



GOSHEN COMMON COUNCIL

Minutes of the JULY 27, 2026 Regular Meeting

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

Assisted by Mayor Gina Leichty, Maite Perea Lopez called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. Maite is a student at Bethany Christian Schools.

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)		
Absent:	Youth Adviser Deudiel Arista Garcia		

Approval of Minutes:

Mayor Leichty asked the Council's wishes regarding the minutes of the May 18, 2026 Regular Meeting as prepared by Clerk-Treasurer Richard R. Aguirre. Councilor Nisley moved to accept the minutes as presented.

Councilor Peel seconded the motion. **Motion passed 7-0 on a voice vote.**

Approval of Meeting Agenda:

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

1) Goshen Public Library presentation: Report on a survey underway to get input from the community as part of the library's Strategic Planning process for the next five years

Grace Thomas, the Development and Community Engagement Coordinator for the Goshen Library, made a presentation to the Common Council about a community survey in progress as part of the Library's Strategic Planning process for the next five years.

Thomas said public libraries in Indiana are required by the state to have five-year plans of service. She said the library could have just renewed its current plan, for 2021-2025, but decided to develop a new one because it is "committed to this being an inclusive, thorough process that includes staff, board, stakeholders, and community." Using a PowerPoint titled "Your Library, Your Voice," Thomas continued her presentation on the strategic plan.

Thomas said the plan is being developed in a five-step process:

- Step 1: Review and evaluate previous long-range plan;
- Step 2: Create print & digital surveys, promotions, and communication plan;
- Step 3: Get community feedback through the survey;
- Step 4: Synthesize survey data & apply to new goals;
- Step 5: Submit new long-range plan to the State Library.

Thomas said the high-level goals of the strategic plan are centered around the Library's five core values of learning, engagement, dynamic space, inclusion, and community and are grounded in its mission to "enrich lives, create connections, provide equitable accessibility, cultivate community partnerships, nurture reading and champion education and lifelong learning."



Thomas said in 2020, the library identified six major goals with smaller objectives and benchmarks under each one. The six goals are: Complete a detailed physical space assessment to include open spaces for community social engagement, outdoor programming, private study, and flexible collaboration; Identify an architect to lead the assessment; Undertake a formal space assessment; Determine priority remodel or renovation expenditures; and Evaluate shelving and other items to create open spaces.

Thomas said the Library's Strategic Planning Committee reviewed the goals and objectives to assess whether the benchmarks had been achieved, partially achieved, not achieved, or were no longer applicable with current operations. She said 100% of some goals were achieved while progress was made toward others. In all, she said the Library achieved almost 70% of the benchmarks laid out in the 2021-2025 plan.

Thomas said highlights of successes included the following:

- Updated and standardized the hiring process so that job postings and advertisements were equitable and fair
- Successfully hired an architectural firm, completed a full physical space assessment, and prioritized the current construction project to replace the aging and failing HVAC equipment in the building;
- Reviewed and updated written policies, including the collection development policy, request for reconsideration policy, public meeting space policy and safe child policy;
- Created a -new position and hired a bilingual outreach specialist to better serve the Latino community.
- And developed a comprehensive rebranding strategy and released a new logo and brand identity in 2022.

Thomas said a new community survey is in progress to help the Library "accurately reflect the needs and the wants of its community. We can't assume that we know what people want and need from us; we have to ask." She said the goals of the survey are to:

- Collect more responses than the 2020 survey, which had 215 responses;
- Ensure the demographics of survey respondents align more closely to Elkhart Township census data;
- Understand how both library users and non-users feel about public libraries in general, and Goshen Library and its services more specifically;
- And use community feedback to inform the goals of the Library's 2026-2030 Long-Range Plan.

Thomas said the Library launched the Community Survey on July 13 and it is being conducted digitally in English and Spanish and can be completed using any device that can access the Internet. Paper copies are available for people who don't or can't take the survey digitally. The survey has been shared with community organizations, businesses, and churches and a prize raffle has been held to increase responses.

The survey is still open, but Thomas provided a "sneak peek" of some of the initial results:

- There have been more than 800 responses;
- Almost 90% of respondents said that the public library is extremely important to the community and rated that a 5 out of 5 on a 1 to 5 scale.
- And almost 99% of people selected either a 4 or a 5 rating on this scale.

"This lets us know that though we have many ways to improve and grow in how we serve our community, we are on the right track," Thomas said. "People in Goshen continue to value literacy, curiosity, strengthening of community bonds, and an equal playing field for all of our neighbors. We're proud to be part of that."

Thomas asked Councilors to help with the survey by taking it and sharing about it with community members and constituents. She also thanked Councilors for supporting the library.



Councilor Gerber asked Thomas why there has been such a large survey response rate compared with 2020. Thomas said in 2020, the community was dealing with the COVID-19 epidemic and surveying was difficult during that time. In addition, the Library now has an email service and is able to directly email all cardholders and ask them to take the survey and this has boosted the response rate. She added that the survey will end in August.

The Mayor and Councilors thanked Thomas for her presentation.

Councilor Peel asked Thomas for an update on the Library's construction project.

"We're very close to being done, which we're thrilled about," Thomas said. "The south parking lot is looking lovely. We've got all of the pavement poured, the parking lot is striped and we have a new lovely pavilion for folks to be using soon. The mechanical work is mostly done inside the building. We're waiting for startup, which involves having a lot of people on-site at the same time in order to inspect and commission the equipment. So, we're hoping that will be done in the next few weeks."

2) Stormwater Management Department presentation: The City of Goshen's annual 2025 Stormwater Report and Water Quality Monitoring Results

City Stormwater Coordinator Jason Kauffman delivered the City's 2025 Stormwater Report and Water Quality Monitoring Results. He did so using an 18-page PowerPoint presentation titled "Stormwater Update; City of Goshen Stormwater Management Department" which was dated July 27, 2026. (EXHIBIT #1).

Kauffman said Goshen seeks to ensure clean water, including waterways that can be used for recreation and wildlife, which can benefit all. He said the City has a stormwater program because of the regulations that have been put in place to protect waterways.

Kauffman said the City of Goshen is considered a Municipal Separate Storm Sewer System (MS4) which is part of the Clean Water Act National Discharge Elimination System (NPDES) Phase II Program, which was put in place in the 1990s. The Indiana Department of Environmental Management (IDEM) then identified and implemented regulations for stormwater and construction sites in the early-2000s. That included the IDEM MS4 General Permit (MS4GP) regulations and the IDEM Construction Stormwater General Permit (CSGP) regulations.

Kauffman said the City is required to implement those regulations to ensure the IDEM permits are being carried out. It does so by adhering to six minimum Control Measures of the MS4 General Permit:

1. Public education
2. Public involvement or outreach
3. Illicit Discharge Detection and Elimination
4. Erosion and Sediment Control on Construction Sites
5. Post-Construction Stormwater Issues
6. Pollution Prevention and Good Housekeeping Operations at Municipal Facilities

Every few years, the City's program is audited to ensure compliance, Kauffman said, and this year the audit will take place Sept. 23, 2026. He said the audit will not include the construction and post-construction components, but everything else will be audited that day.

Kauffman said the City's current Municipal Separate Storm Sewer System (MS4) General Permit and Construction Stormwater General Permit, which was issued in December 2021, will expire at the end of this year. So, IDEM is working on updated permits that should be issued by the end of the year. He said the new permit will be a tiered permit based on population size and with different implementation requirements.



Kauffman gave a recap of some of the projects the Stormwater Department completed last year, including:

- Removed the Wellington Ditch Treefall to take out trees that have fallen there over the past few decades and to address increasing erosion along the Millrace;
- In October 2025, completed the flood response plan, which has already been used three times in 2026 (March 12, April 1 and April 16) because of flood conditions along the Elkhart River;
- On May 27, held a flood response tabletop exercise, which allowed City, Elkhart County and State staff to come together and work through what might happen in an extreme flood – something similar to what occurred in Goshen in 2018 – so that all parties can be ready to respond if that occurs;
- Convened 45 outreach and education events with Stormwater Department staff and partners;
- Conducted 230 construction site inspections with the Soil and Water Conservation District to inspect erosion and sediment control measures and pollution prevention practices;
- Collected 1,285.24 tons of material by the City Street Department street sweepers, which did not end up in the City's waterways;
- Removed 1,712 cubic yards of material from the storm infrastructure by the Water and Sewer Department's vacuum trucks, and 3,326 linear feet of storm sewer were cleaned of captured sediment and trash;
- Investigated 33 illicit discharges which were reported by City staff or residents;
- And 4.56 miles of river, streams and ditches were surveyed for illicit pipe discharges.

Kauffman said the Stormwater Department also partnered with the Elkhart County Health Department to assess total suspended solids and E.coli in rivers and streams.

Kauffman said the Health Department collected samples from 17 sites throughout Elkhart County, including two in Goshen, over 17 weeks, from May 22 through Sept. 11. He said the water quality target for total suspended solids is 25 milligrams per liter, which was not exceeded for the Elkhart River, but it was four times for Rock Run Creek. And the E.coli target of 235 colony-forming units per 100 microliters was exceed six times for the Elkhart River and 13 times for Rock Run Creek.

For E.coli, Kauffman said, "What that tells us is that our water coming into Goshen has bacteria issues with it, but we are pretty confident that we are not a source of that E. coli. As we conduct outfall surveys, we are not finding outfalls that are releasing bacteria ... As water flows through Goshen, we are not releasing anything more contaminated than what we are receiving."

Kauffman praised the City's partners for their help in conducting his department's work over the past year.

Kauffman also outlined upcoming events, including the Elkhart River Cleanup on Aug. 7 at Rogers Park.

In closing his presentation, Kauffman said the City Stormwater Department's goal is clean water for everyone and everything. He said, "We strive to slow water down, spread it out, and allow it to soak in the soil.

"We know that what we do here in Goshen will impact those who live, work and play downstream of us, just as communities upstream of us impact us. So, we want to let the water speak for itself. We want to let the people know that we have done all that we can to make sure that the water is clean."

Kauffman thanked Councilors and asked them to pass on any concerns from their constituents.

Council President Weddell asked the source of the E.coli detected in Rock Run Creek. Kauffman said the likely cause is related to agriculture, such as livestock that is too close to water in farm fields and safety systems.

Mayor Leichty thanked Kauffman for his presentation.



3) Resolution 2026-08, Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds

Mayor Leichty called for the introduction of Resolution 2026-08, *Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds*.

Before the Resolution 2026-08 could be introduced, Councilor Riegsecker indicated that he might have to recuse himself because he serves on the Elkhart County 4H Fair Board. In response to a question from Council President Weddell, Councilor Riegsecker said he is not paid to serve on the Board.

In response to questions from City Attorney Bodie Stegelmann, Councilor Riegsecker said he did not stand to gain anything, including compensation, from passage of this resolution. He also said he also would not be enriched in any way by voting on the resolution. City Attorney Stegelmann then said he did not believe Councilor Riegsecker's participation was a conflict of interest.

Council President Weddell said he was comfortable with Councilor Riegsecker staying. Mayo Leichty thanked Councilor Riegsecker for his "honesty and ethical character."

Afterward, Council President Weddell asked the Clerk-Treasurer to read Resolution 2026-08 by title only, which was done.

Weddell/Nisley then made a motion to approve Resolution 2026-08.

BACKGROUND:

Resolution 2026-08 would authorize the extension of water and sanitary sewer utilities outside Goshen Corporate Limits and waive the water and sanitary sewer connection charges for the Elkhart County Fairgrounds. According to Resolution 2026-08:

- Elkhart County 4-H and Agricultural Exposition, Inc. ("4-H") is the owner of the real estate commonly known as the Elkhart County Fairgrounds, located on the south side of County Road 34 (Monroe Street) and east of the railroad, a portion of which is outside the Goshen corporate limits.
- 4-H is undertaking an expansion of the Fairgrounds (the "Project"), the improvements for which include additional recreational vehicle service areas, a new swine barn, an event center, an emergency services building, and the connection of 4-H's maintenance facility to the City's water and sanitary sewer systems.
- In order to serve the Project, it is necessary for the City's public water and sanitary sewer mains to be extended east along County Road 34 (Monroe Street) and into the Fairgrounds.
- Indiana Code § 8-1.5-2-3 requires the Goshen Common Council to consent to the furnishing of City utility service outside of the Goshen corporate limits.
- In accordance with Goshen City Code Section 5.2.1.1(b) and Section 5.3.3.1(b), a building located outside the Goshen corporate limits may not connect to the City's water or sanitary sewer system unless the owner of the affected real estate executes an agreement with the City and the agreement is approved by the Goshen Common Council.
- WHEREAS Goshen City Code Section 5.2.1.1(c) and Section 5.3.3.5(a) requires payment of a connection charge for each connection to the City's water or sanitary sewer system, including a connection to a public main or to a privately-owned line, unless the connection charge is waived in whole or in part by the Goshen Common Council.



- 4-H requests the waiver of the water and sanitary sewer connection charges for the connection of the Project facilities to the City's water and sanitary sewer systems.
- 4-H is granting to the City a fifty-foot (50') wide sanitary and water utility easement along the south side of County Road 34 (Monroe Street) for the City's public mains.
- The City and 4-H have negotiated an Agreement for the Extension of Water and Sanitary Sewer Service concerning the extension of the City's public water and sanitary sewer mains, the provision of City water and sanitary sewer services to the Project, and related matters, a copy of which is attached to and made a part of this resolution.

If Resolution 2026-08 was approved by the Common Council, it would be resolved that:

- (1) The Goshen Common Council consents, pursuant to Indiana Code § 8-1.5-2-3, to the extension of the City's public water and sanitary sewer mains, and the furnishing of City water and sanitary sewer service, outside the Goshen corporate limits to serve the Project at the Elkhart County Fairgrounds, as provided in the Agreement.
- (2) The Goshen Common Council approves the terms and conditions of the Agreement between the City and 4-H, a copy of which is attached to and made a part of this resolution and authorizes and ratifies the execution of the Agreement by the Goshen Board of Public Works and Safety.
- (3) The Goshen Common Council approves the connection of the Project facilities to the City's water and sanitary sewer systems and waives the standard water and sanitary sewer connection charges for the Project facilities.

NOTE: The Agreement attached to Resolution 2026-08 and included in the Council's agenda package changed as City Legal staff worked with the Fair's counsel on finalizing language. Generally, the changes were not substantive – primarily cleaning up some of the exhibits and clarifying some references throughout the Agreement. The revised Agreement was attached to these meeting minutes as **EXHIBIT #2**.

SUMMARY OF JULY 27, 2026 COUNCIL CONSIDERATION OF ORDINANCE 5263:

Mayor Leichty invited a presentation on Resolution 2026-08.

Assistant City Attorney Don Shuler said the version of the resolution before the Common Council had some changes to the agreement which was attached to it; the resolution itself had not changed.

NOTE: At this point, **Shuler distributed to the Board an amended version of Resolution 2026-08**. Although the two-page resolution had not changed, the Agreement for the Extension of Water and Sanitary Sewer Service had been modified by Shuler and the Fair's counsel with finalizing language. **Shuler said the the changes were not substantive** – primarily cleaning up some of the exhibits and clarifying some references throughout the Agreement. The revised Agreement was 12 pages and had 11 pages of exhibits (**EXHIBIT #2**).

Shuler said Resolution 2026-08 would authorize the extension of utilities outside the City, which state statutes require the Council to approve. He said the City has a history of reaching these agreements with the 4H Fair going back to 1991.

Shuler said this proposed agreement "would extend utilities along Monroe Street, County Road 34, east a sufficient distance to allow new projects and facilities inside the fairgrounds to connect to the utilities. The water and sewer utilities along Monroe Street/County Road 34 would be dedicated and contained within the easement that the fair is already approved to grant to the City.



"Obviously the private infrastructure that's inside the development back there will be the responsibility of the 4H Fair. The Fair is constructing both the public part of it and the private part of the infrastructure, both a part on County Road 34/Monroe Street, that was dedicated to the City. And the part that's inside their property, is required to construct it according to City standards, and have the approval from the (City) Director of Public Works.

"Generally, this is to service the area, as you can see on the exhibits at the back of the agreement, some RV camp sites, an Emergency Medical Services building, an event center building and maintenance buildings."

Shuler said the changes to the revised agreement from the original agreement, which was provided to the Council before the meeting, were not substantial and primarily concerned language referencing the exhibits as well as clarifying words and sentences.

Shuler and a representative of the 4H Fair invited questions from Councilors on Resolution 2026-08.

Councilor Schrock asked if the resolution passed and if the City paid for the water and sewer line hookups, would the 4H Fair get a monthly bill for water and sewer service. **Shuler** said there would be no connection fee, but the Fair would pay for usage, the same as other customers. He added the Fair would be considered a commercial customer. **Council President Weddell** noted that **Shuler** indicated that the Fair would financially responsible for infrastructure costs, not only on their property, but also in the public right-of way along Monroe Street. Once the work is completed, **Council President Weddell** asked if the Fair would be responsible for the infrastructure in the public-owned right-of-way, or only on the sections that are within the Fair property. **Shuler** said the Fair only would be responsible for sections within the fair property.

Council President Weddell asked **City Director of Public Works & Utilities Dustin Sailor** the amount of money the City is waiving. **Sailor** said the costs to the City have not been calculated and that hasn't been done in the past.

Council President Weddell asked if **Sailor** was concerned about waiving the fees and their loss. **Sailor** said the City has had a longstanding relationship with the Fair and the City is just following previous practices.

There were no further questions or comments from Councilors.

At 6:31 p.m., the Mayor invited audience questions or comments on Resolution 2026-08. There were none.

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

On a voice vote, Councilors unanimously passed Resolution 2026-08, Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds by a 6-0 margin, with all but one Councilor voting "yes" at 6:31 p.m.

Immediately after the vote **Councilor Riegsecker** asked if he could recuse himself from voting. **Council President Weddell** suggested that he abstain. **Councilor Riegsecker** then abstained from voting.

Assistant City Attorney Shuler then asked the Council to pass the amended version of Resolution 2026-08, which he submitted at the meeting.

Council President Weddell then made a motion to amend Resolution 2026-08 to incorporate the amended agreement provided at the meeting by the **Assistant City Attorney Shuler**. **Councilor Peel** seconded the motion.



On a voice vote, the motion to amend Resolution 2026-08 08 to incorporate the amended agreement provided at the meeting by the City Legal Department was approved by a 6-0 vote. Councilor Riegsecker abstained from voting on the amendment.

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

On a voice vote, Councilors unanimously passed amended Resolution 2026-08, *Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds* by a 6-0 margin, with all but one Councilor voting "yes" at 6:32 p.m. Councilor Riegsecker again abstained from voting.

4) Public hearing on a proposed ordinance (ORD 5263) concerning the Goshen Downtown Economic Improvement District

At 6:33 p.m., Mayor Leichty opened a public hearing on Ordinance 5263, An ordinance concerning the Goshen Downtown Economic Improvement District.

BACKGROUND:

In a memorandum to the Council, dated July 27, 2026, City Legal Compliance Officer Shannon Marks wrote that the Board of the Goshen Downtown Economic Improvement District (EID) has recommended that the Common Council extend the EID's annual economic improvement assessment for an additional 10 years, through Dec. 31, 2036. The Board has also recommended eliminating the assessment exemptions for the residential properties located at 318 South Main Street and 320 South Main Street so that all residential properties within the EID are assessed on the same basis.

Pursuant to Indiana Code § 36-7-22-9(a), Marks wrote that the Common Council must amend Ordinance 3760 to implement these recommendations. Before acting on the proposed Ordinance 5263, the Common Council is required to conduct a public hearing. Notice of the public hearing, a copy of which is attached, was published in the Goshen News and mailed to each owner of real estate within the EID.

Marks wrote that following tonight's public hearing, the Common Council would consider Ordinance 5263.

Ordinance 5263 would amend Ordinance 3760, which established the Goshen Downtown Economic Improvement District in 1997 and has been amended periodically since its adoption.

Ordinance 5263 would extend the annual economic improvement assessment through Dec. 31, 2036, and remove the assessment exemption for the residential properties at 318 South Main Street and 320 South Main Street. All other provisions governing the EID remained substantially unchanged, thereby continuing the framework for the Board of the Goshen Downtown Economic Improvement District to provide capital improvements, maintenance projects and business enhancing projects within the EID.

PUBLIC HEARING ON ORDINANCE 5263:

Adam Scharf, who owns property in downtown Goshen, said he and his daughter traveled last week to New York and he thought about (American Founding Father) Alexander Hamilton "who talked a lot about the founding and the founders."



Scharf said he also visited the Statue of Liberty and considered some big ideas "one of which stood out to us, which was that when Lady Liberty was directed as the symbol of liberty in our country when women couldn't vote ... and talked about that big ideas often take a lot of time. And one of those ideas is that we have one person, one vote." Scharf said, "Property doesn't determine how much you get to vote; that your money doesn't get to determine how much you get to vote. It's notable that we still have a little vestige of that in this Economic Improvement District in the way that we choose the board members, because we choose it based on the number of parcels that you own and not whether you are just an invested member of the downtown."

Scharf continued, "Part of it's explicit; some part of it is an implicit practice over the years as the Council has de facto honored the Board's hold of property owners." He encouraged the Council to "get rid of that last little vestige of property ownership, and the amount of property that you own, determining how much, say you have in how money gets spent."

Mayor Leichty and Councilor Schrock thanked Scharf for his comments.

No one else asked to speak, so Mayor Leichty closed the public hearing at 6:35 p.m.

5) Ordinance 5263, An Ordinance Concerning the Goshen Downtown Economic Improvement District

Mayor Leichty called for the introduction of 5263, *An Ordinance Concerning the Goshen Downtown Economic Improvement District*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5263 by title only, which was done.

