

**MINUTES OF THE MEETING
OF THE COMMON COUNCIL
VALPARAISO, INDIANA
June 23, 2025**

Minutes are not verbatim. To Hear Full Comments, Please refer to the – Watch City Meetings Section of the City of Valparaiso's Website (WWW.CI.VALPARAISO.IN.US)

The Common Council of the City of Valparaiso, Indiana, met on Monday, June 23, 2025 at 6:00 p.m. in City Hall. Mayor Costas called the meeting to order. The Pledge of Allegiance was said. Present were Councilmembers Reed, Cotton, Domer, Pupillo (Video), Anderson, Hunt, and Kapitan.

2025 Paving Projects Update

Max Rehlander - The City website has an interactive map posted. The map shows work that Public Works is doing, paving, sidewalks and sewers. It also shows the cost.

Councilmember Hunt - She asked Max and Bill Oeding if they had seen the emails from herself and Councilmember Domer about the figures provided by Max and Bill and if there was any response.

There was discussion among Bill Oeding, Councilmember Hunt and Councilmember Domer regarding emails sent and answers received or not received. There was further discussion regarding 2025 funds used to pay 2024 invoices. There was money left over from 2024 and it rolled over into the pot for paving for 2025 so it would be available to pay invoices left over from 2024.

Mayor Costas – There are a lot of numbers involved here. Meeting in person is always the best way to communicate information. Emails can take a lot more time and usually lead to more questions. Mr. Oeding has been doing this for 20+ years. He is very good at what he does. You can have confidence in his ability to manage these budgets. He is sure once they meet, they will be satisfied with the answers.

Councilmember Kapitan – She appreciates Max and his team for clarifying what is going on with curbs and drainage. It is important to celebrate the work that has been done. There are a lot of questions they have. There is a lot of spending that is going on. We have had two record paving years. We don't want to have a record low spending year especially in paving and infrastructure.

There was discussion about the freeze on spending in regard to the effects of SB-1.

Mayor Costas – He encouraged them to meet and work through these numbers. It is much more efficient to do it that way.

Councilmember Hunt – She agrees that is a more efficient use of time. But it is important to note that these questions have been raised and could have been answered tonight.

Councilmember Reed – She thanked Max for all the work that has been done in District One. Especially on LaPorte Avenue, Greenwich and the other side roads. She has received fewer calls because of the work that has been done. She also discussed if they freeze the budget for paving, the roads will only get worse and the cost will only increase.

Councilmember Hunt – She agrees and knows paving has been a priority. But they are facing a budget shortfall so it would be prudent to take a look at the numbers and see if there are roads that could wait.

Councilmember Cotton – He would like to ditto the appreciation. He asked about in front of the VFW where it is just grass. He asked if it was an easement issue.

Max Rehlander – He asked him to email the address and he will look into it.

MINUTES

MOTION: Councilmember Kapitan moved to adopt the June 9, 2025 minutes with the correction of the vote to table the Council Liaison Reports. That vote was 5-2 with Councilmembers Kapitan and Hunt voting No. Councilmember Hunt seconded the motion with the correction. Upon roll call vote the motion passed with a 7-0 vote.

RESOLUTION NO. 6, 2025

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY KNOWN AS THE “MIDWOOD TERRACE ANNEXATION”

And

ORDINANCE NO. 11, 2025

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ANNEXING CERTAIN REAL ESTATE TO THE CITY OF VALPARAISO

Councilmember Kapitan moved that Resolution No. 6, 2025 and Ordinance No. 11, 2025 be read a second time by title and a third time in full and be considered for adoption with the opportunity for the offering of amendments. Ordinance No. 11, 2025 will also have a Public Comment opportunity. Councilmember Hunt seconded the motion. Clerk-Treasurer Taylor read Resolution No. 6, 2025 and Ordinance No. 11, 2025.

Bob Thompson – This property is located at 500 N and 175 W. The proposed annexation is approximately 80 acres. The property is currently zoned within the County as R2. The Petitioner is requesting from the City to be rezoned as General Residential and Urban Residential. They meet contiguity. This annexation is super voluntary which means 100% of the landowners agreed to go forward with this petition. Tonight they are looking for adoption of the Fiscal Plan by Resolution and the adoption of the Annexation Ordinance. They have a new Concept Plan tonight. They have eliminated two buildings. The one in the northeast corner of the UR District and the building along the south line along 500 N next to the proposed fire station. The large oak tree that is along 500 N is being preserved. They have added landscaping along 175 W and 500 N.

