 1, 2027.

Section 6. Severability.

The provisions of this Ordinance are severable, and the invalidity of any phrase, clause, or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

[Signature page follows.]

PASSED by the Goshen Common Council on ______________________, 2026.

____
Gina M. Leichty, Presiding Officer

ATTEST:

____
Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on _______________________, 2026, at the hour of ______: ______ ___m.

____
Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on ____________________________, 2026.

____
Gina M. Leichty, Mayor

Environmental Service Fee Analysis

City of Goshen, Indiana

August 24, 2026

Environmental Service Fee Analysis - Agenda

01 / Recap of Original Proposed Scenario

02 / Scenario 1

03 / Scenario 2

04 / Scenario 3

05 / Comparative General Fund Outlook

bakertilly

01 Environmental Service Fee Analysis

Recap of Original Proposed Scenario

bakertilly

Recap of Original Proposed Scenario

Three-phased beginning 1/1/2027 to cover costs of trash/recycling contract, brush & yard waste collection, and environmental center costs

	Phase I (2027)	Phase II (2028)	Phase III (2029)
Estimated Annual Costs	$2.80M	$2.89M	$2.97M
Proposed Monthly Environmental Service Fee	$7.00	$14.50	$22.60
Estimated Annual Revenues Generated	$.93M	$1.92M	$2.99M
General Fund Revenues Required	$1.87M	$0.97M	$0

02 Environmental Service Fee Analysis

Scenario 1

bakertilly

Scenario 1

$10 Flat Fee Effective 1/1/2027 to partially cover trash & recycling contract only

	2027
Estimated Annual Costs*	$2.22M
Proposed Monthly Environmental Service Fee	$10
Estimated Annual Revenues Generated	$1.32M
General Fund Revenues Required	$0.90M

** Reflects only the estimated trash/recycling contract costs. Brush/yard waste collection and costs for the environmental center would still be paid for by the City.*

03 Environmental Service Fee Analysis

Scenario 2

bakertilly

Scenario 2

Phase I + Phase II from original scenario to partially cover trash & recycling contract only

	Phase I (2027)	Phase II (2028)
Estimated Annual Costs*	$2.22M	$2.29M
Proposed Monthly Environmental Service Fee	$7.00	$14.50
Estimated Annual Revenues Generated	$0.92M	$1.91M
General Fund Revenues Required	$1.30M	$0.38M

** Reflects only the estimated trash/recycling contract costs. Brush/yard waste collection and costs for the environmental center would still be paid for by the City.*

bakertilly

04 Environmental Service Fee Analysis

Scenario 3

bakertilly

Scenario 3

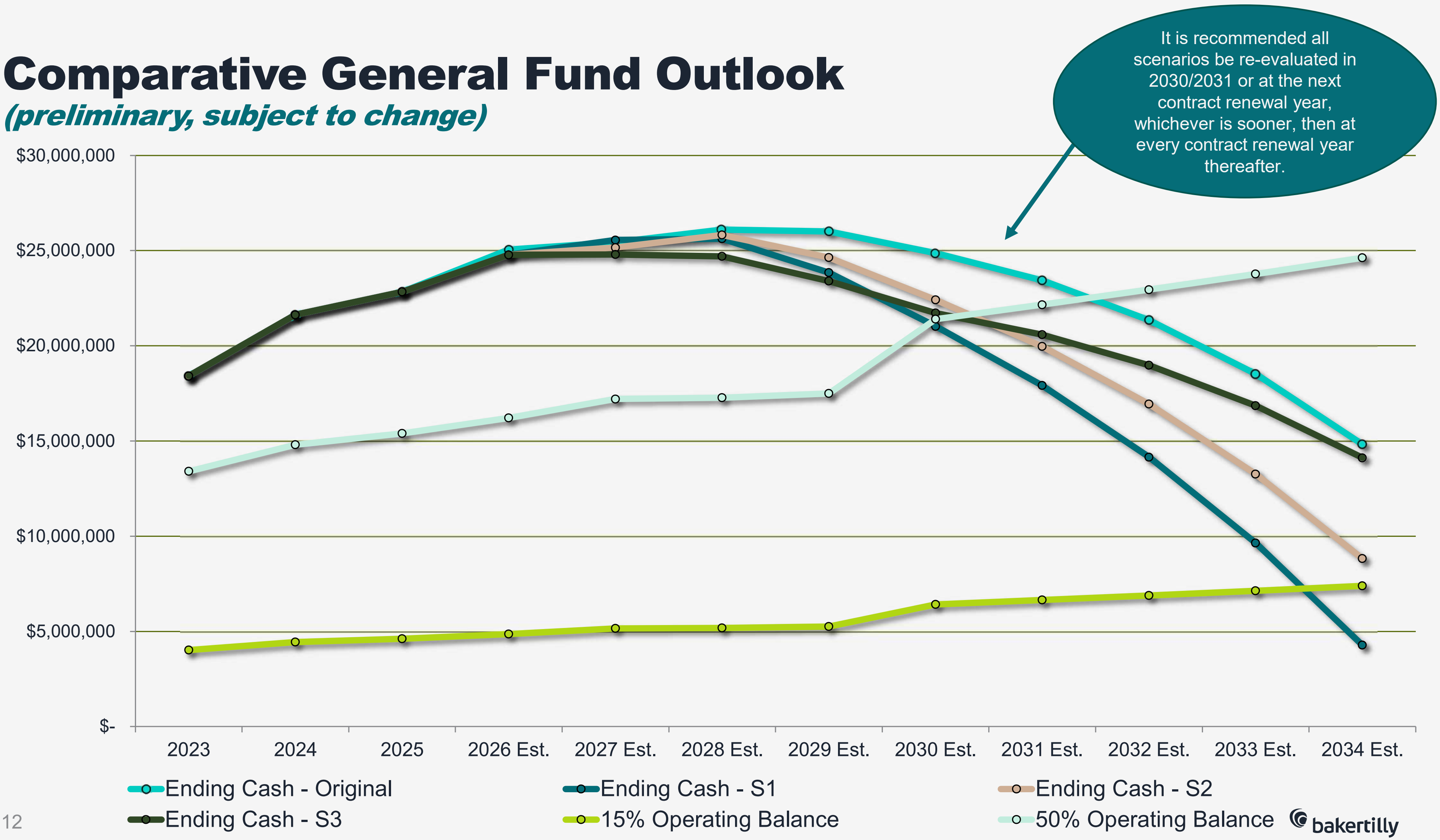
Five-phased beginning 1/1/2027 to cover costs of trash/recycling contract, brush & yard waste collection, and environmental center costs

	Phase I (2027)	Phase II (2028)	Phase III (2029)	Phase IV (2030)	Phase V (2031)
Estimated Annual Costs	$2.80M	$2.89M	$2.97M	$3.06M	$3.15M
Proposed Monthly Environmental Service Fee	$4.20	$8.70	$13.60	$18.60	$23.90
Estimated Annual Revenues Generated	$0.56M	$1.15M	$1.80M	$2.47M	$3.17M
General Fund Revenues Required	$2.24M	$1.74M	$1.17M	$0.59M	$0

Comparative General Fund Outlook

Comparative General Fund Outlook

(preliminary, subject to change)



Questions?

Amber Nielsen

Senior Manager

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E: amber.nielsen@bakertilly.com

bakertilly