Weddell/Nisley made a motion to approve Ordinance 5263 on First Reading.

BACKGROUND:

Ordinance 5263 concerns the Downtown Economic Improvement District. According to Ordinance 5263:

- 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.
- Ordinance 3760 has been amended over the years by Ordinances 4051, 4062, 4121, 4637, 4774, 4853, and 4962.
- The term during which the economic improvement assessment is levied within the Goshen Downtown Economic Improvement District is scheduled to end December 31, 2026.
- 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.
- 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.



If approved by the Council, Ordinance 5263 would ordain that the 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. On the South: 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 Downtown 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.

SUMMARY OF JULY 27, 2026 COUNCIL CONSIDERATION OF ORDINANCE 5263:

Councilor Peel said, "There's been some conversations late this afternoon about this ordinance, so I am requesting we table it until the next meeting. Council President Weddell seconded the motion.

On a voice vote, Councilors voted unanimously, by a 7-0 margin, to table consideration of Ordinance 5263 until the next Council meeting, on Aug. 24, 2026.

6) Ordinance 5266, Collection of Brush and Leaves

Mayor Leichty called for the introduction of Ordinance 5266, *Collection of Brush and Leaves*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5266 by title only, which was done.

Weddell/Nisley made a motion to approve Ordinance 5266 on First Reading.

BACKGROUND:

In a memorandum to the Council dated July 27, 2026, City Legal Compliance Administrator Shannon Marks wrote that Ordinance 5266 would update the City of Goshen's regulations governing the placement, collection, and disposal of brush and leaves. While the ordinance does not substantially change the operation of the City's program for the collection of brush and leaves, Marks wrote that it clarifies collection schedules, establishes more specific placement requirements, and strengthens protections for access to streets, sidewalks and drainage systems by helping ensure they remain free from obstructions.

In addition to reorganizing the ordinance and improving its clarity and readability, the ordinance includes a minor operational change requested by Street Commissioner David Gibbs. It eliminates the scheduled collection of leaves that previously began on the first Monday in October. Under the revised ordinance, the scheduled collection of leaves would begin on the first Monday of November and the first Monday of December. The head of the Street Department will continue to have the authority to designate and announce additional periods for the collection of brush and leaves as necessary to address weather conditions, seasonal needs, or other operational considerations.

According to Ordinance 5266:

- This Ordinance is intended to promote the public health, safety and welfare by establishing updated regulations governing the placement, collection, removal and disposal of Brush and Leaves within the City;
- Such regulations are necessary to prevent obstructions of public rights-of-way and stormwater drainage facilities, reduce hazards to motorists and pedestrians, preserve neighborhood appearance, and promote the efficient operation of the City's residential Brush and Leaves collection program.

If Ordinance 5266 was approved by the Common Council, it would be ordained as follows:



Section 1, Residential Brush and Leaves Collection and Disposal

(A) The City shall provide for the collection, transportation, and disposal of Brush and Leaves generated on Residential Property in accordance with the provisions of this Ordinance.

(B) The owner or occupant of real property not classified as Residential Property shall be responsible for the lawful collection, removal, and disposal of all Brush, Leaves, and other landscaping waste generated from such property.

Section 2. Residential Collection of Brush; Placement; Large Volumes

(A) Collection Schedule.

(1) The City shall begin the collection of Brush on the last Monday of May, June, July, August, and September. Collection shall continue until one complete pass through the city has been made for each designated collection period.

(2) The City may collect Brush at other times as designated and announced by the Head of the Street Department. Any scheduled or announced collection of Brush shall be subject to change by the Head of the Street Department as necessitated by special circumstances, including but not limited to holidays, special events, weather, or equipment breakdown.

(B) Placement Requirements. Brush placed for City collection shall comply with the following requirements:

(1) Brush must be placed in neat piles adjacent to a street.

(2) Brush shall not be placed upon a street or alley, upon or across a sidewalk, within or obstructing a stormwater drainage facility, or in any manner that obstructs pedestrian, vehicular, or drainage access.

(3) Piles of Brush must be placed in a location clear of trees, utility poles, guy-wires, hydrants, mailboxes, parked vehicles, and other obstacles.

(4) Piles of Brush may not be larger than ten feet (10') in length, five feet (5') in width, and five feet (5') in height.

(5) Piles of Brush may not contain Leaves, grass clippings, root balls, vines, firewood, fencing material, lumber, landscape timbers, or similar items.

(6) Brush may not contain trunks, branches, limbs, or sticks larger than six inches (6") in diameter.

(7) To be collected, Brush must be placed for collection and disposal by the City no later than 7:00 a.m. on the Monday of a week designated for collection.

(8) Brush shall not be piled adjacent to a street during the months of October, November, December, January, February, March, or April unless the Head of the Street Department designates special Brush collection during such months.

(C) Large Volumes. Residents who anticipate generating Brush in excess of the pile size limitations established by this Ordinance may contact the Street Department to schedule the use of a City-owned trailer for the collection and removal of the Brush, subject to Street Department policies and trailer availability. Residents using a City-owned trailer shall be responsible for loading all Brush into the trailer.

Section 3. Residential Collection of Leaves; Placement

(A) Collection Schedule.

(1) The City shall begin the collection of Leaves on the first Monday of November and December. Collection shall continue until one complete collection pass through the city has been made for each designated collection period.

(2) The City may collect Leaves at other times as designated and announced by the Head of the Street Department. Any scheduled or announced collection of Leaves shall be subject to change by the Head of the Street Department as necessitated by special circumstances, including but not limited to holidays, special events, weather, or equipment breakdown.



(B) Placement Requirements. Leaves placed for City collection shall comply with the following requirements:

- (1) Leaves must be placed in neat piles adjacent to a street.
- (2) Leaves shall not be placed upon a street or alley, upon or across a sidewalk, within or obstructing a stormwater drainage facility, or in any manner that obstructs pedestrian, vehicular, or drainage access.
- (3) Leaves must be placed on the ground in a location clear of trees, utility poles, guy-wires, hydrants, mailboxes, parked vehicles, and other obstacles.
- (4) Piles of Leaves must be free from Brush, trash, or other debris.
- (5) To be collected, Leaves must be placed for collection and disposal by the City no later than 7:00 a.m. on the Monday of a week designated for collection.
- (6) Leaves may not be piled adjacent to a street during the months of January, February, March, April, May, June, July, August, and September unless the Head of the Street Department designates special collection of Leaves during such months.

Section 4. Commercial Landscaping and Tree Services

- (A) The City shall not collect Brush or other landscaping waste generated by a commercial tree service, landscaping company, property maintenance company, or similar commercial service provider. A contractor hired to perform tree trimming, tree removal, landscaping installation, landscaping maintenance, or related services must remove all Brush and landscaping waste generated by the contractor from the property and dispose in a legal manner. A contractor shall not place Brush or other landscaping waste for collection and disposal by the City.
- (B) The City shall collect only Brush generated from tree trimming or removal conducted by the owner or occupant of a Residential Property where the Brush pile is located, and not by a third-party contractor.

Section 5. Enforcement; Penalties

- (A) The City may decline to collect piles of Brush or Leaves that contain prohibited materials or that otherwise do not comply with the requirements of this Ordinance, in which case the owner or occupant of the real property where such Brush or Leaves are located shall be responsible for the lawful removal and disposal of the Brush or Leaves.
- (B) The Legal Department, Building Department, Police Department, Code Compliance Officer, or any other employee authorized by the City may make inspections, determine violations, and take action to enforce the provisions of this Ordinance.
- (C) Any violation of this Ordinance may be enforced by the City without providing the violator with any prior opportunity to correct the violation.
- (D) The owner or occupant of real property on which a violation of this Ordinance is found may be cited before the City of Goshen's Ordinance Violations Bureau, or before any court of competent jurisdiction in Elkhart County, Indiana for any such violation and shall be subject to the penalties set forth in this Ordinance.
- (E) Any person who violates a provision of this Ordinance may be subject to a fine up to Five Hundred Dollars (\$500.00) for each offense. If a violation is of a continuing nature, each day of failure to comply with the provisions of this Ordinance shall constitute a separate offense.
- (F) This Ordinance may be enforced against either the owner or occupant of real property found to be in violation of this Ordinance. Enforcement of this Ordinance against any owner of record of the real property shall not diminish the ability of the City to enforce this Ordinance against an occupant of the real property, and the enforcement of this Ordinance against any occupant shall not in any manner diminish the ability of the City to enforce this Ordinance against an owner of record of the real property.

Section 6. Definitions



(A) "Brush" shall mean tree limbs, branches, and sticks generated on Residential Property.

(B) "Leaves" shall mean foliage that has fallen from trees located on Residential Property.

(C) "Residential Property" shall mean a parcel of real property located within the corporate boundaries of the City of Goshen on which four (4) or fewer dwelling units are located.

Section 7. Other Ordinances

(A) Ordinance 5254, Amending Ordinance Violations Bureau, is amended by removing the reference to Ordinance 5054 and inserting in its place Ordinance 5266 in Section 3.1, City of Goshen Bureau Ordinance Schedule, and in Section 4.1.

(B) Ordinance 5054 is repealed

Section 8. Severability.

The provisions of this Ordinance are severable. If any provision of this Ordinance is later amended or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

Section 9. Effective Date

Ordinance shall be effective upon its passage, approval and adoption according to the laws of the State of Indiana.

At the April 27, 2026 Council meeting, Street Commissioner Gibbs and Director of the Department of Environmental Resilience Aaron Sawatsky-Kingsley gave a detailed presentation on the City's current leaf collection program and a new program for the Fall of 2026 as now outlined in proposed Ordinance 5266. Gibbs said the fall leaf collection is one of the most challenging services the City Street Department provides. So, he said there was a need to standardize and change that service to create less confusion for residents and provide efficiency on other areas.

Gibbs said weather events, varying season transitions, more essential service demands, and a growing tree canopy have presented the need to establish a standardized program that promotes community engagement. By establishing a clear and consistent collection program, he said the City could ensure all residents receive the same level of service, reduce confusion, and improve operational efficiency throughout the seasons."

Gibbs also said, "Equally important is the partnership between the City and the community. Successful leaf collection depends on residents following program guidelines – such as placing leaves correctly, avoiding contamination with debris, and observing scheduled pickup periods."

Gibbs said the current leaf collection program, outlined in Ordinance 5054 (established in 2020), dictates that the City "shall commence its annual collection of leaves when residents of Goshen begin placing leaves in piles for collection in the fall, and shall continue the collection of leaves as weather permits during the months of October, November, and December." A notification on the City Street Department website states that "Leaf collection begins on Oct. 6, 2025 and continues until mid-December, weather permitting. There is no set schedule."

Gibbs said under the proposed leaf policy changes:

Fall Collection – Round 1 would begin the first full week of November (taking approximately 2–3 weeks to complete citywide). Round 2 would begin the first full week of December (approximately 2–3 weeks to complete citywide).

Weather Delays – If weather delays pickups, only unfinished areas would be collected as conditions allow.

Spring Collection – The Spring leaf pickup would continue during the Beautify Goshen program. This program runs for two weeks in April and May.



Gibbs said a change in the collection policy was needed because the City's population and tree canopy are growing and to save time; there have been varying season transitions, time-consuming transportation of collected leaves to final disposal locations (280 curb line miles), and a strain on equipment sharing across services.

Gibbs said the change in policy would:

- Increase the efficiency of the Street Department staff and services (seasonal help);
- 75% of Street Department part-time labor wage costs are now dedicated to leaf collection);
- Maintain clean and clear streets, preventing stormwater pollution and infrastructure damage from flooding;
- Educate residents about benefits of leaves in the landscape and provide alternatives to leaf management.

Gibbs said the City now collects 9,000 to 10,000 tons of leaves each year and the cost for labor and fuel is about \$117,000. He estimated that the new policy would reduce the fuel and labor rate about 25 percent. The savings would allow the Street Department to expand services in other areas and keep up with the growing number of trees. To inform residents about leaf collection, Gibbs said the City would use a map with zones, for citizens to reference and to understand the routing for leaf collection. Other resources would include the Street Department website, the City's social media sites, the City newsletter and information provided from calls to the Street Department.

SUMMARY OF JULY 27, 2026 COUNCIL CONSIDERATION OF ORDINANCE 5266:

Mayor Leichty invited a presentation on Ordinance 5266.

City Street Commissioner David Gibbs made a concise presentation about Ordinance 5266, which would update the City's regulations governing the placement, collection, and disposal of brush and leaves. The ordinance would clarify collection schedules, establish more specific placement requirements, and strengthen protections for access to streets, sidewalks and drainage systems by helping ensure they remain free from obstructions.

Gibbs said that before the meeting he presented to Councilors a two-page color map showing the City divided into six Leaf Pickup Zones, which he said residents could use to determine when their leaves would be collected under the proposed ordinance (**EXHIBIT 3**).

Commissioner Gibbs reminded Councilors that he provided a comprehensive overview of the proposed ordinance at the April 27 Council meeting. He said Ordinance 5266 would change the wording that how the Street Department will collect leaves starting in the fall. Gibbs added the map provided to the Council which showed the City divided into six zones, would be used to inform the public about the new leaf pick-up schedule.

Mayor Leichty thanked **Commissioner Gibbs** for his comments and informed the audience that Ordinance 5266 would change the City's leaf pick-up schedule.

Gibbs said the City used to start collecting leaves when they began falling in October. He said the City would do four or five rounds of leaf collections before the volume got very heavy. He said the current approach has imposed a burden on the City's staff and resources.

Under the proposed ordinance, Gibbs said the City will do two rounds of leaf collections, beginning the first Monday in November, and the first Monday in December. Gibbs said he anticipates it will take staff about three weeks to make one pass around the entire City to collect all the leaves.

Mayor Leichty said City leaf collection will be more concentrated than in the past.

Commissioner Gibbs agreed and said, "We're still going to get most of your leaves."

Mayor Leichty invited questions or comments from Councilors.



Councilor Peel said, "I'm just really grateful that the City offers this to our residents. She said was aware some residents have stated that the new leaf collection schedule will not be adequate, but said, "It is incredibly costly and we'll just have to be more efficient on when we put our leaves out to the curbs and not rake them as early or blow them out as early."

Councilor Peel asked residents not to place their leaves on streets and sidewalks, but to place them in their yards if at all possible and to not put them out as early as in the past. She added, "Please give our Street Department grace when it comes to picking up your leaves."

There were no other comments from Councilors.

At 6:41 p.m., the Mayor invited audience questions or comments on Ordinance 5266. There were none.

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

On a voice vote, Councilors unanimously passed Ordinance 5266, *Collection of Trash and Leaves*, on First Reading by a 7-0 margin, with all Councilors voting "yes" at 6:41 p.m.

Mayor Leichty asked councilors if they gave unanimous consent to proceed with the Second Reading of Ordinance 5266. They agreed to do so.

Mayor Leichty called for the introduction of Ordinance 5266, *Collection of Brush and Leaves on Second Reading*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5266 by title only, which was done.

Weddell/Schrock made a motion to approve Ordinance 5266 on Second Reading.

At 6:42 p.m., the Mayor invited additional Council or audience questions or comments on Ordinance 5266. There were none.

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

On a voice vote, Councilors unanimously passed Ordinance 5266, *5266, Collection of Brush and Leaves*, on Second (and Final) Reading by a 7-0 margin, with all Councilors voting "yes" at 6:42 p.m.

7) Ordinance 5267, Establishing an Environmental Fee

Mayor Leichty called for the introduction of Ordinance 5267, *Establishing an Environmental Fee*. Council President Weddell asked the Clerk-Treasurer to read Ordinance 5267 by title only, which was done.

Weddell/Peel made a motion to approve Ordinance 5267 on First Reading.

BACKGROUND:

Ordinance 5267 would establish an environmental fee for City residents to pay for trash and recycling collection, the collection of leaves, brush and yard waste from residential properties and to transport the materials to the Goshen Environmental Center. According to Ordinance 5267:



- 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.
- The City of Goshen estimates the cost to provide the described environmental services for 2027 at \$2,790,000, with the cost expected to increase each year thereafter.
- 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.
- 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.
- The Common Council determines it necessary to impose a user fee to provide environmental services due to anticipated revenue losses from property tax changes.

If approved by the Council, Ordinance 5267 would ordain the following:

Section 1. Services Provided.

(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. Environmental Fee.

(A) The City shall assess a monthly environmental fee for each residence in the amount of \$7.00 beginning Jan. 1, 2027; \$14.30 beginning Jan. 1, 2028; and \$22.40 beginning Jan. 1, 2029.

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

(1) A dwelling unit occupied or intended for 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 Jan. 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.

SUMMARY OF JULY 27, 2026 COUNCIL CONSIDERATION OF ORDINANCE 5267:

Mayor Leichty gave a comprehensive introduction to and overview of Ordinance 5267, including the rationale for the proposed environmental service fee and how it was developed.

The Mayor delivered her remarks using a nine-page PowerPoint presentation titled "2027 Environmental Services Fee. Trash, Recycling, Yard Waste, Brush Pick-up" (EXHIBIT #4).

Mayor Leichty began by reminding the audience that in 2025, the State of Indiana "passed some of the most sweeping changes to Indiana's tax code that we've had in the past 50 years. And because of that, municipalities like Goshen – in fact, at least 50% of the municipalities in the State of Indiana – are facing severe budget shortages in the coming years, and that's through a combination of changes to both property taxes and the income tax formula structure.

"We had hoped that in 2026, earlier this year, that the state Legislature would be willing to make some changes in order to correct things that they were not aware of were in that original piece of legislation. They made some modest changes, but as you see ... the future does not look bright for the City of Goshen unless we take some steps to course-correct on our revenue. We simply won't have enough revenue to avoid, catastrophe heading into 2033."

Mayor Leichty discussed a PowerPoint slide that showed the outlook for the City's General Fund, which pays for the bulk of City services. She said that it is prudent to maintain a 50% operating balance and never fall below a 15% operating balance. She said the City has been able to maintain that financial cushion, but that will change without substantial budget reductions or increased revenue because of revenue reductions imposed by the Legislature.

"Without making any changes on the revenue side of things, we would be looking at bankruptcy by 2033,"

Mayor Leichty said. "Beginning last year, our (City) Departments had started working earnestly to figure out how they could make appropriate cuts in order to stave off this unwanted future for all of us. And I want to give a lot of credit to our department heads for their willingness to think creatively about what we can delay, what we can avoid, what positions we might be able to do without in order to avoid heading in this direction."

However, Mayor Leichty said that even without those changes and budget reductions, because of income tax reductions taking full effect in 2029, "We are still ... heading down a path that none of us want to be in. And I want to be very clear that nobody in this room is responsible for this financial position that we're in.

"The City of Goshen has been very well managed historically. We have always enjoyed a healthy bit of cash reserves that have enabled us to set money away for things like a rainy-day fund. But this is such an overhaul of our tax structure that we are in a different financial position than the City has ever been before, through no fault of anybody in this room, but purely through the decisions that were made by our state legislators."



Mayor Leichty said that her comments about future budget shortfalls are based on the assumption that there will be a 3.5% increase in labor costs every year as well as 5% yearly increases for supplies and materials. She noted that the 5% assumption may be low because inflation has increased construction costs by more than 5% a year.

The Mayor said City Department leaders have been cautious and as optimistic as possible about curbing any unnecessary spending in the coming years. She said City staff need to handle finances appropriately "to ensure that the investment that people are making in the City of Goshen is a worthwhile return on investment, and that the services that you've all rely on is something that we can credibly deliver on well into the future."

Mayor Leichty said, "As a City, our primary services are providing public safety, ensuring that we're responding to medical calls, emergency calls, and making sure that our roads and streets are well maintained. Those are our primary functions as a community – ensuring that we have a quality of place that attracts people who want to live here and start businesses here."

The Mayor said the City is "not doing fancy things" and is simply "trying to take care of the basics and ensure that this is a great City and has been for a long time."

Mayor Leichty said that an environmental service fee phased in over three years has been proposed because the City spends about \$2.9 million a year for solid waste collection, recycling, and brush and yard waste removal. She noted that most cities in Indiana impose such fees, adding that "Goshen is one of the last cities in Indiana to actually adopt a fee-for-service for trash, recycling and brush pickup."

Although some have suggested that the City impose a flat fee of \$10 a month to pay for these services, the Mayor doing so would help slow down the coming budget shortfall but would not resolve it completely.

Using the following chart, Mayor Leichty explained the proposed environmental service fee:

Full Cost of Trash and Recycling

Monthly fee component	2027	2028	2029
Trash and recycling	\$17.60*	\$18.10	\$18.60
Brush and yard waste	\$1.50	\$1.50	\$1.60
Environmental Services Center	\$2.10	\$2.10	\$2.20
Total monthly cost	\$21.20	\$21.70	\$22.40

*\$4.68 Recycling 2x per month

The Mayor outlined the proposed monthly cost starting in 2027, including \$17.60 for trash and recycling, \$1.50 for brush and yard waste, and \$2.10 for access to the Environmental Services Center, which is where people can take additional brush if desired. The total monthly cost in 2027 would be \$21.20 and it would rise to \$22.40 a month in 2029.

Mayor Leichty said that at the recent public information session on the proposed fee, Council President Weddell asked what portion of the City's total cost pays for recycling. She said that amount would be \$4.68.

Council President Weddell asked for a more detailed breakdown on total recycling costs for the \$2.9 million the City spends a year. The Mayor said she could provide that later. Councilor Riegsecker said it appeared the costs for recycling would be between 20% and 25% of the total cost per year.