He and Attorney Patrick Lyp have been working on the Development and Annexation Agreement. The Petitioner is asking for waivers to the Standards that are in the UDO in the UR District. The parking requirement is two parking spaces on site. They are proposing one. They have additional parking throughout the UR development to come up with the two spaces per unit. He advised Ed Reckentwall and Kevin Paszko of Olthof Homes are present for questions.

Councilmember Cotton – He asked about the special tree.

Bob Thompson –The oak tree is being preserved. This is on the Concept Plan next to the proposed fire station.

Councilmember Cotton - He questioned the shared maintenance of roofs and colors of town homes.

Ed Reckentwall – The HOA is set up so if there is any dispute among the exterior features of the unit, the Board acts as the final decisionmaker. Each unit will be a different color. Each individual homeowner is required to maintain their exterior features. If there is a situation where it is a total loss, the HOA will help to make sure it is reconstructed in a manner consistent with the original.

Councilmember Domer – So an individual homeowner cannot decide to fix their own roof at their choice.

Ed Reckentwall – It has to be consistent with the community. That covers garage doors, exterior doors siding types, siding material, masonry material front door colors. Any exterior changes would have to go to the Architectural Review Committee for approval.

Attorney Patrick Lyp – Is it fair to say that if a roof needs repaired it would not be done in a spotty sort but the entire roof of the entire building would be repaired?

Ed Reckentwall – It would be common for the entire building to be repaired.

Attorney Patrick Lyp – But if a unit at the far end wanted to replace their roof, two things, they would need to get permission from the Architectural Review Committee and based upon the covenants and common sense, the roof color would be consistent with the existing roof color.

Ed Reckentwall – Yes. Even further, all the material would have to be consistent with what's existing to the best of its ability.

Councilmember Kapitan – These questions are being asked because they are the questions they have received from residents about what these town homes will look like. She has received questions about the school population.

Bob Thompson – The developer reached out to the superintendent and sent him a Concept Plan of what they are proposing and asked for comments. The answer they got back was – Thank you. Keep me apprised of the progress for this particular development.

Mayor Costas - He talked to Dr. McCall about what is going on. They used a demographer to determine whether or not they need to add a school at some point. There is some thought that at some point there will be a need to add an elementary school out that way but it is not needed at this time. They might acquire land at some time in the future. Their numbers are holding steady and they are comfortable where they are right now. They do not have current plans to build an elementary school.

Councilmember Cotton – Dr. McCall has assured that schools at capacity can be relieved through a better distribution within the schools. He has a concern about construction practices. The City has not had the greatest record in enforcing storm water. And when we do, it is a modest fine. There is a current situation that Olthoff is appealing to the Supreme Court. Some developers consider those fines as a cost of doing business. He asked if they have a storm water plan.

Max Rehlander – Since this development is greater than one acre in size, it qualifies for the construction general storm water permit through IDEM. The Olthoff team has completed the paperwork and sent it down state. They have done that because they initially went through the County for their approvals.

Ed Reckentwall – They try their best to work with municipalities and make sure they are all on the same page. They do have a plan in place. They do follow it. In the case with the municipality up north they just couldn't come to a good understanding.

Councilmember Cotton – Do you use local labor?

Ed Reckentwall – Yes. One of the brothers is our general contractor.

There was discussion regarding roads, widening 500 N, turn lanes and, adding additional lanes throughout the course of the four phases. Olthoff's plan calls for widening of 500 N in accordance with the City's street standards. Their team is working on a traffic study of 500 N and 175 W to see how the current stop sign configuration works and what would it mean if they added a turn lane. Can the 90 degree turn on Froberg be studied in the traffic study? That will be studied in house. How will roads be supported with the additional truck and vehicle traffic as a result of the four phases of construction. That is contained in the Fiscal Plan.

Councilmember Hunt – The traffic study is completed?

Ed Reckentwall – The traffic study is in draft form. It has been submitted to the City staff.

Max Rehlander – It is a requirement for the platting process. It is not a requirement for the annexation process. They have not had a chance to review it yet.

Mayor Costas – As the City improves the roads according to City standards, they will be sufficient to handle the additional traffic. The core City traffic is much heavier on two lane roads than it would be out there. Would you agree with that statement?

Max Rehlander – Agreed. Yes.

Councilmember Hunt – The original plan was to have six or seven units in each town home. Now there will be four?

Ed Reckentwall – Not in all units. The buildings on the exterior will all be four unit buildings. The buildings were reduced in size to four units. They should still be within the \$225,000 to \$275,000 price range.