Mayor Leichty then discussed the following PowerPoint slide showing Goshen's proposed initial monthly fee for trash and recycling compared to what residents of other cities are charged.

TRASH/RECYCLING SERVICE ANALYSIS

Comparison of Monthly Residential Bills



*Does not include recycling charges, which are variable based on specific factors.

Next, Mayor Leichty discussed a slide showing that of the average \$2,371 median annual property tax bill, which includes the City, Elkhart County, townships and library, \$925 of the average property tax bill reaches the City. And she said of that \$925, \$257 goes to pay the the annual cost for environmental services.

In Goshen, An Average of \$1 of Every \$4 of Your Property Taxes Goes to Garbage

\$2,371

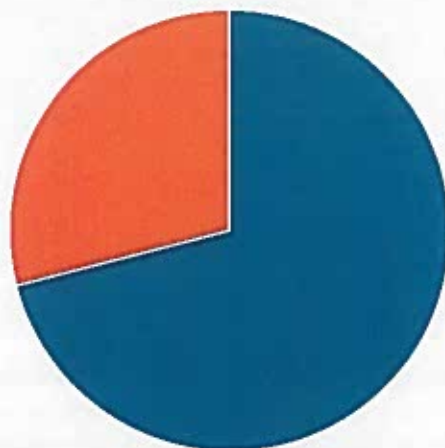
Median annual property-tax bill

\$925

Estimated amount reaching Goshen. (.39%)

\$257

Annual cost of environmental services





Mayor Leichthy said the proposed fee would provide General Fund support for:

- **Police protection**
- **Fire and emergency medical response**
- **Sidewalks, Streets, Snow Removal**
- **Parks and public spaces**

The Mayor noted that Police and Fire services alone account for approximately 57% of the General Fund. She said the remaining General Fund revenue must support nearly every other tax-funded City service.

Mayor Leichthy said she knew there were many questions about the proposed fee and a number of ways to impose a fee. Still, she said she hoped Councilors would give serious consideration to the proposal.

The Mayor invited comments from City Attorney Bodie Stegelmann who said, "The fee would be billed along with utility bills." Mayor Leichthy agreed and said, there would be a phase-in of fees over three years.

At 6:55 p.m., the Mayor invited questions and comments from Councilors.

Council President Weddell said it was requested to have a vote tonight on First Reading of Ordinance 5267. He also said because of a Council member request, the final vote will be done using paper ballots.

Councilor Peel asked about the impact of an environmental services fee on the General Fund. Mayor Leichthy said without a fee, the City would face a significant budget shortfall and added, "Clerk-Treasurer Aguirre mentioned at the last discussion that there are discussions about additional property tax cuts in the upcoming legislative session, which is part of the reason that Goshen is trying to be proactive.

"We need to ensure that we have adequate enough cash reserves that we can sustain even further cuts if those are coming. So, the intention of this (fee) is not to grow our budget significantly, but to make sure that we're prepared for the future."

For the benefit of the many people present, Council President Weddell said that at the work session on the environmental services fee, he wanted to discuss revenue assumptions by the City's financial adviser, Baker Tilly. He said, "Baker Tilly, who does an amazing job for us, tries to give us estimates on property tax cap loss each year. "And just so the public here knows, on average, over the last five years, they've miscalculated, on average, \$1 million per year. They've overestimated (the projected loss), and so I'm sure that these estimates here would, taking into consideration that, look more grave, and if that trend would continue, that would be an additional million dollars per year, so that would definitely alter this graph dramatically."

Council President Weddell continued, "Now, you're making the assumption that there will be draconian cuts to property taxes, so we should also then make sure everyone understands that these estimates are based upon, again, on average, an error of \$1 million per year that would be in our favor."

Council President Weddell said the Clerk-Treasurer has noted that the City has received as much as \$1 million a year on interest on the City's accounts and wondered if that had been taken into consideration.

Council President then said to the Mayor: "You're making the absolute 100% worst-case scenario assumptions here, which generally have not been the case. And so, I agree it's something that needs to be discussed. But I think that the public in general should understand that you need to look at these and realize these are the absolute worst-case scenarios, which historically have not necessarily played out."



Mayor Leichty responded, "Councillor, you make an excellent point, and I will say that the reason that there is the discrepancy has nothing to do with Baker Tilly's ability to make financial projections ... It is very difficult to predict assessed values."

The Mayor said many people have had a significant increases in the assessments of their properties, but an increase or decrease is difficult to predict because values are market driven. She continued that Baker Tilly is "making conservative (revenue) estimations. And the reason is that legislators are talking about even more significant property tax cuts because there are significant increases in assessed values, which ultimately would impact our ability to determine what kind of revenues we can anticipate each year. So, yes, they are budgeting conservatively, and they are advising us conservatively, but they're not making wild guesses."

Council President Weddell said he appreciates Baker-Tilly's work and endorsed a conservative revenue estimates, which he equated to prudent budgeting. He added, "I don't know how they can possibly do their calculations with the uncertainty, but we have to acknowledge the fact that, on average, \$1 million per year of overestimating our losses. That has to be at least mentioned when you show these graphs that we're going to be bankrupt by 2034, and that's assuming that nothing changes."

Mayor Leichty said, "I think, Councillor, in part I'm sensitive to the way that people have talked about Baker Tilly and other financial advisors for municipalities. One of the things that happened with the rollout of SEA 1 is that the state Legislature only provided information to the public and to legislators on the impact of property taxes. They completely omitted what the impact of the income tax changes would be that they rolled out.

The Mayor continued, "And it was widely distributed in Goshen and in other places that Baker Tilly and others were misleading municipalities, and that the impact was not going to be nearly as bad as what they were claiming. What (advisers) were doing is telling the truth and providing a holistic picture of the financial impact that we are all facing, and that was a very uncomfortable reality.

"I spent a good part of last year educating and explaining to our legislators that they had only received a small portion of information. They had not received any of the income tax impact information, and that part was going to most dramatically impact Goshen. So, Baker Tilly isn't here to defend themselves tonight, but I just want to be clear that as we're talking about them that they are a trusted financial advisor for the City, and they have not led us astray in 40 years."

Council President Weddell responded, "I am agreeing with you 100% on everything that you just said, and I trust Baker Tilly entirely. And how they get those calculations as close as they do, I don't know, but I trust them entirely. And I'm not ... accusing them of being derelict at their job. It's the reality of the uncertainty. And they should absolutely figure it the way they are. You and I are saying the same thing in agreement, but I think that everyone needs to realize that because of those uncertainties, and because of their conservative nature, which they need to be, there's literally a million-dollar discrepancy each year. That has to be acknowledged."

Councillor Lederach said, "The other assumption that I'm curious about is based on a 3.5% increase in labor and a 5% increase in materials. Those seem suspiciously low. And so, I get what you're saying. So, their estimates have been off, but those numbers seem, in this current economic climate, like they could also change. So, we are just shooting in the dark here."

Mayor Leichty said, "That was one of the things that was imposed, was a 4% growth quotient on municipalities. We don't know if that's going to happen again. They've lifted it for this year, but there's discussions about re-imposing that again, and so whether we like it or not, there are some constraints that we are facing, that we'll have to operate within, even taking a very disciplined approach."



"So, you're absolutely right. Those are very conservative numbers on increases in expenditures," she said. Councilor Peel, the Mayor and other Councilors briefly discussed additional revenue and expenditure estimates. Councilor Gerber asked about past and future income tax rates, which are not yet determined.

There were no additional questions or comments from Councilors, so at 7:08 p.m., the Mayor invited audience questions or comments about Ordinance 5267.

Matt Whitford, a Lieutenant for the Goshen Fire Department, said he supported the proposed environmental services fee. He said, "Over the last 23 years, I've seen a lot of things happen in the Fire Department, but over the last two and a half years, we've lost 15 members of the Fire Department, and that's not something that we've done ever in a three-year period.

"Five of those members retired; that's going to happen. But the others left for higher-paying jobs. If our budget continues to look like what it looks like there, I can't see us retaining firefighters and paramedics long term. Most of those 10 left, and they were still staying within the fire and EMS service. They went to departments paying more." Whitford continued, "It costs a lot to train a firefighter and to have somebody to leave within five years, which the majority of those 10 who left served less than 5 years, actually hurts us even more. We are a service that depends on legacy. We are a service that depends on experience."

Whitford said he has spoken to most Councilors and has represented firefighters in contract negotiations. He said, "We've never asked to go above everyone else. We're the second largest department in Elkhart County, and right now, we are right at the bottom of the pay scale for most of all the departments in Elkhart County. We're not asking to raise the bar; we're not asking to set the bar. We're asking to reach the middle of the field when we're doing this so that we don't lose these members going to other departments. That's something that's very important to all of us." Whitford added that the Fire Department is on track to record 6,100 calls for service this year and had 5,600 calls in 2025. "When you look at your annual reports, we consistently improved our best, our previous year, which was the best year that we've ever had as far as calls. So, the call for our service keeps coming up. We have to be able to fund that. And if passing this trash fee helps fund not only our service, but police, water, and sewer. I would say it's a no-brainer. We have to do it."

Marilyn Torres of Goshen said, "I was struck in September by the letter that you all signed, in a great way, when you acknowledged that because of what's happening at the state level, Goshen is facing a potential revenue reduction of 38%, and that was a number that, at that time, you all agreed on and signed on to.

"What also struck me was ... what you acknowledged is the bottom line is that Goshen families were promised tax relief. Instead, Senate Enrolled Act 1 risks fewer services, higher fees, and a heavier load on homeowners. Our state legislators want to take credit by claiming property tax relief, while at the same time deflecting blame for the ramifications to locally elected Council members.

Torres concluded, "So, I'm here to say many of us understand that that's happened, and we have no blame for you, but we have a lot of trust in you. We're counting on you all to make the decisions that make us a financially viable City for years to come. And it seems to me like this trash fee may be, honestly, the beginning of other fees that are going to have to be implemented to keep us viable as a City. And as a resident, I'm happy to pay the fee to make sure that we're able to meet the budget requirements that we have to be the vibrant City that we are."



Kyle Richardson of Goshen said, "I attended the information meeting, and I noticed at that time that Council President Weddell and Councilor Riegsecker were both very concerned that this fee is regressive; that the burden of this is going to fall harder on lower-income members of our community, and that's true. Unfortunately, that is a consequence of the shift that the State is making from property tax and tax-based revenue to fee-based.

"Fees in general are going to be regressive. Service cuts are also going to be regressive. There's not a way that anybody in this room can get around that. It's the reality that we're in. Given that reality, I urge you to make the responsible choice. Be good stewards of the taxpayer's dollar. Please pass this fee."

Theresa Sailor of Goshen said, "I'm feeling a little bit obligated to say a couple things that were not in the information session. I do work for the City of Goshen, and I am the one who received almost all the calls ... when we started this (trash and home-based recycling).

"Trash will always be less expensive in Elkhart County, especially because the county owns the landfill and the County makes money off of burying your trash and it's pretty inexpensive. Recycling is more expensive. If you live in California and you have to ship your trash out, trash is going to be more expensive than if you are just taking it a few miles away and burying it. So, recycling will be more expensive than burying your trash."

Sailor continued, "Everything that we tell you is being recycled is being recycled. The only things that are in the gray area are the deli containers, the thin plastics; those are cheap, nasty plastics, and they are getting burned. That is a form of recycling; not a very healthy form of recycling, but ones and twos plastic, those are solid plastics that can be recycled over and over again."

Sailor said, "When the price of oil goes up, that plastic becomes a bigger commodity, and they make more money off of that respective investment."

Sailor said that the City signed its current trash contract, the City received an overwhelming public response that was positive about recycling. She said, "There was a lot of other things that were negative, like how much you got to put in your trash can, and other things, but there were a lot of people who really enjoyed it. And people like myself, I was already paying for someone, for Borden to come and pick up my trash. That price was going up. I was in a neighborhood that ... did not have a lot of people, so I had to pay more than somebody in another part of Goshen who had a lot of people who were putting carts out."

Sailor said her last bill before the new contract was going to be about \$160, a year, just for recycling. "And then if you were in a better part of town, you could pay, like, \$120, maybe even a little bit less."

Sailor continued, "Goshen has, believe it or not, that (recycling) rate is really good. Goshen got a good rate for recycling and trash, because Goshen has a history of clean recycling – a lot of people who like to recycle. And our recycling has tended to be 90% cleaner, which means they have very little that has to go to the landfill after it goes to the Materials Recovery Facility (MRF)."

Sailor said she is worried that more people will be burn cardboard and other materials if the City ends recycling.

Councilor Peel asked what would happen if the City ended recycling. Sailor said recycling will continue because the City is locked into a contract with Borden requiring it for several more years.

Council President Weddell said that the City has reduced the amount of solid waste taken to the landfill because at-home recycling was instituted. In addition, unlike in prior years, there is no longer a place in Goshen where residents can take their recyclable materials.

Sailor said, "If you take away curbside recycling, people are going to have to pay for individual curbside recycling unless something else changes."



Councilor Gerber said, "Just for the record, the individual cost for curbside recycling is \$12 a month and that doesn't figure in the fuel tax that they can apply at any point. Council President Weddell said, "I think at one time if you paid a year in advance, you got a month free. But I think the biggest difference now ... is the fact that there no county-wide or city-wide recycling facilities are available here."

Jerod Warnock of South Bend, the business representative and organizer for Teamsters Local 135, said he represents most Teamsters employees who work for the Parks and Street Departments, public utilities (Water and Sewer Departments) and the Central Garage.

Warnock said, "It is very easy being a leader when things are good. It is not very easy to be a leader when things are difficult. So, I don't envy any one of you sitting in your seats."

Warnock continued, "Why do you have fresh water? Well, it was for public safety. It was for fire suppression, which turned into clean drinking water and the rest of it. Go to the streets. How do the Police and Fire, your public safety, patrol when there's snow? You can't get to where you need to go unless you have those resources."

Like having a firefighter with 20 years of experience, Warnock said an experienced worker operating a snow plow is much better than a two-year operator. He said, "The people that work for the City of Goshen are no different than any private citizen that goes to a job every day. These people commit themselves to the City of Goshen, whether it's for public safety, public works or parks. And they are very necessary."

Warnock said he realizes that nobody wants to pay more taxes or fees. However, he said Gov. Braun recommended that cities impose municipal wheel and excise taxes to increase revenue. Warnock concluded, "You have hard decisions to make and I think you'll make the right decisions for the City of Goshen and its residents."

Councilor Peel said she believes the State currently has a \$4 billion budget surplus.

Goshen Fire Chief Anthony Powell said a year and a half ago the City was building a fire station and planned to add up to nine personnel. "We ended up not building the fire station and cutting back on that. Then we went to not hiring people. Well, now we're at a point where we're looking at dropping three people through attrition in order to get raises for individuals."

Chief Powell said, "We're also looking at different ways that we can increase wages because we are at the bottom, not just in Elkhart County, but in our region ... But getting us to the midpoint will make us more competitive. I concur with everything that Matt Whitford said, as far as losing people. It does cost money to lose experienced individuals. It also costs money to put new individuals through those classes. We do a 21-week academy; we train our own people, which really, really does benefit the City of Goshen."

Chief Powell said it would cost about \$600,000 to get firefighters to the midpoint of wages, but the department is willing to drop three employees through attrition and accept a 3.5% or 3% wage increase. He said, "So, I really, really hope that you consider passing this."

Council President Weddell said he agreed with Chief Powell's comments about employees. He asked, "Are you saying that if this is not passed, and you lose those three by attrition, you would be able to get to the midpoint?"

Chief Powell responded, "No, that would get us some funds ... and we've already started that process of the attrition."

Chief Powell continued, "And we have to look to the future, too. We've got Cherry Creek (housing development) coming in. Our call volume has increased 400 calls every year for the past three to four years."



"But in that (South Goshen) area, Station 3, they're getting up anywhere from three to five times a night, which is not conducive to good healthy habits, either. Anything that we can do to take care of our people, that's what we're going to do. "

Councilor Peel asked what full staffing levels would be.

Chief Powell said it would be 23 firefighters per shift with the City's current stations. He said, "We're at 20, but we haven't been at those numbers probably for the last year, and the reason is that a 21-week academy, we're training them. We have 20 that are fully staffed, but they're not on shift. So, we're running with 18 or 17 per shift right now. So, it costs more in overtime, but it's also the safety factor."

Mayor Leichty said that in the first 18 months of her tenure, the City was increasing staffing levels but that has been reversed since the state Legislature reduced the City's revenue.

Councilor Lederach said he assumed the Southside Fire Station was still needed. **Chief Powell** said that was correct "whether if it's in that location, a new station or a remodeled anchor station, we will eventually need that station."

Council President Weddell said, "Correct me if I'm wrong, but from what I remember, it really came down to staffing. Yes, because the Redevelopment Commission had committed the funds to build it, but if there was no General Fund funding to staff it, then you would have a beautiful state-of-the-art fire station with no staff." **Chief Powell** agreed.

Mayor Leichty said another obstacle to additional Fire Department funding is that provisions in Senate Enrolled Act 1 have made it more difficult to develop fire territories – areas in rural areas that contract for fire and emergency medical services with cities like Goshen.

Chief Powell concluded, "We've done some things to help. We've done mutual aid agreements, but volunteering is down, so we have no idea how many people we're going to get when we call for that mutual aid. The future is really full-time career staff."

City Redevelopment Director Becky Hutsell discussed the significant role the City Redevelopment Commission has played in helping meet the City's infrastructure needs.

"The Development Commission generates about \$14 billion a year right now and of that funding, throughout Goshen, we turn around and we put it right back into the roads, into the utilities. We're not the ones funding the (street) milling and paving. We are doing the full reconstructions. We are addressing the industrial parks, major corridors, like East College Avenue. We're doing a lot of the big projects."

Hutsell discussed the Commission's continuing work in assisting with the development and reconstruction of utility infrastructure. However, she said that after 2031, the City's redevelopment funds will decrease and there will be fewer opportunities for major projects because of the lack of vacant land. She said that over the past few years, there has been an emphasis on using redevelopment funds to improve streets and help the City's water system.

Hutsell concluded, "Those are all going to have to be factored into this budget that will continuously decrease if we don't find ways to reduce that deficit on any basis. So, it's just something else to consider."

In response to a request for a break, Mayor Leichty declared a five-minute recess.

At 7:41 p.m., Mayor Leichty reconvened the meeting and invited comments from Goshen Police Chief Andy Stephenson about the impact of budget reductions.



"We are very similar to the Fire Department," Chief Stephenson began. "We are not at the bottom, but near the bottom, if you look at respective agencies here in this region of Indiana for salaries. And so, we're working on a plan right now that would involve getting us up to a competitive level. That would involve a temporary sacrifice of five positions that we're working on now to alleviate some of our pay difficulties.

"It's my understanding that we've lost some people over the last couple of years that went on to other departments; some of it was based on pay. But if you look at our starting salaries, they're decent. Our starting salary is not really the issue, but if you look at how our rank structure has been in place, there's very little gap between ranks."

Chief Stephenson said, "A detective makes the same amount of money as a lieutenant, who supervises an entire shift. So, there are issues there where we need to invest some funding into that to alleviate some of that compaction between ranks and different levels within our department."

Chief Stephenson concluded by saying that the City's Police union, the Fraternal Order of Police, today published a letter in support of Ordinance 5267. "So, we would be very supportive, and again, we feel like this is a critical need for the Goshen Police Department "

At 7:48 p.m., Mayor Leichty closed the public comment period invited discussion with Councilors. The following were among the key comments by Councilors:

Councilor Lederach expressed his thanks and appreciation for all who showed up. He said, "I think it speaks well for all of you to advocate for yourselves, and it's exactly what you should be doing. So, thank you for coming to what is normally a very, empty chamber. We're glad to hear it."

Council President Weddell recalled some of the comments he made at the work session comparing trash service to water service and suggesting that residents be charged based on the weight of their trash. He said he researched the issue and "couldn't find any other place in the United States that charges based upon weight."

Council Weddell also revisited comments he made about the most important City services. He said, "The absolute essentials are Fire, Police, Streets, clean water and trash. If you're not on that list, that does not mean you aren't of huge vital importance to the City of Goshen, so don't take that as a slam to you or your department or your employees, because that's not the case."

Council President Weddell said the most vital departments have dedicated funding sources and do not charge for their services based on usage except for water service. He said, "I've been adamantly against a trash fee forever ... I've been a hard, hard, hard 'no' on that for a very, very, very long time. Two weeks ago, I was still a really, really hard no, and that attitude as I've talked with Council members and different people has kind of softened a little bit, to be honest with you. And I think there's definitely some justification for having a usage fee based upon what you use."

Council President Weddell continued, "I was always okay with paying for a recycling bin. We went away with that. However, if we get rid of that, then trash goes up, and the cost for that goes up. There are no counter recycling facilities, so I really don't know if that's a viable option anymore. But yeah, this is a big struggle."

Councilor Riegsecker said he has struggled with imposing the environmental service fee for weeks and prepared remarks. He read a long statement in which he analyzed the City's budget situation and how it was created, discussed options facing the City and proposed an amendment to Ordinance 5266. Among his comments:



- "We have a City that we need to take care of, but we also have residents and homeowners that we need to be aware of what the effect fees have on them, too."
- "The Mayor, City Council and Department Heads do a great job when it comes to budget time to review all wants and needs and determine the priorities. I think everybody does an excellent job."
- "The two most common topics are always public safety and quality of life. There's a need for both, of course, and it can vary in importance for each resident of Goshen. Some people will put public safety, and some people will say, 'I want quality of life' so, we've got to try and appeal to both of those."
- "User fees and additional tax avenues may affect residents and businesses in different ways. The question is how to recoup some of these losses in property tax revenues and who it affects."
- "Senate Enrolled Act 1 has caused some confusion in what would be brought in regarding to tax revenues."
- "Along with that, we had several years of inflation that was detrimental to the budget. In my opinion, SEA 1 did not help the Goshen homeowners with a reduction in property taxes."
- "I've done calculations on all assessed houses from \$100,000 to whatever, and except for the \$300 maximum credit that became available, most of the property tax savings, I believe, are in the 2% and 3% tax cap group."
- "We raise water and sewer rates to cover the cost to maintain clean drinking water and safe disposal of our sewage. If you think about it, the water and sewer plants operate as their own little business to break even and accumulate some small maintenance and capital expense funds."
- "And these rates are classified as user fees. You pay for what you use. The increase in water and sewer rates would hit almost every homeowner, the tenant-renting units plus businesses, and users that use both."
- "The State almost coerced cities to pass a wheel tax to get matching funds for road projects. Goshen has been trying to get our PASER (street condition) ratings up, which involves funds for sealing asphalt or replacement." So, he said, the City Council passed the wheel tax to hopefully receive \$750,000 and use the potential matching funds of, hopefully, \$750,000 from the State.
- "The wheel tax is spread over the 1%, 2%, and 3% tax cap groups, because they all have vehicles. They're all going to pay, so we're recouping from all of them."
- "The City Council discussed and passed an additional tax avenue, we'll call it, to gain additional funding that would alleviate some costs out of the General Fund to cover the cost of the Building Department and inspections. This funding ... around \$500,000 could then be used for other line items in the General Fund."
- "These funds would also be raised for a 1%, 2%, 3% tax group, since all three of these groups use permits"
- "Finally, City Council is looking at an environmental services fee that will get every homeowner and renter in Goshen. This, again, would be looked at as a user fee for the group using the service."
- "During discussion of these budget line items and increasing taxes or fees, the topic of public safety always comes up as it will suffer if we don't do something to get some additional funding and get relief from the General Fund."
- "There have been comments during Council meetings and special Council meetings that no one really knows what the effect Senate Enrolled Act 1 will truly have on communities until we use some history."
- "The circuit breaker effect of the tax caps is always not 100% known, because there's the best mathematical calculation available at the time, and it has been lower than projected, but it can also be higher."



- "The environmental fee is currently built into the property tax. So, everybody pays their property tax, and I think it was \$1.04 for a certain rate, So, I understand. If it is pulled out of the property tax, the taxpayer will have an increase in their expenses to cover the cost to cover this after the three years, so I'm using the final numbers that we came up with in 2029.
- "The 1% cap homeowner ... pays 40% of their property tax into Goshen, because that's our tax rate, 40% in Goshen. So, on a \$100,000 assessed value, the proposed fee would, in essence, increase that person's property tax by 67%.
- "It's covered now. They're getting their trash picked up; it's in their property tax. We pull it out, they're going to pay the \$200 and some dollars plus their property tax. So, we just increased their property tax, in my mind, by 67%. The \$200,000 assessed value would be 34%, \$300,000 assessed value would be 22%, and \$400,000 assessed value would be 17%. So, it's diminishing, but we're hurting the lower income people, so we need to keep that in mind as we talk about this."
- "Some people talk to me all the time about the budget, about what the City spends money on, and I'll defend this to a T. But I respond with, 'Okay, tell me where we can save money?' And then they struggle with giving me a good example."
- "Some of the community look at our budget as smoke and mirrors and are very skeptical that a City cannot live within its means. Most households have budgets that they have to adhere to and cannot saunter into the boss's office and say, 'I need more money because everything costs more and I don't have enough to cover all my wants and needs.' That's just the way of life. People just can't do that."
- "There are residents hurting from the downturn in the local economy, and any additional tax or user fee may impact their ability to take care of their needs. We need to be mindful of this as we consider this environmental service fee."
- "We also know that public safety should be one of our top priorities in Goshen. We know we need to find additional funding to hire, train, and retain, and provide equipment and supplies to our public safety teams, fire and police ... This has been the topic that comes up at every meeting; that public safety will suffer."
- "My suggestion, while we're waiting for Senate Enrolled Act 1 to sort out and see how the circuit breaker impacts the property tax revenues, reviewing the budget for 2027, and assessing the wants and needs of Goshen, is to do a partnership with the community where the property owners pick up part of the cost of the environmental service fee, then the City picks up the balance."
- "The proposed ordinance has established fees for years ending in 2029 at \$21.80 a month. So, without knowing all the ramifications from SEA-1, let's consider a proposal starting at the \$10 per month with no built-in escalation."
- "I'm just saying, 'with no escalation,' because we still won't know a year from now until we get numbers and see where we're going to be at. So, how can we project where we should be at when we don't really know where we might be at?"
- "Goshen is one of the few communities that does not have an environmental service fee, and it has been considered for several decades, but the time has come to implement a user fee going forward. I think we need to do something."
- "Using rough numbers, the projected cost of environmental service is a little under \$3 million, and at a \$10 per month fee with approximately 11,000 users, the revenue generated would be \$1,320,000."



- Using this approach, "The taxpayer would be picking up about 40% of the cost, with the General Fund picking up the remaining 56% for environmental services."
- "Finally, the amount of the user fee collected for the environmental service fee will then free up some General Funds that can be allocated to the line items. Again, I'm not diminishing anyone else, I'm just stating what has come up at every meeting that I've been at – pick up line items for public safety, fire, and police, along with the equipment and supplies. This should help alleviate that concern that public safety will suffer if City Council does not act regarding the impact of SEA-1."
- "There is no way a final solution to the impact of SEA-1 to the City of Goshen. There is in no way a final solution, but this gives some temporary relief."
- "Again, going forward, the environmental service fee will be evaluated annually by the City Council, similar to water and sewer rates ... And then next year we look at it again, and we bring it back up, and we make the hard decisions one more time, even though I would hate to have to go through this again."

Mayor Leichty invited further comments from Councilors.

Councilor Peel said, "I don't disagree with the things that you're saying. My hope is that the projected losses are not going to be what they are. I'm not against doing something this year, and then each year seeing what's happening. It's hard to say what might eventually happen with Senate Bill 1 and how it's going to affect our General Fund and how we can afford to pay those things that we want."

Councilor Peel said the Council never cuts budgets "because there's nothing to cut, realistically. That's not a need or something that seems realistic. We don't ever talk about cuts, because we've never felt the need to cut."

"And while I am 100% on board with saying the priority is public safety, I used to be a support person – a non-essential person in a system, and I fully support those workers. I don't want to ever feel like or ever want them to think that they're being tarnished by saying that they're not a high priority as other folks."

Councilor Peel also said, "I feel for every single person in our community that has to deal with the effects of what the State has done to us financially, and what our Federal government has done to us financially. And it's just really tough to think about how putting another fee on every single person in this community is going to affect them daily, monthly, yearly, and not to mention the effects of the increase in the water bills that I see every month, the increase in my NIPSCO bill that I see every month. It's ridiculous."

Councilor Peel said this decision is difficult "because it affects every single person in this room, whether or not you're going to pay the fee or whether or not it might affect your ability to get a raise. So, I don't know what to do. I thought I came in thinking, 'Oh, this is going to be a fairly good compromise tonight,' and I struggle with what I want to do and what I say, and I feel emotional about it ... So, we're taking the responsibility of making a hard decision."

Councilor Nisley said, "I was a very hard 'no,' and I'm still not totally away from that. After talking with Councilors, I've softened a little bit on that, too. I don't believe that we should be jumping into it both feet at one time. I believe that if we start, as Don said, maybe a \$10 fee."

"The thing that really bothers me is I've had a couple people come to me and even say that the \$7 a month fee is making them decide between their blood pressure pills or paying for their trash pickup. It's a decision that they would have to make."



"And probably to everybody in this room doesn't have to make that decision, but there are people in our community that do. And that's the hard thing for me right now. A lot of them struggle to make it and ... the hard thing for me to do is to put another tax on them with the trash fee. So, I'm not sure where I'm at with it yet," Councilor Nisley said.

Council President Weddell asked **City Attorney Bodie Stegelmann** a question about the impact on people who live in condominiums. He said, "I live in a condominium association. Ten of the 50 total units are shared unit condos. We each own them. We have common space. Does that mean my neighborhood is excluded from this trash bin?" **Stegelmann** said under the language of the ordinance, "an individual condominium unit would be subject to this fee." **Councilor Peel** said residents of large apartment complexes would not be required to have individual trash bins.

Council President Weddell said, "I was doing some back-of-the-napkin calculations here. If it's passed as presented tonight, in year one, we would collect \$1 million, the second year would be \$2 million, and in the third year, we would collect \$3 million. So, that would be cumulative \$6 million after three years, if it's passed as presented. "If we go along with what Councilman Riegsecker's proposal of a \$10 per month flat fee, and no escalation, that first year we would collect \$1.4 million, more than what we would collect if it's passed as presented. The next year would be another \$1.4, so cumulative \$2.8 as compared to the \$3 million, so almost the same. "It's the third year, cumulatively, where you start losing out, because again, you're still stuck at \$1.4 instead of the \$3 million you get the third year. So, comparatively, as presented, \$6 million cumulatively, and as Mr. Riegsecker mentioned, it would be \$4.2 million. So, the first two years, you would be pretty much identical. "Just to add another wrinkle to that, I was sitting here looking at this. If you started off at the \$7 the first year, second year, it goes up to \$14.30 and eliminate the third year, so it locks in at the \$14.30. The numbers are, obviously, the first two years are identical as presented. The third year, cumulatively, you'd have \$5 million instead of \$6 million. "So, it should kind of close up that gap. So, at least the first two years, you're on par with what was presented. The third year, if nothing has changed, well, you're at least within site. And if, by chance, Baker Tilly's numbers tend to play out as they normally do, we should be okay there."

Councilor Gerber requested clarification of **Council President Weddell's** numbers, which he did.

Councilor Nisley said, "But if we go with Don's proposal and we see that in the second year or the third year, we can always change that." **Councilor Schrock** said, "So we can adjust to whatever SEA-1 is happening at that time."

Councilor Gerber said, "I appreciate those of you who have been adamantly opposed over the years. I appreciate your flexibility and willingness to look at this differently. And hearing from members of the audience was really impactful, and so I echo appreciation for that. And to **Councilman Nisley's** concern about affordability, I share that concern, and I would like to consider, if we're able to move forward with this, an amendment that would allow the possibility for low-income residents to pay less in some way."

Councilor Gerber said the City could consider the model enacted in Nappanee allowing residents who qualify as having low incomes to pay half of whatever fee is being charged.

Councilor Gerber said Nappanee charges residents \$5 a month for trash collection and gives a \$2.50 discount to low-income people. She said, "We would do whatever we would decide as a Council, and that would be run through the Clerk-Treasurer, and apparently it's not a very difficult process at all for them."

Councilor Gerber said she spoke to Nappanee's Clerk-Treasurer who discussed how easy it was to establish the process. She said, "The Clerk-Treasurer would certify and then that information would be conveyed to Utilities."



Councilor Riegsecker said that in his remarks he did not intend to diminish the value of any City employee and was just seeking to solve an immediate need. "So, we can take care of that, and then we move on to the next step next year, or maybe even this year. We can take it one at a time, bring it back up, but we'll know more as it plays out."

Councilor Lederach said, "I agree with the direction you're thinking. And we're not only dealing with the uncertainty of SEA-1, but I think we also have to think about what's going to happen in 2027, in January, because the proposal right now is to eliminate property taxes altogether and go with the sales tax. So, your idea of getting something in place and then revisiting it annually probably is going to have to happen."

"Anyway, coming out of January 2027, we're going to be looking at who-knows-what. And having some kind of steady revenue stream so you can actually do long-term planning is essential, because otherwise you're just guessing on long term."

Councilor Lederach said, "I'd also like to explore more with what **Councilor Gerber** was talking about – if there could be relief for those in the City who need it the most, and it is not, impossible to do if others have a system in place. And I think, **Mayor Leichty**, you talked at one time in our discussion about having a fund that would come out of this that would be available for that. Maybe you could just throw that idea out as a possibility."

Mayor Leichty said, "There could be a fund that could be set up. And I was suggesting if we were going to set up a hardship availability for residents, we would budget for that. We would know how much hardship funds we could offer, and when that is depleted, we would not extend beyond that for budgeting purposes."

"So, if we're going to budget 5% of that a year to offset the cost for hardship, that would be the limit. And if we decide we want to do more than that, we have to come back to the Council and not just leave it open-ended."

Councilor Lederach said, "I didn't mean to put you on the spot, but I just liked the idea that there are possibilities of addressing the concerns that **Councilor Nisley** had brought up, but still have steady revenue streams of some kind, so that we can do planning."

"And then the last thing I want to address is, at the danger of disagreeing with my colleague, is I think we've already made cuts. Even tonight, we've heard about the fire station that's gone away. We've heard about Shanklin Pool. Both the Fire department and the Police department talked about personnel they are losing through attrition and the need for more funding. And so, it's not like we have a lot of fat left in the budget. We're actually losing good people right now that we need to stay in the City."

Councilor Lederach concluded, "If we could come to an agreement on whatever amount it is to move it forward, and if we could also add in, maybe through an amendment, something to deal with the hardship. But I would certainly be in favor of moving the process forward."

Moving forward with a motion, **Councilor Riegsecker** said, "I would like to go ahead and propose that I make an amendment to make the fee \$10 per month ... and I would like to add that it's reviewed annually. **Councilor Nisley** seconded the motion."

Mayor Leichty said a \$10 fee for two years would make long-term planning by the City more difficult and the funding gap for trash services would not be resolved. She said this would make it harder to commit to significant pay raises or to replace aging, expensive equipment.

Council President Weddell said that since the proposal would bring in about as much revenue as in the original proposal over two years, he didn't believe the \$10 fee should disrupt planning.



Mayor Leichty said, "We've made progress and I am supportive and appreciative of that. It's the right direction, but we have some hard decisions to make, and I just want the Council to be mindful of all the folks here that have shared about what they're hoping for in terms of raises and support. It makes it harder to move forward with those decisions when we're still facing a significant withdrawal in revenue in the years to come. How do I responsibly respond to those needs when I know this is where we're at?"

Councilor Riegsecker said, "I don't think we'll ever stop working to solve the problem."

Council President Weddell said, "I'm not sure where I stand on this one ... If this motion doesn't pass, I think I would actually kind of consider what I had said here a second ago – just eliminating the third year of escalation. That gets us through two years – gets you the exact same amount, at least then you have some more ideas, some more historical information on what SEA-1 is doing, or what other changes they may or may not make."

Councilor Nisley said, "The thing I don't like about that is you're going to go two years without taking another look."

The Mayor and Councilors said there could be a yearly review of the adequacy and impact of the fee.

Council President Weddell said that inevitably, maybe 10 years from now, the City will probably have a trash fee which will increase every year because of inflation.

Mayor Leichty suggested that perhaps the Council would want to consider options and review more budget scenarios before taking final action on the fee.

Councilors and the Mayor then discussed options for moving forward and additional information they would want to consider before taking final action.

Councilor Lederach said that he would be voting no on Councilor Riegsecker's motion, because he would like to review more information and consider a hardship exception as suggested by Councilor Geber.

As there were no more comments, Mayor Leichty called for a roll call vote on Councilor Riegsecker's motion to amend Ordinance 5267.

On a roll vote, Councilors approved Councilor Riegsecker's amendment to impose a \$10 environmental services fee with a yearly review by a 5-2 vote, with Councilors Gerber, Nisley, Riegsecker, Schrock and Weddell voting "yes" and Councilors Lederach and Peel voting "no."

Afterward, Councilor Schrock said he reluctantly supported the fee because of his longstanding support for public safety. But he said he strongly supported Councilor Gerber's suggestion to provide a discount for poor people.

Council President Weddell said that before the final Council vote, he would like Councilors to receive information about different levels of fees as well as more budget scenarios. Councilor Peel agreed.

Mayor Leichty also noted that information would be prepared on the establishment of a hardship fund for low-income customers.

Mayor Leichty asked if Councilors were ready to vote to approve Ordinance 5267 on First Reading.

Council President Weddell explained that Councilors would be voting by paper ballot. They would write down their votes, which would then be read aloud by the Mayor. Councilor Nisley said he didn't like voting by paper ballot and would explain his objection to this procedure afterward.

Councilors then recorded their votes.



Based on the paper ballot vote, Councilors initially passed the amended Ordinance 5267 by a 6-0-1 margin with all but one member (Councilor Nisley) voting "yes." Councilor Nisley voted "pass." When asked by the Mayor if he wanted to change his vote, Councilor Nisley voted "yes." So, the final vote was 7-0 in favor.

Mayor Leichty said she was not asking for a Second Reading of Ordinance 5267 tonight, so it will be considered again at the Council's next meeting, on Aug. 24, 2026.

Mayor Leichty and Councilors discussed the efforts they would make over the next few weeks to further discuss Ordinance 5267. It was agreed that they will meet and discuss possible revisions and the City's financial scenarios.

Councilor Nisely then said he is against a paper ballot s because voting can still be manipulated. He said, "You still hear the votes, and I passed, so I still got the last vote. So, if my vote would have been needed to pass it or to deny it, I could have done that. So, the paper ballot is trash and I just wanted to prove that."

Council President Weddell joked, "I think that the next time we should all vote pass."

Privilege of the Floor

At 8:38 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 Redevelopment Commission met two weeks ago. He said the Commission has again donated \$100,000 to Goshen Community Schools for its career and technical education program, which he said was "exploding with success and it's just an amazing thing."

Council President Weddell praised and thanked Building Commissioner Myron Grise, who assisted an elderly couple who had a home that had fallen into disrepair and had an accumulation of materials and overgrown vegetation. Through a partnership with the Goshen Rotary Club and Lacasa, the property was cleaned by about 25 people on a recent Saturday morning. He said Grise had originally planned to do the work by himself.

Councilor Peel said, "It was a really, really great day, and the couple were lovely, and just really nice to talk to, and it made a huge impact on the family and the neighbors."

Audience members applauded Commissioner Grise's contributions.

Clerk-Treasurer Aguirre said he has just completed his fifth year as Clerk-Treasurer and recently was awarded a certification as an Indiana Accredited Municipal Clerk. He said he received the award at the annual conference of the Indiana League of Municipal Clerks and Treasurers. Council President Weddell offered his congratulations.

Councilor Nisley requested that at the next Council meeting he would like Councilors to have a conversation about reconsidering its passage of municipal wheel and excise taxes. He said the City is no longer required by the State to stack those fees on top of the current County wheel and excise taxes.

There were no further comments.



Adjournment:

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

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

Mayor Leichty adjourned the meeting at 8:44 p.m.