Councilmember Reed - She asked about the parking per unit.

Ed Reckentwall – Each unit will have one parking in the garage, one in the driveway and one in front. He showed on the Concept Plan map where the perimeter parking is located. It is a standard 20' setback which will be big enough for a pick up truck.

There was discussion regarding what Urban Residential looks like when it is outside the City Center. Bob Thompson showed a map which includes Pepper Cove and other UR areas. It was discussed if residents in

these areas were concerned about the zoning. This area was Commercial when it was in the County. Then they got annexed into the City. This is not an uncommon proposal.

Public Hearing

TO HEAR CITIZENS' FULL COMMENTS, PLEASE REFER TO THE WATCH CITY MEETINGS SECTION OF THE CITY OF VALPARAISO'S WEBSITE (WWW.CI.VALPARAISO.IN.US)

Eric Johnson – 3454 Brigata. We have received inconclusive information from the developer. The mistake of notice at the last meeting deprived the affected residents their opportunity to voice their disapproval with the proposed urban annexation. They are working in the development under a County permit. It seems like a bait and switch. If the County would not approve this, why is the City so eager to approve it? The sale of two acres of land for a fire station raises concerns. He has not heard any evidence that the fire station is necessary. He feels this is a greasing of the wheels.

Phil Page – 3372 Siena Drive. He has lived in Valparaiso for 32 years. He has lived in every level of home. He is concerned about affordable living. All the Urban Residential in Pepper Cove is single level homes. High density town homes is something he would stay away from. He thinks the fire station was used so they could get the Urban Residential zoning. He was told having the fire station would lower his insurance rates. That is not true. He checked with his agent. The safety of the roads is his second biggest concern. He would like to see more sidewalks connecting that side of town. He asked the Council to vote no on this proposal and Olthoff should look at revising their current plan and don't have the UR component.

Mike Pratscher – 3355 Veneto Court. He is concerned about storm water since Olthoff paid more than 100 fines for violations in Chesterton. He is concerned that covenants and HOA restrictions can be changed. This could allow rentals to be allowed. He is concerned about road safety. 500 N and 175 W both have pedestrian and cyclist traffic since there are no sidewalks. With this development traffic will substantially occur. He is concerned about the schools. They already have a student-teacher ratio of 22 to 1. This development, Iron Gate and Westwind are within the boundaries of Benjamin Franklin which already is nearly 30% higher than that of Thomas Jefferson.

Melissa Reed – 2008 Blackhawk. She wonders if the roads are frost free roads. She wonders about the reality of the parking. It looks like there is very little green space. She does not see any space for common dumpsters. She has concerns about the money aspect of fixing the roof of the town homes. This is an amped up version of Urban Residential.

Chris Kazlowski – 193 W 550 N. What is the advantage of doing this and why are Olthoff and the City pushing for the annexation. On the plat they keep showing the fire department like Olthoff is the one sponsoring it. There will be 600 more cars when this is done. He is not sure why the fire station would even want to be on this property. There are a lot of wild animals here. Where are they going to go?

Vernon Christian – 122 Kinsale Avenue. This was all approved in July 2022 for the original 187 homes. Have the PUDs that were approved then been changed to allow for the town homes?

Diana Rospond – 3453 Campania. If they are going to widen the streets how can they do that. They will have to take away all of the landscaping. No one is retiring into places that have stairs.

Shaun Ray - 3908 Iron Gate Drive. He did not see any amenities on the plan. In Iron Gate they have amenities that are taken care of by their HOA. How many people from the proposed community will come to Iron Gate and use their stuff adding more burden to their HOA?

Omar Obaid – 3357 Siena Drive. He understands there was a survey sent to the existing residents in the area. The results were sent to the Council ahead of time for this meeting. There were 281 responses. Out of that 99.6% who responded were opposed to the town homes. That is not opposed to development but just the town homes and the high density of this plan. Also 96% of the responses felt the intersection of Froberg Road and 500 N is not safe now and will be worse when this development goes in.

Karen Huguenard – 514 Lismore Lane. Her home is the one most affected by traffic coming out on 175. She will see the headlights. Right now she is seeing the dust storm. She can't open her windows and now she finds out it will be going four more years. It got approved by the County with a reasonable amount of homes and what they thought was fair for the community. She and her husband have reached out and have not been heard.

Lisa Napiwocki – Waterford Subdivision. She agrees with all that has already been said. She wants to be on record of being totally opposed. They were fine with what the County approved.