EXHIBIT #1: *An 18-page PowerPoint presentation titled "Stormwater Update; City of Goshen Stormwater Management Department," and dated July 27, 2026, by City Stormwater Coordinator Jason Kauffman. It was delivered by Kauffman during agenda item #2, Stormwater Management Department presentation: The City of Goshen's annual 2025 Stormwater Report and Water Quality Monitoring Results.*

EXHIBIT #2: *An amended version of Resolution 2026-08 with an agreement and exhibits. Although the two-page resolution was not changed, the Agreement for the Extension of Water and Sanitary Sewer Service was modified by Assistant City Attorney Shuler and the Fair's counsel with finalizing language. Shuler said the changes were not substantive – primarily cleaning up some of the exhibits and clarifying some references throughout the Agreement. The revised Agreement was 12 pages and had 11 pages of exhibits and was approved as agenda item #3, Resolution 2026-08, Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds.*

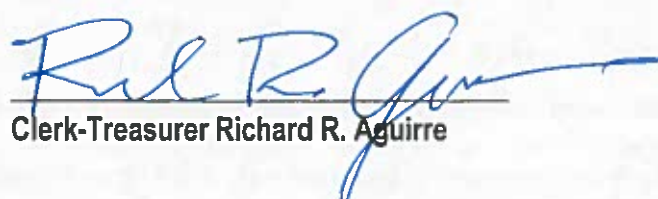
EXHIBIT #3: *A two-page color map showing the City divided into six Leaf Pickup Zones which residents can use to determine when their leaves, brush and yard waste would be collected under the proposed Ordinance 5266, Collection of Brush and Leaves. Street Commissioner David Gibbs distributed the map to Councilors before the meeting.*

EXHIBIT #4: *A nine-page PowerPoint presentation titled "2027 Environmental Services Fee. Trash, Recycling, Yard Waste, Brush Pick-up" that Mayor Leichty used in providing a comprehensive introduction to and overview of Ordinance 5267, including the rationale for the proposed environmental service fee and how it was developed.*

APPROVED:


Gina Leichty, Mayor of Goshen

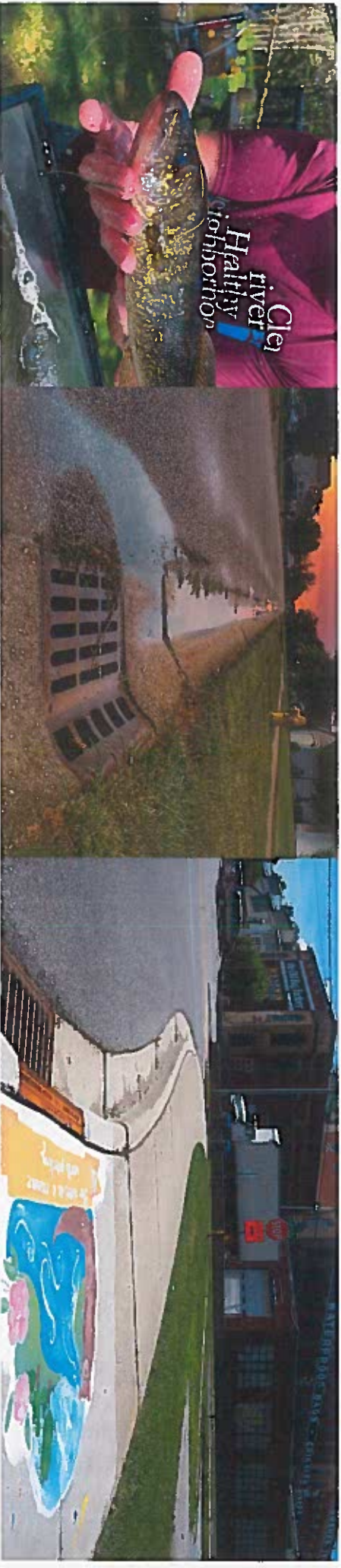
ATTEST:


Clerk-Treasurer Richard R. Aguirre



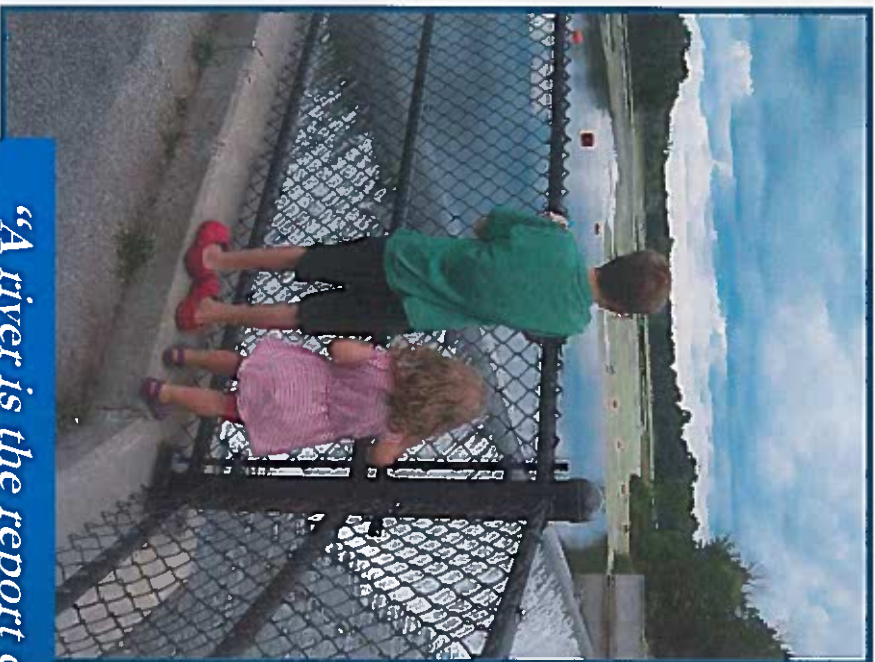
Stormwater Update

City of Goshen Stormwater Management Department

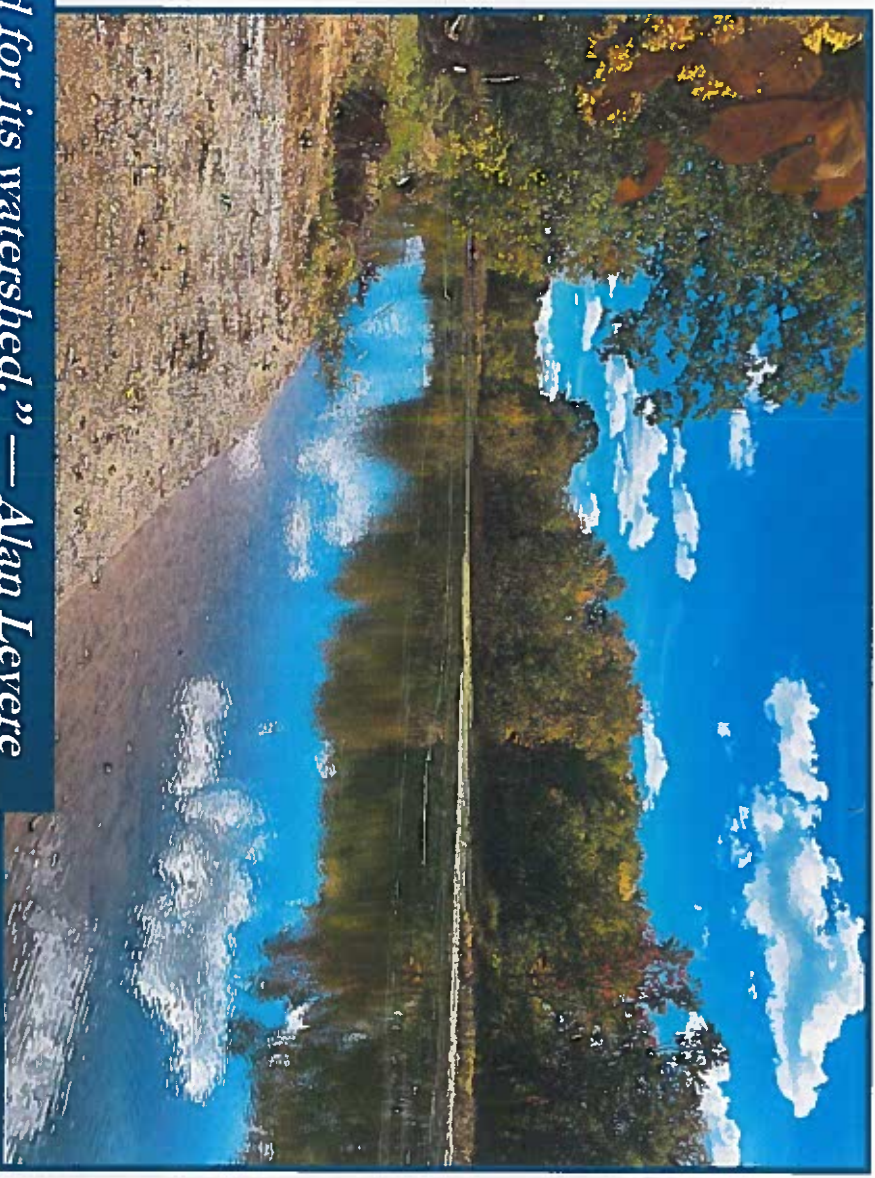


Goshen Common Council July 27, 2026, Meeting

Reason we are here: Clean Water

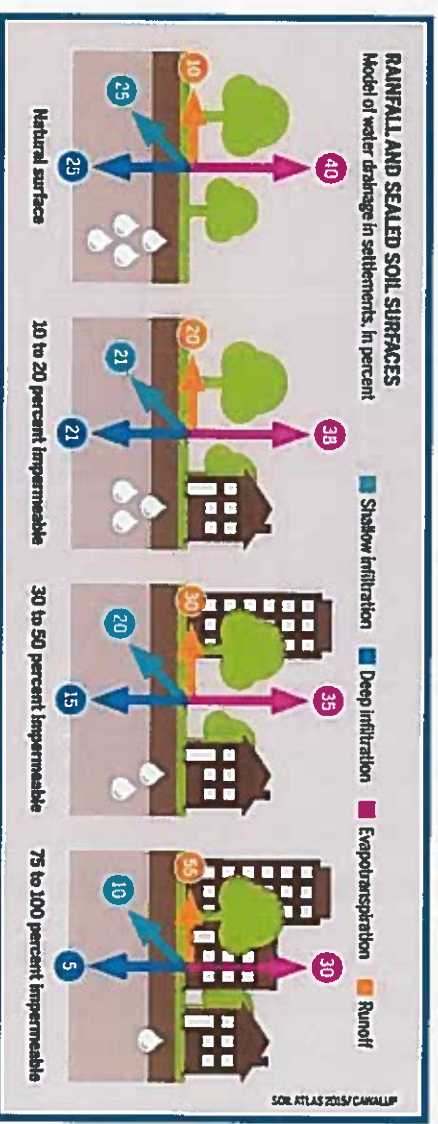


"A river is the report card for its watershed." — Alan Levere



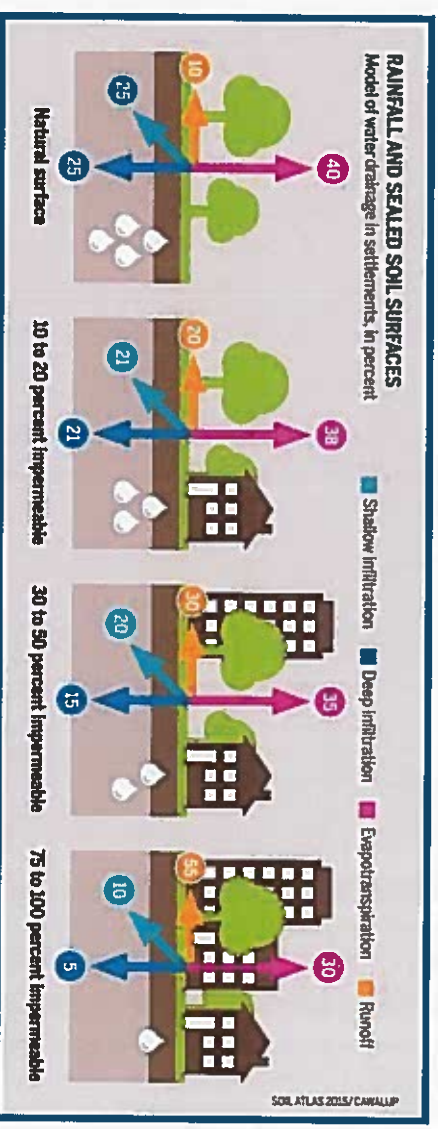
Stormwater Regulations

- The City of Goshen is a MS4 (Municipal Separate Storm Sewer System) community, which comes from the Clean Water Act's National Pollution Discharge Elimination System (NPDES) Phase II Program.
- The Indiana Department of Environmental Management (IDEM) MS4 General Permit (MS4GP) regulations.
- The IDEM Construction Stormwater General Permit (CSGP) regulations.



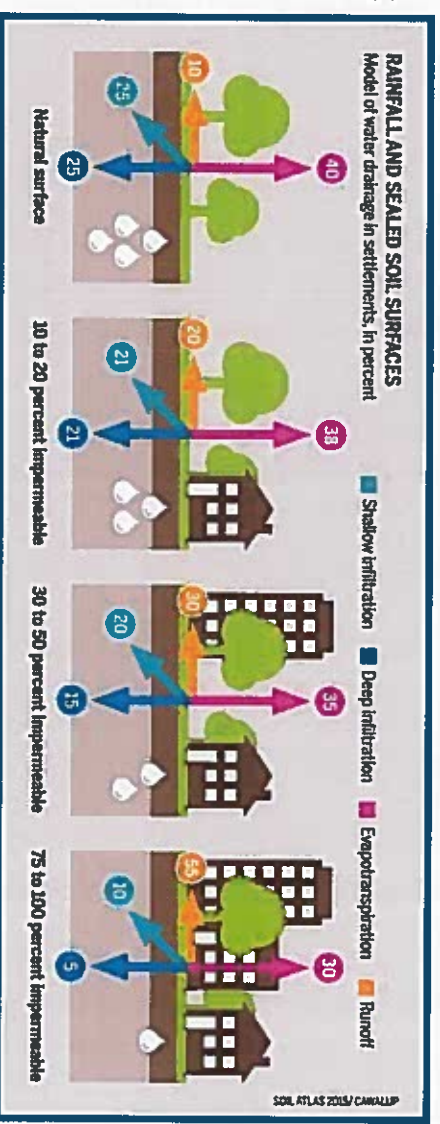
Stormwater Regulations

- Six (6) Minimum Control Measures of the MS4 General Permit:
 1. Public Education
 2. Public Involvement
 3. Illicit Discharge Detection and Elimination
 4. Erosion and Sediment Control on Construction Sites
 5. Post-Construction Stormwater Issues
 6. Pollution Prevention and Good Housekeeping Operations at Municipal Facilities



Stormwater Regulations – 2026 Update

- IDEM Audit of City of Goshen's Stormwater Permit – Wednesday, September 23, 2026
- The current Municipal Separate Storm Sewer System General Permit and Construction Stormwater General Permit expire in December 2026.
- IDEM has said new permits will be issued by the end of 2026
- One anticipated change is the MS4GP will be a tiered permit system based on population size.
- More information will be provided when it is received.



2025 Recap – Wellington Ditch Treefall Removal

Looking north from wooden footbridge
before removal work.



Looking north from wooden footbridge
after removal work.

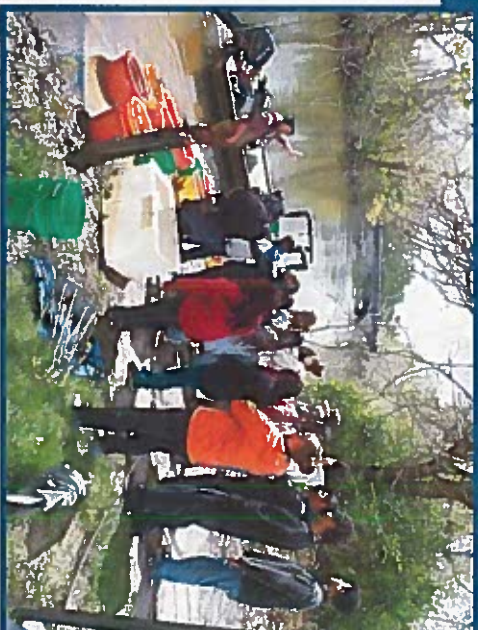


2025 Recap – Flood Response Plan Completed

- October 28, 2025, the Flood Response Plan was completed.
- The Flood Response Plan has been used three (3) times in 2026
 - March 12th
 - April 1st
 - April 16th
- The first Flood Response Tabletop Exercise was held on May 27th



2025 Recap – Educational Events



45 outreach and
education events with
Stormwater
Department Staff and
Partners



2025 Recap – Construction Site Inspections

230 construction site visits to inspect erosion and sediment control measures and pollution prevention practices



2025 Recap – Street Sweeping

1,285.84 Tons of
material collected by
the Goshen Street
Department's street
sweepers



2025 Recap – Storm Structure Cleaning

1,712 cubic yards of material removed from storm infrastructure by the Water and Sewer Department's vacator trucks

3,326 linear feet of storm sewer cleaned of captured sediment, trash, and more



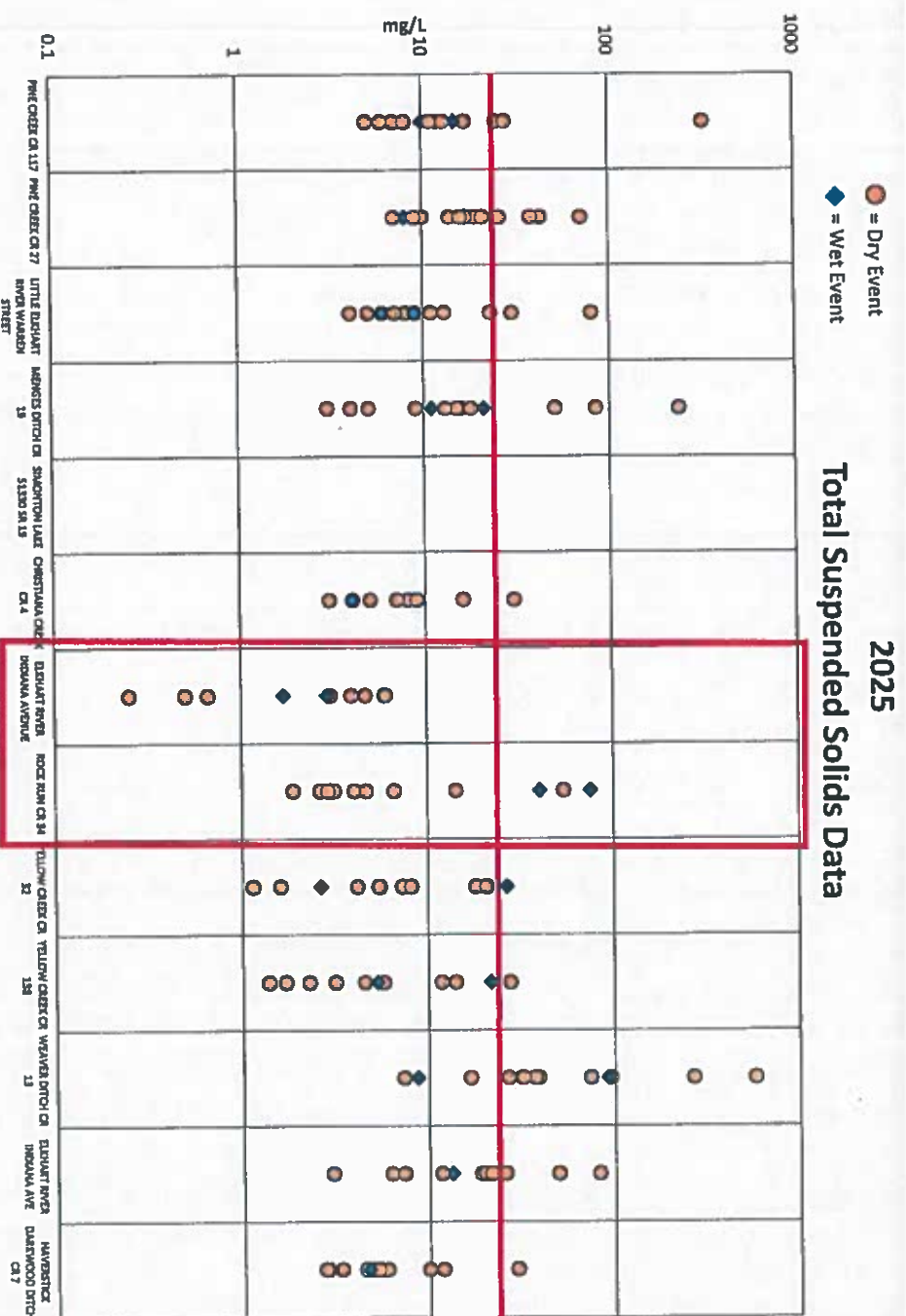
2025 Recap – Illicit Discharges

33 illicit discharge issues reported by City staff and residents that were investigated by the Stormwater Department

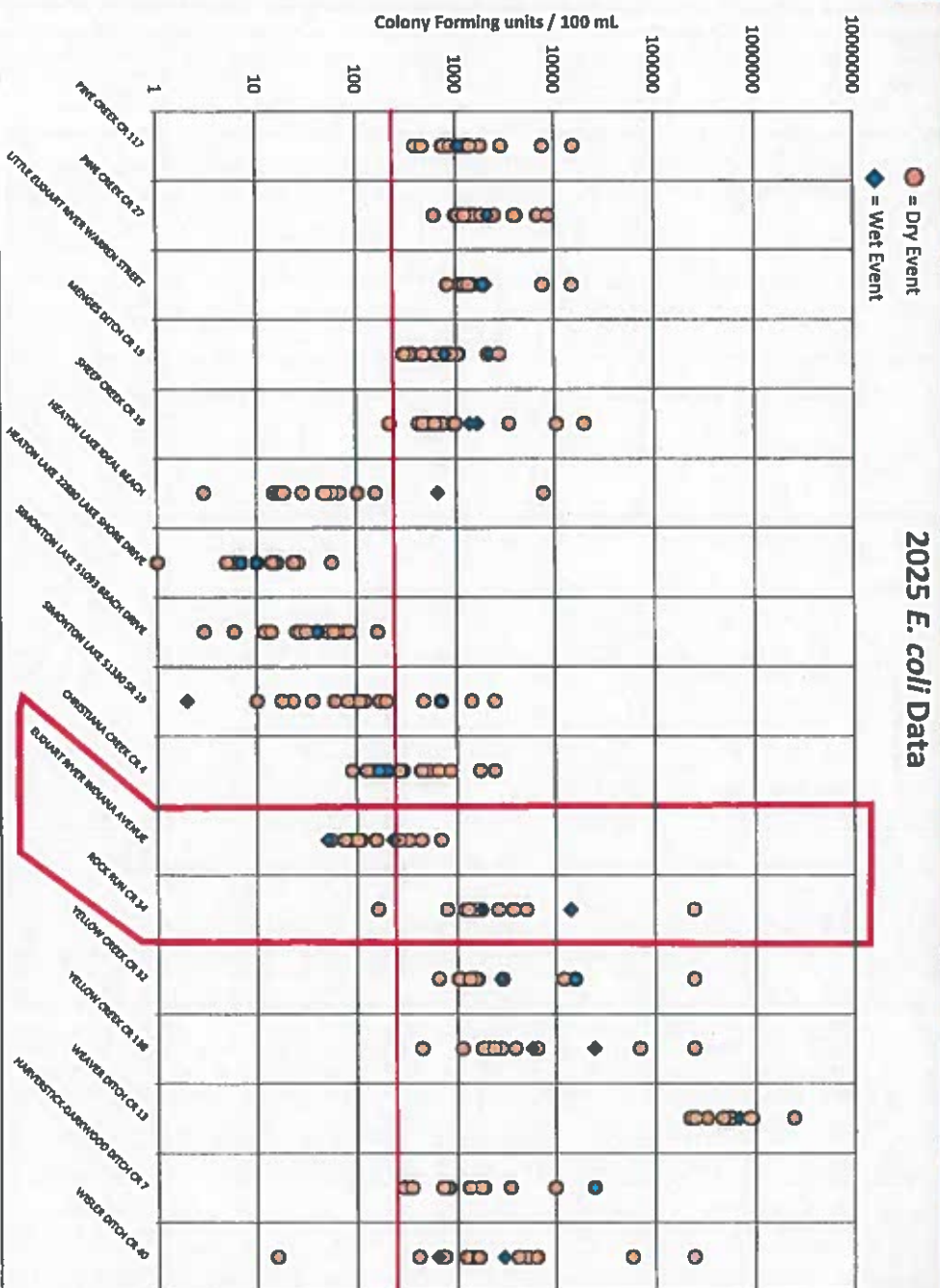
4.56 miles of river, streams, and ditches surveyed for illicit pipe discharges



2025 Recap – Water Quality Sampling - TSS



2025 Recap – Water Quality Sampling – *E. coli*



Partnerships Play a Vital Role



**ELKHART COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



MICHIGAN



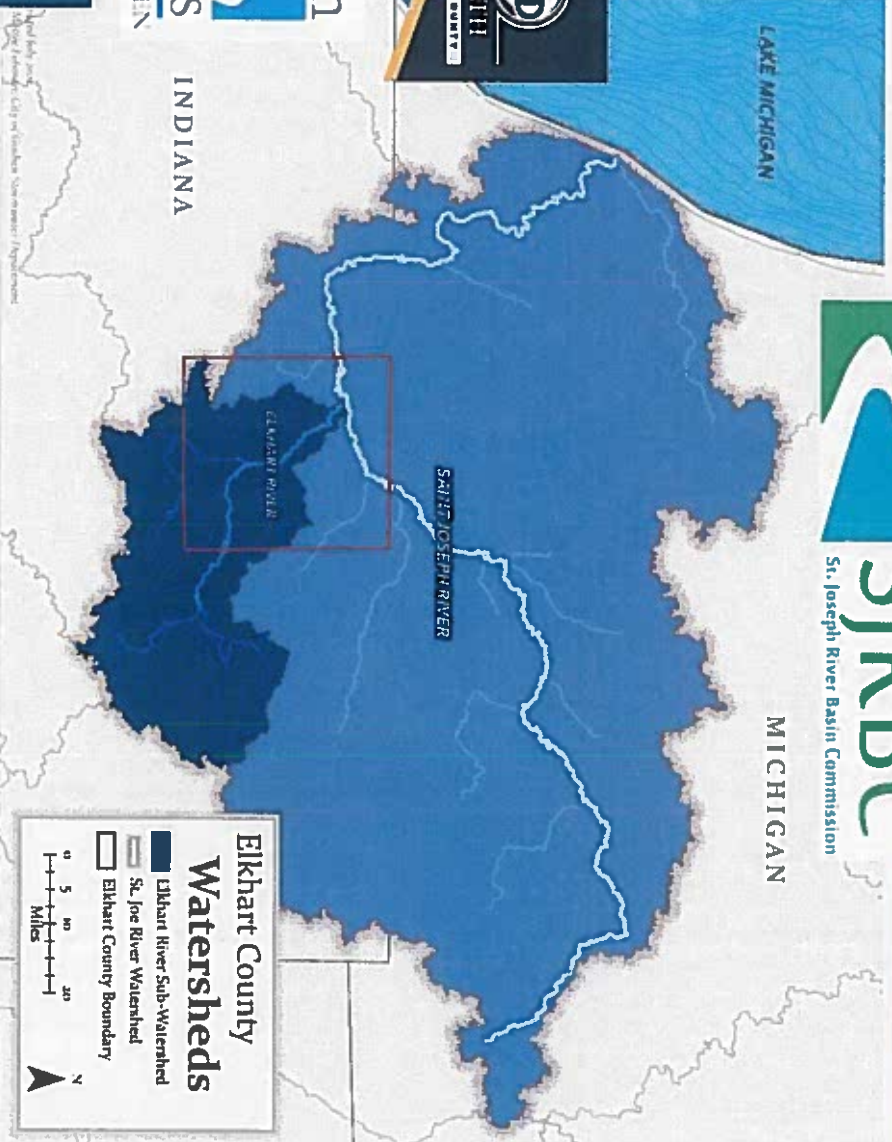
City of Elkhardt



ELKHART • SOUTH BEND • GOSHEN



AmeriCorps



Goshen
THE MAPLE CITY



Upcoming Events – River Cleanup

A poster for the Elkhart River Cleanup event. The background is a photograph of a river heavily littered with trash and debris. Overlaid on the image is a large, curved, light-brown banner with the text "Elkhart River Cleanup" in bold black letters. In the top left corner, there is a small logo for "AmeriCorps" and a small circular logo with a stylized "A". In the top right corner, there is a logo for "Goshen" with a small orange star. Below the banner, there is a yellow rectangular box with the text "Friday, August 7th 8:00am – 1:00pm" and "at Rogers Park" in bold black letters. To the right of this box is a smaller yellow box with the text "Sign up here!" in bold black letters. Below the "Sign up here!" box is a QR code. To the left of the QR code is a small orange arrow pointing towards it. Below the QR code is a small orange arrow pointing towards it. Below the QR code is a small orange arrow pointing towards it.

Elkhart River Cleanup

Friday, August 7th 8:00am – 1:00pm
at Rogers Park

Sign up here!

Come paddle the river and help clean our waterways. Canoes and equipment will be provided. Free lunch included.



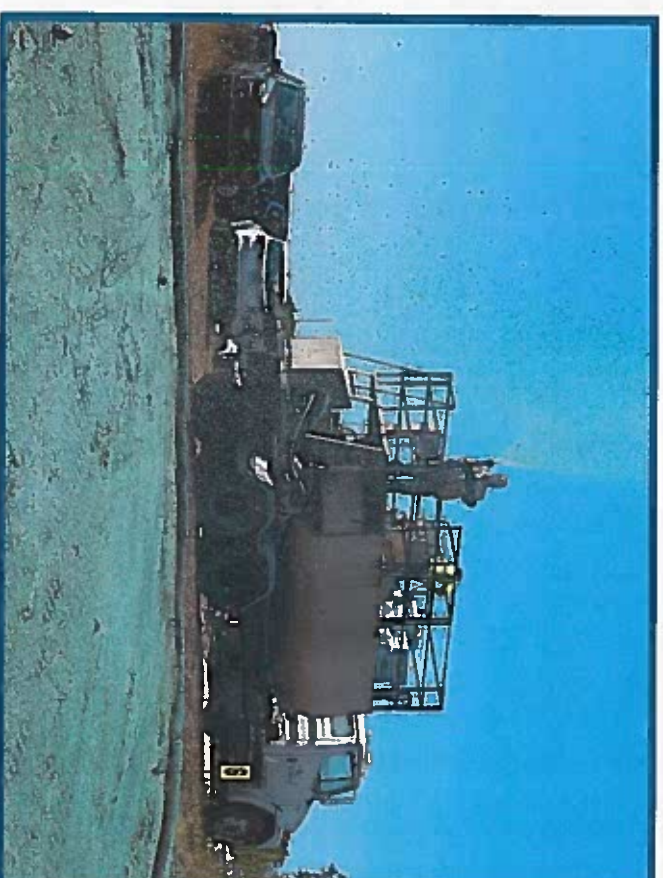
Upcoming Events –

- Pay Dirt IN-field 2026 will be a one-day event featuring hands-on education and demonstrations in **Agriculture, Construction, Forest & Wildlife Habitat Management, and Weather Awareness.**
- August 27, 2026 - 9 AM – 3 PM; Breakfast starts at 8 AM
- **Location: Hess Family Farm**
63300 CR 111, Goshen, IN 46526



Scan to learn more
and register.

ELKHART COUNTY
PAY DIRT IN-field
WHERE CULTIVATION & CONSTRUCTION MEET
AUGUST 27, 2026



Water Reflects Where it Comes From

The Goal of the Goshen Stormwater Department is clean water for everyone and everything.

We strive to slow water down, spread it out, and allow it to soak into the soil.

We know that what we do here in Goshen, will impact those who live, work, and play downstream of us.

Let the water speak for us, let the people know we have done all that we can.

“A river is the report card for its watershed.” –
Alan Levere



Exhibit #2

COUNCIL RESOLUTION 2026-08

Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds

WHEREAS Elkhart County 4-H and Agricultural Exposition, Inc. ("4-H") is the owner of the real estate commonly known as the Elkhart County Fairgrounds, located on the south side of County Road 34 (Monroe Street) and east of the railroad, a portion of which is outside the Goshen corporate limits.

WHEREAS 4-H is undertaking an expansion of the Fairgrounds (the "Project"), the improvements for which include additional recreational vehicle service areas, a new swine barn and event center, an emergency services building, and the connection of 4-H's maintenance facility to the City's water and sanitary sewer systems.

WHEREAS in order to serve the Project, it is necessary for the City's public water and sanitary sewer mains to be extended east along County Road 34 (Monroe Street) and into the Fairgrounds.

WHEREAS Indiana Code § 8-1.5-2-3 requires the Goshen Common Council to consent to the furnishing of City utility service outside of the Goshen corporate limits.

WHEREAS in accordance with Goshen City Code Section 5.2.1.1(b) and Section 5.3.3.1(b), a building located outside the Goshen corporate limits may not connect to the City's water or sanitary sewer system unless the owner of the affected real estate executes an agreement with the City and the agreement is approved by the Goshen Common Council.

WHEREAS Goshen City Code Section 5.2.1.1(c) and Section 5.3.3.5(a) requires payment of a connection charge for each connection to the City's water or sanitary sewer system, including a connection to a public main or to a privately-owned line, unless the connection charge is waived in whole or in part by the Goshen Common Council.

WHEREAS 4-H requests the waiver of the water and sanitary sewer connection charges for the connection of the Project facilities to the City's water and sanitary sewer systems.

WHEREAS 4-H is granting to the City a fifty-foot (50') wide sanitary and water utility easement along the south side of County Road 34 (Monroe Street) for the City's public mains.

WHEREAS the City and 4-H have negotiated an Agreement for the Extension of Water and Sanitary Sewer Service concerning the extension of the City's public water and

WHEREAS, the Fair is undertaking an expansion of the Fairgrounds (the "Project"), the improvements for which include, among other things: (i) the extension of public water and sanitary sewer service east along County Road 34 to serve additional recreational vehicle campsites and the Fair's maintenance facility east of the Gate 3 entrance; and (ii) the extension of public water and sanitary sewer service southeast to serve a proposed emergency services building and an event center north of the track; and; and

WHEREAS, in order to serve the Project, the Fair desires to extend the City's public water and sanitary sewer mains east along County Road 34 and into the Fairgrounds, and to dedicate the public mains and appurtenant facilities located within the dedicated easement paralleling County Road 34 to the City for ownership and maintenance; and

WHEREAS, the City is supportive of the extension of public water and sanitary sewer service to serve the Project up to the north-south projection of the east side of the track, generally aligning with Gate 5, upon and subject to the terms and conditions set forth in this Agreement; and

WHEREAS, all or a portion of the area to be served by the extension lies outside the corporate boundaries of the City, and Indiana Code § 8-1.5-2-3 requires the consent of the Goshen Common Council to the furnishing of utility service outside the corporate boundaries of the City; and

WHEREAS, by action of its Board of Directors taken June 10, 2026, the Fair approved the Fair's grant to the City of a fifty-foot (50') wide water and sanitary sewer utility easement along the south side of County Road 34 across the north side of the Fairgrounds, as more particularly described and depicted in Exhibit 1 to this Agreement; and

WHEREAS, the City is willing to approve the extension of its public water and sanitary sewer service to serve the Project, and to accept the dedication of the resulting public mains and appurtenant facilities within the water and sanitary sewer utility easement, upon and subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and the Fair agree as follows:

1. Incorporation of Recitals

- 1.1 The representations, covenants, and recitations set forth in the foregoing recitals are material to this Agreement and are incorporated into and made a part of this Agreement as though fully set forth herein.

2. Term

- 2.1 The term of this Agreement begins upon execution by the City and the Fair and continues until the latest to occur of (i) the completion, final inspection, and acceptance by the Goshen Board of Public Works and Safety of all public water and sanitary sewer mains and appurtenant facilities constructed under this Agreement,

and (ii) the expiration of the warranty period set forth in Section 8. Notwithstanding the expiration of the term, those obligations identified in Section 15 survive and continue in effect as provided in that Section.

3. The Fairgrounds; Subject Real Estate

3.1 This Agreement concerns the extension of public water and sanitary sewer service to serve the Project. The water and sanitary sewer utility easement to be granted by the Fair to the City under this Agreement is more particularly described and depicted in Exhibit A to this Agreement (the "Easement Agreement"). The Easement Agreement shall be in form and substance as set forth on Exhibit A to this Agreement. The Approved Service Area within which the City approves the extension of public water and sanitary sewer service under this Agreement is described in Section 4 and depicted in Exhibit B to this Agreement.

4. Approved Service Area; Scope of Approved Extension

4.1 The City approves (i) the extension of its public water and sanitary sewer mains and appurtenant facilities located within the dedicated water and sanitary sewer utility easement described in Exhibit A of the Easement Agreement (the "Public Mains"), (ii) the private water and sanitary sewer mains and appurtenant facilities extending into the Project (the "Private Mains"), and (iii) the connection of the Project facilities, only within the area as depicted as the **"Approved Service Area"** on Exhibit B to this Agreement (the "Approved Service Area"). The Project facilities that the City approves for connection within the Approved Service Area are the event center, the emergency services (EMS) building, the maintenance facility, and the north and east recreational vehicle campsites, each identified on Exhibit C to this Agreement (each, a "Served Facility" and collectively, the "Served Facilities"), subject to the terms of this Agreement. Each Served Facility must be both located within the Approved Service Area depicted on Exhibit B to this Agreement and identified on Exhibit C to this Agreement.

4.2 Extension of public water or sanitary sewer service to any area lying outside the Approved Service Area is **not approved** under this Agreement. No such extension may be undertaken without the prior approval of City upon the recommendation of the Director of Public Works and, to the extent the area to be served lies outside the corporate boundaries of the City, the further consent of the Goshen Common Council under Indiana Code § 8-1.5-2-3.

4.3 Nothing in this Agreement obligates City to approve, accept, or provide public water and sanitary sewer service beyond the Approved Service Area, and the City expressly reserves the right to decline any future request for such service outside the Approved Service Area.

5. Conditions Precedent

The obligations of the City under this Agreement, and the Fair's right to extend the Public Mains within the dedicated water and sanitary sewer utility easement and to extend

the Private Mains into the Approved Service Area and to connect the Served Facilities, are subject to the satisfaction of each of the following conditions:

- 5.1 the consent of the Goshen Common Council, to the extent required by Indiana Code § 8-1.5-2-3, to the furnishing of City water and sanitary sewer service outside the corporate boundaries of the City to the Approved Service Area;
- 5.2 the review and written approval by the Goshen Engineering Department of detailed plans and specifications for the water and sanitary sewer main extensions in advance of construction, as provided in Section 6;
- 5.3 the execution, delivery, and recording of the water and sanitary sewer utility easement in the form and substance of Exhibit A to this Agreement, and the grant of any additional easements required under Section 7; and
- 5.4 The Fair's receipt of all permits and approvals required for the construction of the extensions.

6. Design, Permitting, and Construction at The Fair's Expense

- 6.1 The Fair will, at its sole cost and expense, be responsible for the design, field investigation, geotechnical work, right-of-way and easement acquisition, permitting, and construction of the Public Mains, Private Mains, and the connection of the Served Facilities.
- 6.2 All design and construction must conform to applicable City standards, specifications, and utility regulations, and to all applicable federal, state, and local laws and regulations. The construction of the Public Mains and the Private Mains must be in accordance with detailed plans and specifications approved by the Goshen Engineering Department in advance of construction.
- 6.3 The Fair will be solely responsible for obtaining and complying with all permits and approvals required for the Project, including any approval of the Indiana Department of Environmental Management, the Indiana Department of Health, and will provide City with copies of all such permits and approvals upon receipt.

7. Easements and Dedications

- 7.1 The Fair will grant and convey to City, pursuant to the Easement Agreement set forth on Exhibit A to this Agreement, a fifty-foot (50') wide water and sanitary sewer utility easement, for the purposes of installing, operating, maintaining, repairing, and replacing the Public Mains. The Easement Agreement must be executed, delivered, and recorded before the commencement of construction within the easement area.
- 7.2 To the extent any water and sanitary sewer main extensions or appurtenant facilities to be dedicated to City are to be located outside the public right-of-way and outside of the water and sanitary sewer utility easement described in the Easement Agreement, the Fair will grant and convey to the City such additional public water and sanitary sewer utility easements as are necessary to construct, operate, and

maintain those facilities, to the extent the Fair owns the real estate from which such easements need to be granted. All such easements must be granted in a form approved by the City and at no cost to the City.

8. Dedication, Inspection, and Acceptance

- 8.1 Upon satisfactory completion and final inspection of the Public Mains by City, and upon approval of the Goshen Board of Public Works and Safety, the Public Mains will be dedicated to, and accepted by, the City for ownership, operation, maintenance, repair, and replacement. From and after the date of acceptance, City will assume the cost of operation, maintenance, repair, and replacement of the accepted Public Mains. The Private Mains constructed as part of the Project will not be dedicated to or accepted by the City and will remain the sole responsibility of the Fair as provided in Section 9.
- 8.2 The Fair will warrant the Public Mains against defects in materials and workmanship for a period of three (3) years following the date of acceptance by the Goshen Board of Public Works and Safety, and will promptly correct, at its expense, any defect in materials or workmanship arising during such period. This warranty does not limit the Fair's continuing responsibility for the Private Mains.
- 8.3 During construction and before acceptance, the City may inspect and test the Public Mains to confirm conformance with the approved plans and specifications and applicable the City standards. The City's acceptance of the Public Mains under Section 8.1 is subject to the satisfactory completion of that inspection.
- 8.4 The City, through the Director of Public Works or a designee, may enter upon the Fairgrounds and inspect, test, monitor, and sample the Private Mains at any reasonable time with sufficient advanced notice, both during construction and on a continuing basis for so long as the Private Mains are connected to the City's water or sanitary sewer system. The Fair will provide the City with reasonable access for these purposes.
- 8.5 The City's inspection, testing, monitoring, or sampling of the Private Mains, and any approval or disapproval resulting from it, does not transfer ownership of the Private Mains to City; obligate the City to maintain, repair, or replace the Private Mains; or relieve the Fair of its responsibility for the design, construction, operation, maintenance, repair, and replacement of the Private Mains, all of which remain the sole responsibility of the Fair.

9. Ownership of Facilities; Private Service Lines

- 9.1 Upon acceptance by the City, the Public Mains will become a part of the City's public water and sanitary sewer systems.
- 9.2 The "Private Utility Facilities" shall mean the Private Mains that the Fair extends from the Public Mains to the Served Facilities, as well as the building water lines, building sewer lines, and other service lines that connect each Served Facility to a Private Main or, where applicable, to a Public Main (the "Private Service Lines"). The Fair will

construct and maintain, at its expense, all Private Utility Facilities and Private Service Lines. All Private Utility Facilities, whether Private Mains or Private Service Lines, are private and the sole responsibility of the Fair for design, construction, operation, maintenance, repair, and replacement. The City's ownership, operation, maintenance, repair, and replacement responsibility extends only to the Public Mains and the Fair's responsibility begins at the point each Private Main connects to a Public Main.

- 9.3 The construction of the Private Utility Facilities must be in accordance with detailed plans and specifications approved by the Goshen Engineering Department in advance of construction and must conform to applicable City standards and specifications. The Private Service Lines must be constructed in accordance with applicable City standards and any permit requirements of City.
- 9.4 The connection of the maintenance facility to City's water and sanitary sewer systems must comply with all applicable wastewater pretreatment, backflow prevention, and cross-connection control requirements.
- 9.5 Any person or entity that is not a party to this Agreement that either subsequently connects to, or further extends the City's public mains from, the Public Mains, that person or entity must pay to the Fair a fair pro rata share of the Fair's cost of construction of the Public Mains. The fair pro rata share will be determined by (i) dividing the Fair's cost to construct the Public Mains by the number of acres of the Fair's real estate benefitted or served by the Public Mains, to obtain a cost per acre, and (ii) multiplying that cost per acre by the number of acres newly connecting to or benefitting from the Public Mains.
- 9.6 The Fair is not entitled to reimbursement under Section 9.5 in excess of the Fair's actual cost of construction of the Public Mains.
- 9.7 The Fair is not entitled to reimbursement under Section 9.5 for any connection or extension occurring on or after January 1, 2037.

10. Metering

- 10.1 The Fair and the City will cooperate to identify and approve appropriate water service and metering locations for the Served Facilities. The Fair must pay the City's inspection fees and the fees for all metering equipment at the time of connection.

11. Connection Fees

- 11.1 City administration will recommend to the Goshen Common Council the waiver of the City standard water and sanitary sewer connection fees for the connection of the Served Facilities, consistent with the parties' past practice. Any such waiver is effective only upon, and to the extent of, approval by the Goshen Common Council. Notwithstanding any waiver of connection fees, the Fair must pay City's inspection fees and the fees for all metering equipment at the time of connection, unless otherwise required by law or agreed in writing.

12. Water System Circulation and Water Quality

- 12.1 The parties acknowledge that the City is required to maintain minimum disinfectant residual levels throughout its public water distribution system in accordance with the requirements of the Indiana Department of Environmental Management. If sampling of the extended water main east of Gate 3 reveals a free chlorine residual concentration below 0.20 mg/L, the Fair will cooperate with the City in implementing reasonable corrective actions, which may include flushing, additional sampling, or the installation of a chlorine booster facility.
- 12.2 The Fair will install the sanitary sewer main extension to Gate 5, to a right-of-way accessible location and to a depth adequate to allow future eastward extension of the sanitary sewer system, provided that the Fair is not required to install the sanitary sewer main deeper than twenty (20) feet from finished grade to pipe invert.
- 12.3 The Fair may elect not to install a public water main within the dedicated water and sanitary sewer utility easement extending to Gate 5 if the omission would diminish water-quality concerns associated with a dead-end main.
- 12.4 If the Fair extends the public water system east of the projected alignment of Gate 5, the extension will be undertaken at the Fair's sole risk, and the City may require special flushing, additional testing, the installation of a chlorine booster facility, or other reasonable corrective measures to maintain regulatory compliance. If regulatory compliance cannot be maintained for such an extension, the City may decline to accept, or may discontinue service through, the affected segment, subject to applicable law.
- 12.5 If any water or sanitary sewer segment serving the recreational vehicle campsites within the Approved Service Area is placed out of service during periods of limited or non-use as permitted by the Indiana Department of Environmental Management, the Fair will develop and maintain a written standard operating procedure, subject to the approval of the Director of Public Works, governing the shutdown and return to service of that segment, including flushing, disinfection, and water-quality testing before the segment is returned to service, protection against cross-connection and backflow, recordkeeping, and advance notice to the City of each shutdown and reactivation. The Fair will follow and enforce the approved procedure at all times the segment remains connected to the City's system. This obligation is a continuing condition of the City service and survives the expiration or termination of this Agreement for so long as the segment remains connected to the City's water or sanitary sewer system.
- 12.6 The Fair's obligation under this Section, including the water-quality requirements and the seasonal shutdown standard operating procedure, are continuing conditions of the City's furnishing of water and sanitary sewer service to the affected segment. If the Fair fails to comply with any of those obligations, and the failure is not cured within the time provided in Section 18 after written notice from the City, the City may, in addition to any other remedy available under this Agreement

or at law or in equity, discontinue water or sanitary service to the affected segment until the failure is cured. If a condition presents an imminent threat to the public water or sanitary sewer system or to public health or safety, the City may discontinue service to the affected segment immediately upon notice to the Fair, without regard to the cure period in Section 18.

13. Waiver of Remonstrance: Annexation

- 13.1 The Fair, and any successor in title, waives and releases any right to remonstrate against any pending or future annexation of all or any portion of the Approved Service Area, in consideration of the right to connect to the City's water and sanitary sewer mains and to receive City water and sanitary sewer services. Any person who connects to City's water or sanitary sewer system is considered to waive and release any right to remonstrate against the annexation of the real estate served by that system.

14. No Occupancy Until Complete

- 14.1 Any Project facility requiring City water or sanitary sewer service must not be occupied until any Public Mains serving that facility are completed and accepted by City; until any Private Mains serving the facility are completed and have passed City inspection; and, to the extent required by Indiana Code § 8-1.5-2-3, until the Goshen Common Council has consented to the furnishing of utility service outside the corporate boundaries of the City to the Approved Service Area.

15. Survival

- 15.1 The expiration or termination of this Agreement does not terminate, and the following obligations survive and continue in effect for so long as any Private Utility Facilities remain connected to City's water or sanitary sewer system: (i) the Fair's ownership, operation, maintenance, repair, and replacement of the Private Utility Facilities under Section 9; (ii) the City's right to inspect, test, monitor, and sample the Private Utility Facilities under Section 8; (iii) the Fair's compliance with the cross-connection, backflow prevention, pretreatment, and general use requirements under Sections 9 and 16; and (iv) the Fair's development, maintenance, and enforcement of the standard operating procedure for seasonal shutdown and return to service, and the City's related enforcement and service-discontinuance rights, under Section 12. The Easement Agreement in the form and substance of Exhibit A to this Agreement, and the Common Council's consent to the furnishing of water and sanitary sewer utility service outside the corporate boundaries of the City, are independent of this Agreement, and are not affected by its expiration or termination.

16. Compliance with Laws

- 16.1 The Fair must, at its expense, comply with all applicable federal, state, and local laws, regulations, ordinances, and permit requirements in connection with the design, permitting, construction, operation, and connection of the Private Utility Facilities and the Public Mains.

17. Insurance

- 17.1 The Fair will require its contractors to maintain, during the construction of the Public Mains, commercial general liability, automobile, and workers' compensation insurance in amounts and on terms reasonably acceptable to the City, and will cause the City to be named as an additional insured on the commercial general liability coverage. The Fair will provide the City with certificates of insurance evidencing such coverage before the commencement of construction.

18. Default and Remedies

- 18.1 In the event of a default by either party in the performance of its obligations under this Agreement, the non-defaulting party will provide written notice of the default, and the defaulting party will have thirty (30) days from receipt of such notice to cure the default, or, if the default is not reasonably capable of cure within thirty (30) days, to commence cure within such period and diligently pursue it to completion. Upon an uncured default, the non-defaulting party may pursue any remedy available at law or in equity.

19. No Waiver; Cumulative Remedies

- 19.1 No remedy conferred upon any party in this Agreement is intended to be exclusive of any other remedy provided or permitted by law, but each remedy is cumulative and is in addition to any other remedy given under this Agreement or existing at law or in equity. No waiver of any provision of this Agreement is effective unless in writing, and no waiver will be construed as a waiver of any other or subsequent breach.

20. Binding Effect; Successors

- 20.1 This Agreement is binding upon and inures to the benefit of the parties and their respective heirs, assigns, and successors in interest.

21. Governing Law; Venue

- 21.1 This Agreement is governed by and will be construed and enforced in accordance with the laws of the State of Indiana. The venue for any action brought by either party relating to or arising out of this Agreement will be in Elkhart County, State of Indiana.

22. Attorney's Fees

- 22.1 If it becomes necessary for any party to institute litigation in order to enforce or construe the terms and provisions of this Agreement, the prevailing party is entitled to recover its reasonable attorney's fees and costs incurred in such litigation from the non-prevailing party.

23. Notices

- 23.1 Any notice required or permitted under this Agreement must be given to the parties at their respective mailing addresses provided below by deposit in United States mail, certified mail, return receipt requested, with proper postage affixed thereto, and which notices will be effective three (3) days after date of mailing:

City: City of Goshen, Indiana
c/o Mayor Gina M. Leichty
202 South Fifth Street
Goshen, Indiana 46526
mayor@goshencity.com

with required copy to:

Donald R. Shuler, Assistant City Attorney
City of Goshen Legal Department
204 East Jefferson Street, Suite 2
Goshen, Indiana 46528
donshuler@goshencity.com

Fair: Fair Board President
17746-D County Road 34
Goshen, IN 46528

with a required copy to:

Fair Board Attorney
17746-D County Road 34
Goshen, IN 46528

The parties may change their respective addresses by providing written notice of the new address in accordance with the terms and provisions of this paragraph. Email addresses have been provided above only to provide a means of sending courtesy copies of documents sent via mail.

24. Entire Agreement; Amendment

- 24.1 This Agreement contains the entire agreement between the parties respecting the matters set forth herein and supersedes all prior negotiations and understandings with respect thereto. This Agreement may be amended only by a written instrument executed by both parties.

25. Severability

- 25.1 If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions will continue in full force and effect, and the invalid or

unenforceable provision will be reformed to the extent necessary to render it valid and enforceable while preserving the parties' intent.

26. Counterparts

26.1 This Agreement may be executed in counterparts, each of which is deemed an original and all of which together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

City of Goshen, Indiana
Board of Public Works and Safety

Elkhart County 4-H and
Agricultural Exposition, Inc.

Gina M. Leichty, Mayor

By: _____

Its _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Gina M. Leichty, Mayor of the City of Goshen, Indiana, on behalf of the Goshen Board of Public Works and Safety, who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____, President of Elkhart County 4-H and Agricultural Exposition, Inc., who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

Prepared by Don Shuler, Attorney No. 26587-71, City of Goshen Legal Department, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528, 574.537.3820.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Donald R. Shuler).

EXHIBIT A

Sanitary and Water Utility Easement Legal Description and Sketch

EASEMENT

Elkhart County 4-H and Agricultural Exposition, Inc. (Grantor), grants to the **City of Goshen, Indiana** (City), a municipal corporation and political subdivision of the State of Indiana, whose mailing address is 202 South Fifth Street, Goshen, Indiana 46528, for One Dollar (\$1) and other good and valuable consideration, an easement over, across, and through real estate situated in Elkhart County, State of Indiana, as more particularly described in the legal description attached as Exhibit A and as depicted upon the Easement Sketch attached as Exhibit B. The area so described and depicted is hereinafter referred to as "Easement."

The Easement is part of the real estate more commonly known as 17746 County Road 34, Goshen, Indiana, and part of Parcel Number 20-11-14-101-008.000-014. Grantor obtained title to the real estate by Deed, dated August 10, 1960, and recorded August 12, 1960 in the Office of the Recorder of Elkhart County, Indiana, in Deed Record Vol. 227, pages 630 and 631.

The Easement is granted to City for Goshen City water and sanitary sewer utilities purposes.

Grantor is installing a water and sanitary sewer utility main and dedicating the water and sanitary sewer utility main to City for public utility purposes. Grantor grants City access to the Easement for the purposes of installing, operating and maintaining such utilities within the Easement.

City shall restore the surface of the Easement after any entry by City to as good as or better condition than it was prior to the entry. City shall promptly pay for or otherwise rectify any damage caused by City to Grantor's adjoining real estate.

City is not obligated to replace any improvements extending over or into the Easement that may be damaged or removed during any subsequent entry.

Grantor may use, occupy and possess the Easement in a manner that is consistent with and does not interfere with City's rights contained in this Easement.

The terms of this Easement shall be binding upon and inure to the benefit of the heirs, assigns and successors in interest of the parties.

The undersigned represents and certifies that such person is a duly authorized representative of Grantor and has been fully empowered to execute this Easement on behalf of Grantor; that the Grantor has full capacity to grant the Easement described; and that all necessary action for granting this Easement has been taken.

IN WITNESS WHEREOF, the undersigned has executed this Easement on _____, 2026.

**Elkhart County 4-H and Agricultural
Exposition, Inc.**

_____, President

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____, President of Elkhart County 4-H and Agricultural Exposition, Inc., being known to me or whose identity has been authenticated by me to be the person who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

ACCEPTANCE

The **City of Goshen, Indiana**, by the Goshen Board of Public Works and Safety, acknowledges the receipt of this Easement from **Elkhart County 4-H and Agricultural Exposition, Inc.** and accepts the same this _____, 2026.

Gina M. Leichty, Mayor

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Gina M. Leichty, Mayor of the City of Goshen, Indiana on behalf of the Goshen Board of Public Works and Safety, being known to me or whose identity has been authenticated by me to be the person who acknowledged the execution of the foregoing instrument as the person's voluntary act for the purpose stated therein.

Witness my hand and Notarial Seal this _____, 2026.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

Prepared by Donald R. Shuler, Attorney No. 26587-71, City of Goshen Legal Department, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528, (574) 537-3820.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law (Donald R. Shuler).

EXHIBIT "A"

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON THE ELKHART COUNTY 4-H FAIR AND AGRICULTURAL EXPO, D.P.U.D. RECORDED IN INSTRUMENT NO. 2020-02475 IN THE OFFICE OF THE RECORDER) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°32'32" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 357.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE ELKHART COUNTY 4-H AGRICULTURAL EXPOSITION, INC. RECORDED IN INSTRUMENT NO. 2005-24147 IN THE OFFICE OF THE RECORDER; THENCE SOUTH 00°56'28" EAST ALONG THE WEST LINE OF SAID ELKHART COUNTY 4-H PARCEL, 50.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST MONROE STREET (COUNTY ROAD NUMBER 34), ALSO BEING THE SOUTH LINE OF A PARCEL OF LAND KNOWN AS PARCEL 9F CONVEYED TO THE CITY OF GOSHEN, INDIANA DESCRIBED IN INSTRUMENT NO. 2012-027075 IN THE OFFICE OF THE RECORDER AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°56'28" EAST ALONG THE WEST LINE OF SAID ELKHART COUNTY 4-H PARCEL 50.00 FEET; THENCE SOUTH 89°32'32" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 1406.72 FEET; THENCE NORTH 00°27'28" WEST, 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST MONROE STREET (COUNTY ROAD 34); THENCE NORTH 89°32'32" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1406.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 1.614 ACRES MORE OR LESS.



303 River Race Drive, Unit 206
Goshen, IN 46526
T 574.533.9913
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ELKHART COUNTY 4-H & AGRICULTURAL EXPOSITION, INC.

**SANITARY AND WATER EASEMENT
FOR THE CITY OF GOSHEN, INDIANA**

17746-D COUNTY ROAD 34, GOSHEN, IN 46526

EXHIBIT "A"

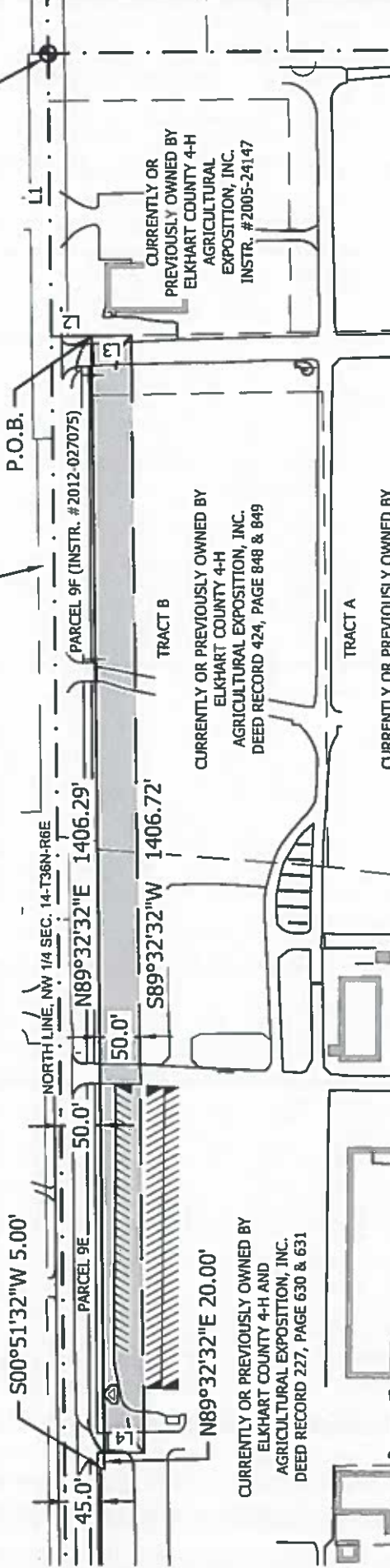
SCALE:
PM: BEM
QA/QC: CLB
DATE: 06.02.2026
PROJ. NO: 26-0483
SHEET: 1 OF 2

EXHIBIT "B"

A PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP,
ELKHART COUNTY, INDIANA

EAST MONROE STREET (COUNTY ROAD 34) R/W VARIES

P.O.C.
NORTHEAST CORNER
NORTHWEST QUARTER
SEC 14-T36N-R6E



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	357.00'	S89° 32' 32"W
L2	50.01'	S00° 56' 28"E
L3	50.00'	S00° 56' 28"E
L4	50.00'	N00° 27' 28"W

EASEMENT AREA
70,324 SQ. FT.
1.614 ACRES

LEGEND

SANITARY AND
WATER EASEMENT



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ELKHART COUNTY 4-H & AGRICULTURAL EXPOSITION INC.
**SANITARY AND WATER EASEMENT
FOR THE CITY OF GOSHEN, INDIANA**
17746-D COUNTY ROAD 34, GOSHEN, IN. 46526

EXHIBIT "B"

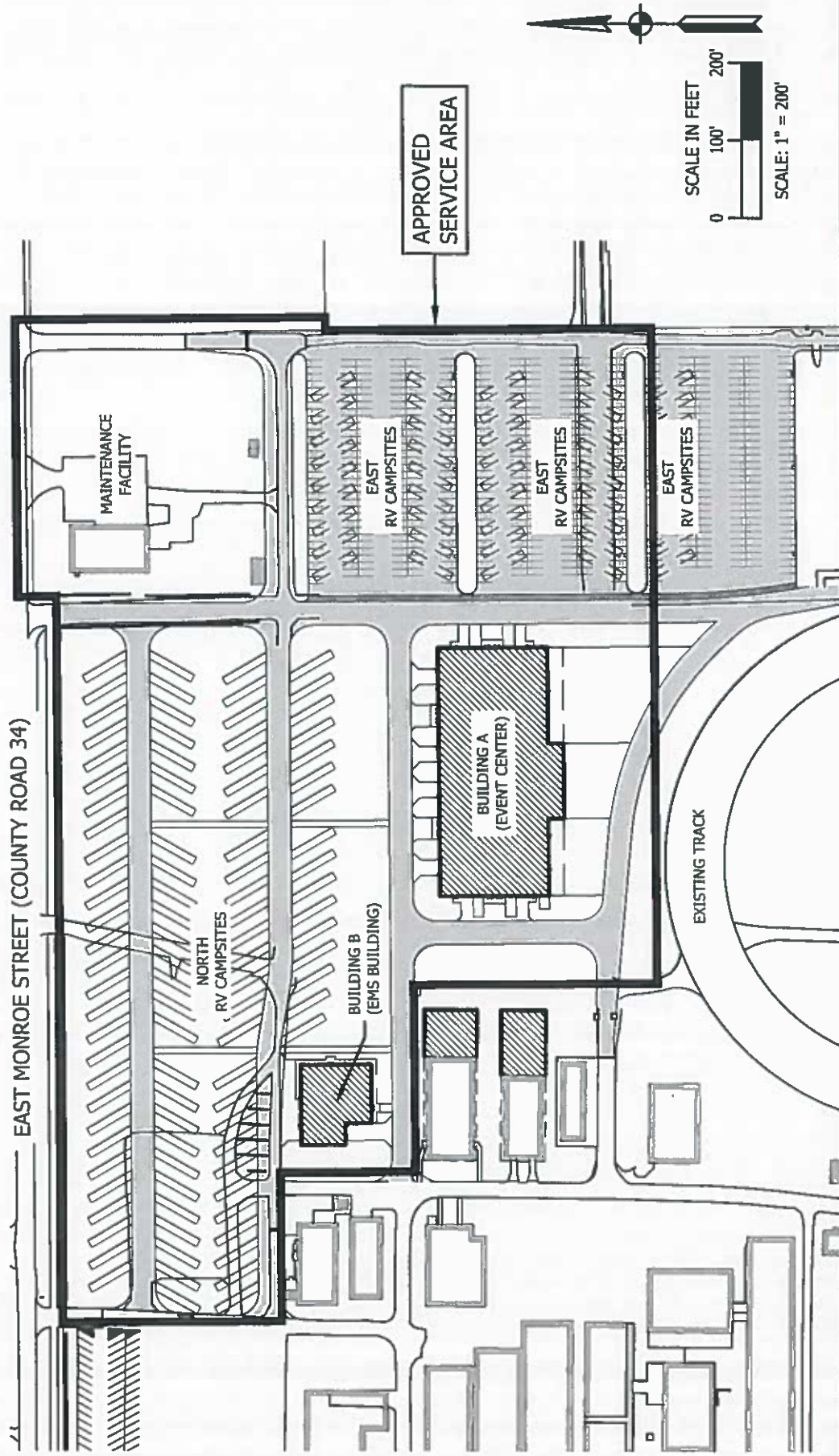
SCALE: 1" = 200'
PM: BEM
QA/QC: CLB
DATE: 06.02.2026
PROJ. NO: 26-0483
SHEET: 2 OF 2

EXHIBIT B

Approved Service Area

Agreement for the Extension of Water and Sanitary Sewer Service

EXHIBIT B



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ELKHART COUNTY 4-H & AGRICULTURAL EXPOSITION INC.

SANITARY AND WATER UTILITY EASEMENT
FOR THE CITY OF GOSHEN, INDIANA

17746-D COUNTY ROAD 34, GOSHEN, IN. 46526

APPROVED SERVICE AREA

SCALE: 1" = 200'

PM: BEM

QA/QC:

DATE: 07.23.2026

PROJ. NO: 26-0483

SHEET: 1 OF 1

EXHIBIT C

List of New Buildings and RV Campsites

EXHIBIT C

LIST OF BUILDINGS AND RV CAMPSITES

MAINTENANCE FACILITY	17746 COUNTY ROAD 34
BUILDING A	EVENT CENTER
BUILDING B	EMS BUILDING
NORTH RV CAMPSITES	NORTH OF BUILDING A
EAST RV CAMPSITES	EAST OF BUILDING A

NOTE:

REFER TO EXHIBIT B FOR LOCATIONS



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ELKHART COUNTY 4-H & AGRICULTURAL EXPOSITION, INC.

SANITARY AND WATER UTILITY EASEMENT FOR THE CITY OF GOSHEN, INDIANA

17746-D COUNTY ROAD 34, GOSHEN, IN 46526

LIST OF BUILDINGS AND RV CAMPSITES

SCALE:

PM: BEM

QA/QC:

DATE: 07.23.2026

PROJ. NO: 26-0483

SHEET: 1 OF 1

COUNCIL RESOLUTION 2026-08

Extension of Water and Sanitary Sewer Utilities Outside Goshen Corporate Limits and Waiver of the Water and Sanitary Sewer Connection Charges for the Elkhart County Fairgrounds

WHEREAS Elkhart County 4-H and Agricultural Exposition, Inc. ("4-H") is the owner of the real estate commonly known as the Elkhart County Fairgrounds, located on the south side of County Road 34 (Monroe Street) and east of the railroad, a portion of which is outside the Goshen corporate limits.

WHEREAS 4-H is undertaking an expansion of the Fairgrounds (the "Project"), the improvements for which include additional recreational vehicle service areas, a new swine barn and event center, an emergency services building, and the connection of 4-H's maintenance facility to the City's water and sanitary sewer systems.

WHEREAS in order to serve the Project, it is necessary for the City's public water and sanitary sewer mains to be extended east along County Road 34 (Monroe Street) and into the Fairgrounds.

WHEREAS Indiana Code § 8-1.5-2-3 requires the Goshen Common Council to consent to the furnishing of City utility service outside of the Goshen corporate limits.

WHEREAS in accordance with Goshen City Code Section 5.2.1.1(b) and Section 5.3.3.1(b), a building located outside the Goshen corporate limits may not connect to the City's water or sanitary sewer system unless the owner of the affected real estate executes an agreement with the City and the agreement is approved by the Goshen Common Council.

WHEREAS Goshen City Code Section 5.2.1.1(c) and Section 5.3.3.5(a) requires payment of a connection charge for each connection to the City's water or sanitary sewer system, including a connection to a public main or to a privately-owned line, unless the connection charge is waived in whole or in part by the Goshen Common Council.

WHEREAS 4-H requests the waiver of the water and sanitary sewer connection charges for the connection of the Project facilities to the City's water and sanitary sewer systems.

WHEREAS 4-H is granting to the City a fifty-foot (50') wide sanitary and water utility easement along the south side of County Road 34 (Monroe Street) for the City's public mains.

WHEREAS the City and 4-H have negotiated an Agreement for the Extension of Water and Sanitary Sewer Service concerning the extension of the City's public water and

sanitary sewer mains, the provision of City water and sanitary sewer services to the Project, and related matters, a copy of which is attached to and made a part of this resolution.

NOW THEREFORE, BE IT RESOLVED by the Goshen Common Council that:

- (1) The Goshen Common Council consents, pursuant to Indiana Code § 8-1.5-2-3, to the extension of the City's public water and sanitary sewer mains, and the furnishing of City water and sanitary sewer service, outside the Goshen corporate limits to serve the Project at the Elkhart County Fairgrounds, as provided in the Agreement.
- (2) The Goshen Common Council approves the terms and conditions of the Agreement between the City and 4-H, a copy of which is attached to and made a part of this resolution, and authorizes and ratifies the execution of the Agreement by the Goshen Board of Public Works and Safety.
- (3) The Goshen Common Council approves the connection of the Project facilities to the City's water and sanitary sewer systems and waives the standard water and sanitary sewer connection charges for the Project facilities.

PASSED BY THE COMMON COUNCIL on the 27th day of July, 2026.

Gina M. Leichty, Mayor

ATTEST: _____
Richard R. Aguirre, Clerk-Treasurer

Presented to the Mayor of the City of Goshen, Indiana on July 27, 2026.

Richard R. Aguirre, Clerk-Treasurer

This resolution approved and signed on July 27, 2026.

Gina M. Leichty, Mayor

Goshen Goshen Streets Operations

Leaf Pickup

Leaf Pickup Zones

The Goshen Streets Department conducts leaf pickup based on the six zones depicted on the map.

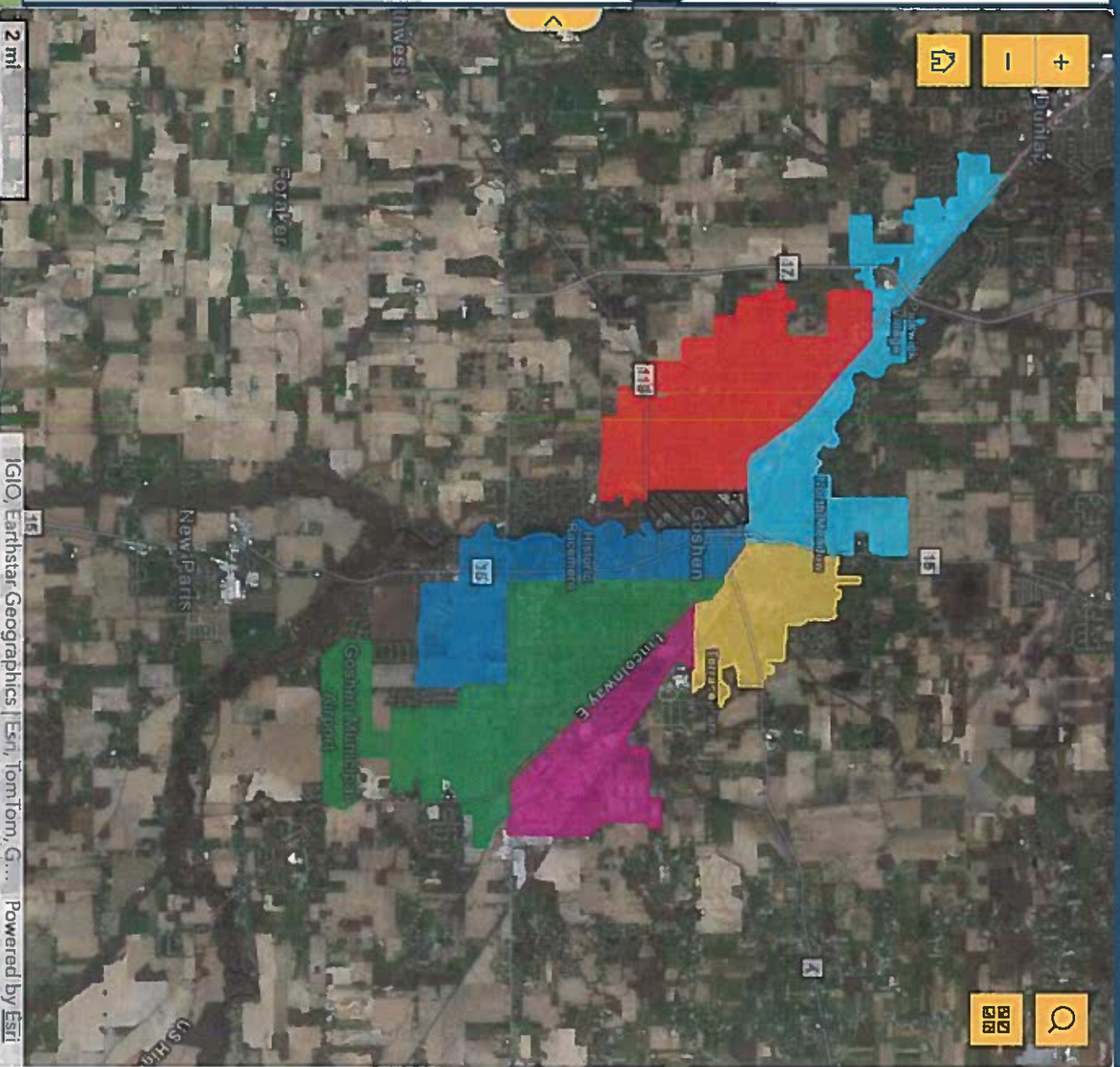
To find your home, type in your address below or search using the magnifying glass icon on the top left of the map.

Find address



Zone Numbers

- 1
- 2
- 3
- 4
- 5
- 6
- No Pickup



Goshen Goshen Streets Operations

Leaf Pickup

Leaf Pickup Zones

The Goshen Streets Department conducts leaf pickup based on the six zones depicted on the map.

To find your home, type in your address below or search using the magnifying glass icon on the top left of the map.

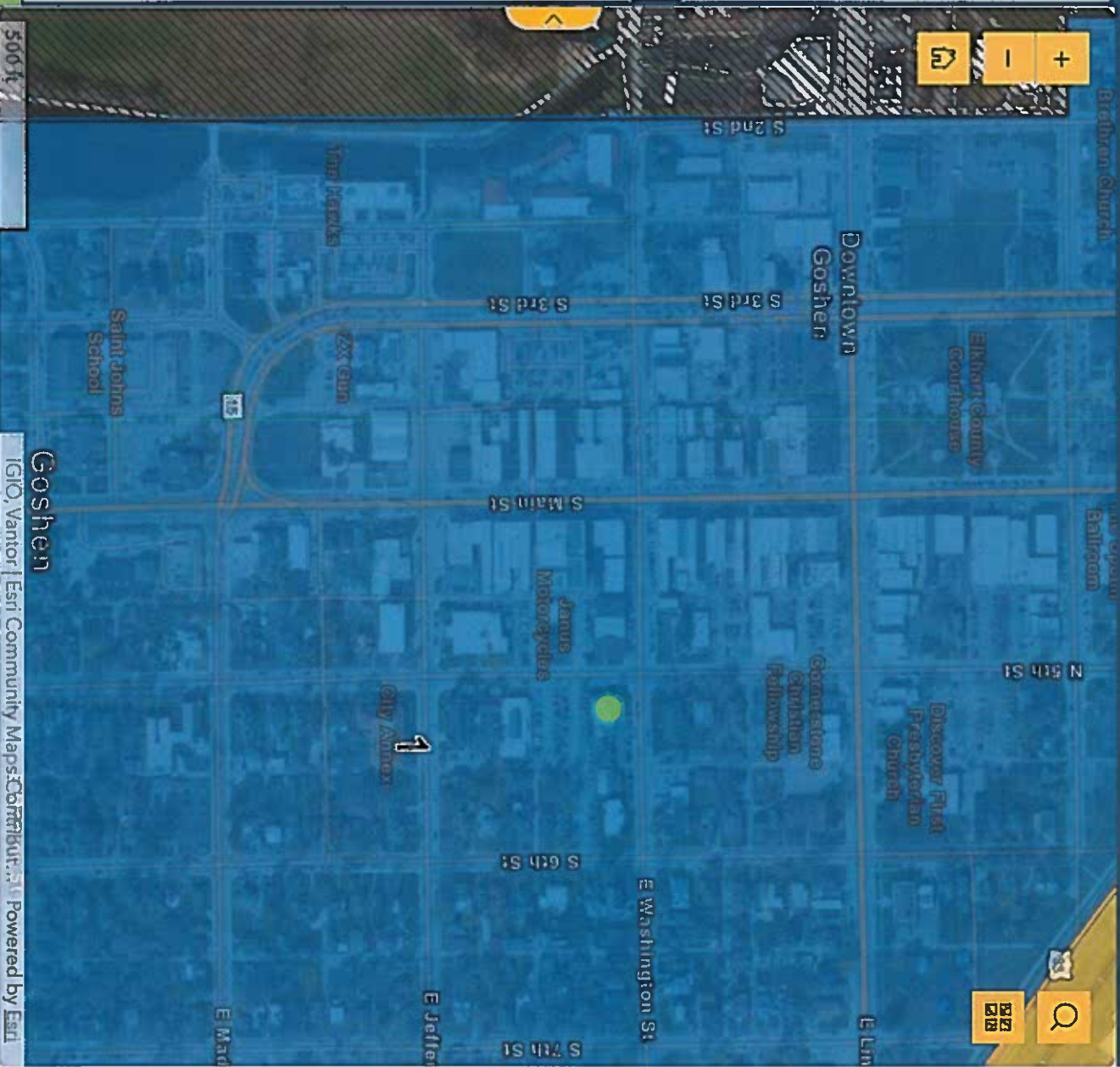
202 S 5th St, Goshen, IN, 46528, USA X Q

Search result ^

202 S 5th St, Goshen, Indiana, 46528

Zone Numbers

- 1
- 2
- 3
- 4
- 5
- 6
- No Pickup



Exhib.
#4



2027 Environmental Services Fee

Trash, Recycling, Yard Waste,
Brush Pick-up

Why Now?

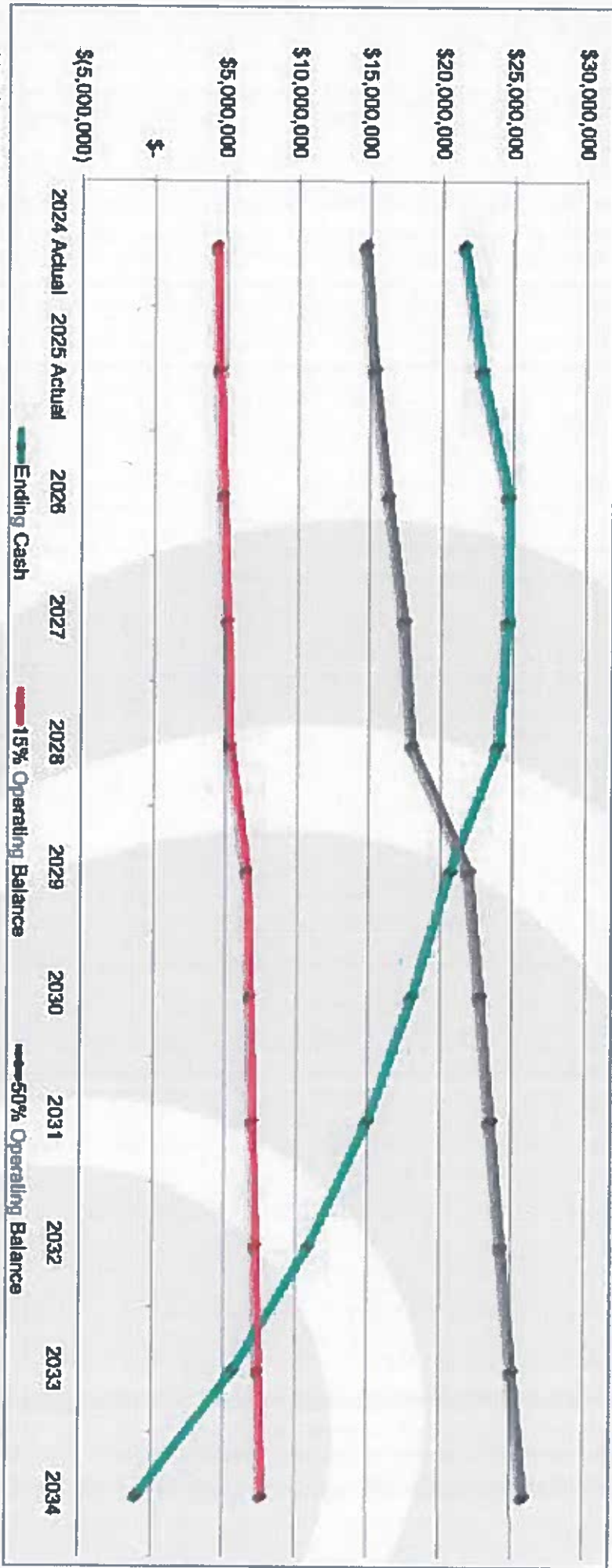
SEA1

- State legislative changes are expected to reduce city revenue.
- Inflation and broader economic pressures continue to increase costs.
- Cities face growing pressure to fund services through fees rather than taxes.



ENVIRONMENTAL SERVICE FEE ANALYSIS

General Fund Outlook (preliminary, subject to change)

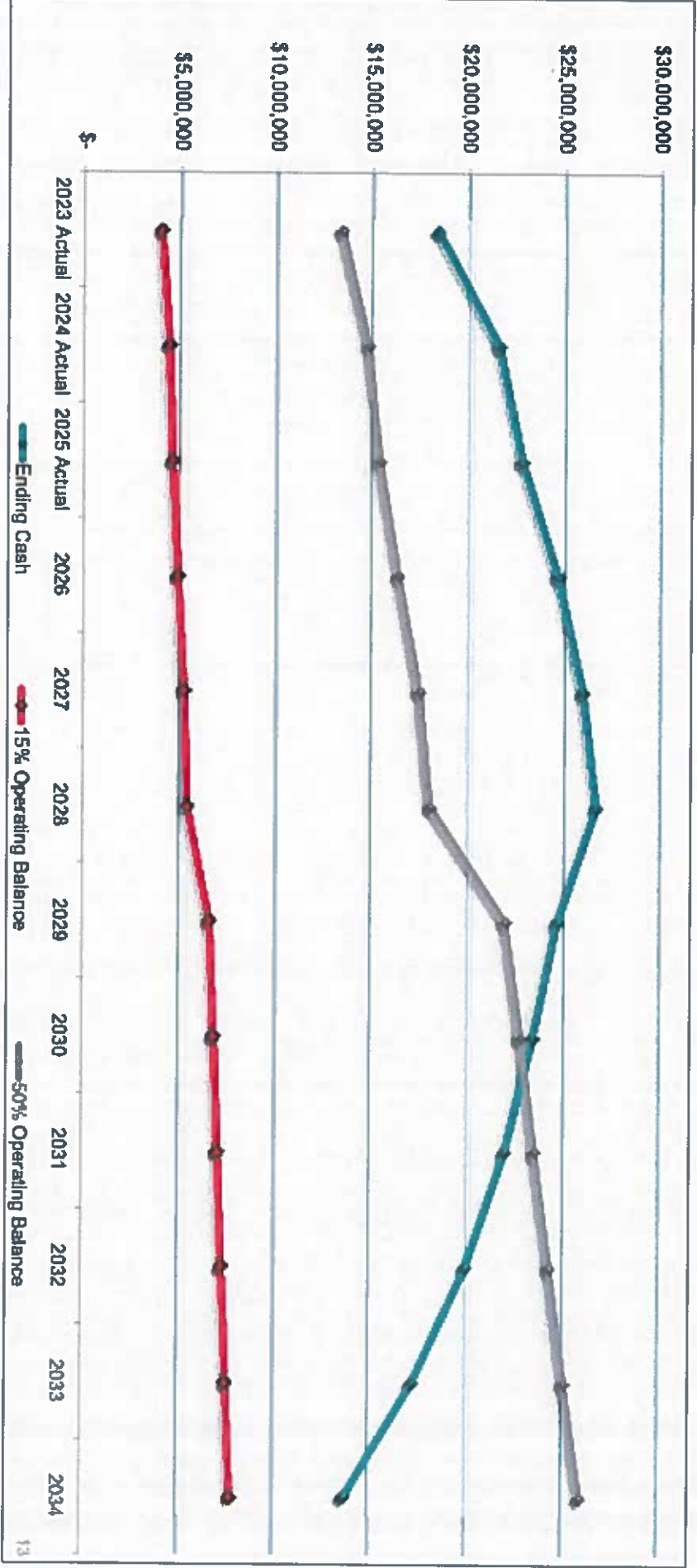


- Item Assumptions:
- Expenses assume 3.5% growth annually in personnel, 5% annually in supplies and services and charges from the 2026 budget. Capital outlays are based on the most recent capital plan.
 - Assumes budgets from PS LT and CEDT will need to be shifted to the General Fund beginning in 2029.
 - Property tax losses due to SEA-1 are incorporated based on the most recent Baker Tilly estimates.
 - LT revenues assume that beginning in 2029, the City opt-in to a county-wide LT rate for municipal services that replaces current LT revenues. Assumes 3% annual growth in LT revenues beyond that.



ENVIRONMENTAL SERVICE FEE ANALYSIS

General Fund Outlook (with flat \$10/mo. environmental service fee implemented – preliminary, subject to change)



Full Cost of Trash and Recycling

Monthly fee component	2027	2028	2029
Trash and recycling	\$17.60*	\$18.10	\$18.60
Brush and yard waste	\$1.50	\$1.50	\$1.60
Environmental Services Center	\$2.10	\$2.10	\$2.20
Total monthly cost	\$21.20	\$21.70	\$22.40

*\$4.68 Recycling 2x per month

TRASH/RECYCLING SERVICE ANALYSIS

Comparison of Monthly Residential Bills



*Does not include recycling charges, which are variable based on specific factors.

In Goshen, An Average of \$1 of Every \$4 of Your Property Taxes Goes to Garbage

\$2,371

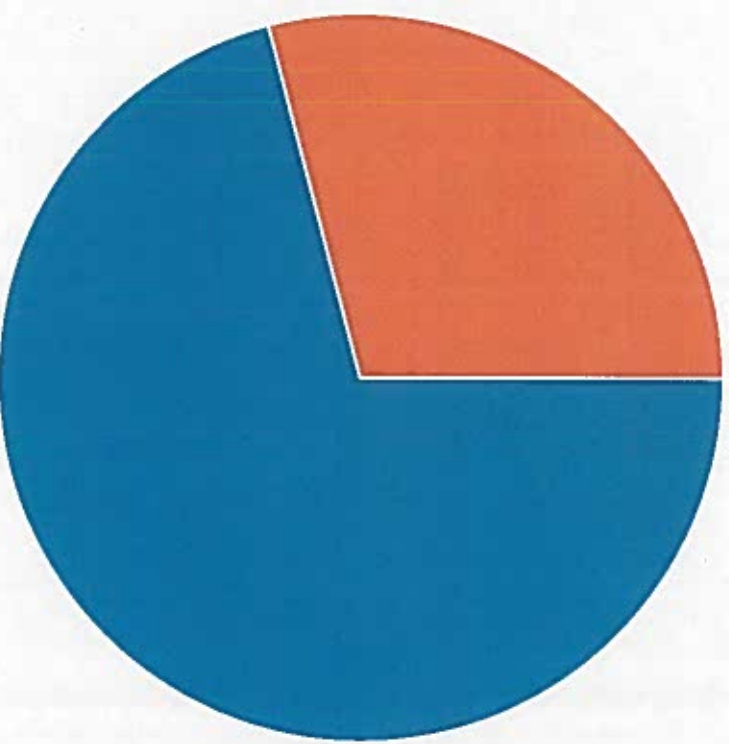
Median annual property-tax bill

\$925

Estimated amount reaching Goshen. (.39%)

\$257

Annual cost of environmental services



Proposed Revenue Uses

General Fund Support

- Police protection
- Fire and emergency medical response
- Sidewalks, Streets, Snow Removal
- Parks and public spaces

Police and Fire alone account for approximately **57% of the General Fund**. The remaining General Fund revenue must support nearly every other tax-funded City service.

Discussion