Anne Hilbrich – 509 Kinsale Court. She agrees with everything that has been said. She hopes they vote No.

David Matthews – 516 Kinsale Court. He echoes the sentiment of everything that has been said tonight – the safety concerns, the school issues, the money. He is also concerned over the Executive Session that was held between the builder and councilmembers. He will be putting in a request to see if the minutes from that meeting are available.

Questions/Comments from Council

Attorney Patrick Lyp - When a person sees a Valparaiso Fire Department truck you assume it is the City of Valparaiso. Actually there is a Valparaiso Fire Territory. It is separate and distinct from the City of Valparaiso. So when he hears the term “grease the wheel” or “follow the money” he takes personal offense to that because he works with the Chief and the Fire Territory. The designation of that property was about 2.5 to 3 years ago before this project even was a concept. The insinuation that somehow there is a quid pro quo that the City Council is helping a separate fire territory, I can tell you is categorically untrue. If the annexation is shot down the plan is to move forward with the fire station at that location. In the Annexation Agreement there are certain conditions that will bind the developer as relates to the subdivision. There has been no subdivision of the property done yet. There will be an exhibit that will bind the developer to that plan as to where the different types of housing will be. If the developer wants to deviate from that, he has to come back to the City Council. The Plan Commission controls how the property will be subdivided. As a commitment to the annexation, the developer has committed to that plan where they have taken away some of the proposed units. The Council can feel comfortable that what they are seeing will be out there. It is important that as you see the plan if you are satisfied with it, you would vote for it. If you want more changes, then you would negotiate those. There was mention of an executive session. There is a certain statute that allows for the City Council, upon proper notice, to be in what's called executive session. Unless there was a meeting that he wasn't aware of, there was no executive session with the majority of the City Council. An executive session would have required advance notice to the public. At least 48 hours. He is not sure what was meant, but there was not an executive session.

Councilmember Cotton – He asked about the ISO rating and its affect on insurance.

Chief Chad Dutz – Their insurance rating right now is a Class 2. It goes from Class 1 to 10 with 1 being the best. They are one of eight that are Class 2 in the State. At that time is when you would see a decrease. Some insurance companies use some form of ISO. If you are within five minutes of a fire station and you are 1,000' from a hydrant, you are going to get the Class 2. There has been an increase in growth in the proposed annexation area. They cover all of Center Township. They want to be at the house within eight minutes of an EMS call. They want to be at the house within five minutes of a fire call. In 2021 they started looking at this land to see what they could do because they knew that was the area that was going to be growth. They are a time based Department.

Councilmember Domer – Is the fire station required to be zoned Urban Residential? Is there any zoning requirement for a fire station?

Bob Thompson – No there is not. The one standard that will take effect if they move into a UR zoning is the construction of the actual fire station. It has to resemble a residential structure.

Councilmember Domer – Patrick you had said we could negotiate more changes. Can you explain that?

Attorney Patrick Lyp – Right now the Plan Commission has made a recommendation to the Council for zoning. You can accept it or not accept it. Annexation is purely at the Council's discretion. That is why there is a separate Annexation Agreement that has some provisions. The developer has provided a site plan. At this point the Council has almost carte blanche discretion. He would suggest they work with Bob Thompson and the Developer to work out any changes. The Annexation Agreement is where the Council knows what they are getting before they let the property into the City.

Councilmember Domer – What would a next step look like if there were some suggested changes?

Mayor Costas – You have something before the Council this evening. If that does not pass then you would seek something different.

Councilmember Hunt – Wouldn't it make sense to hear any changes before we vote? Miss Domer do you have any proposed changes?

Councilmember Domer – Nothing specific. She did her review of this annexation by looking at a document prepared by the housing consultant the City had contracted with. She was looking at this development to be the missing middle in the housing market. She thinks maybe more can be done within this development than what is being proposed.

Councilmember Cotton – He discussed how changing the plan could jeopardize the number of homes that could help fill that gap in the middle housing market. The cost could be impacted by changing the numbers or messing with ratios. He doesn't see anything wrong with moving forward with the vote tonight.

Councilmember Pupillo – He hears his neighbors and he has to stand by their wishes to see this as a less dense development. As it stands right now he is not in support. He would like to see it reworked with less density.

Councilmember Reed - Outlot B is planned to be a park area?

Ed Reckentwall – Yes. There is a playground. In the Urban area there is a play zone where there is outdoor gaming, patios, pergolas and outdoor kitchens.

Councilmember Reed – She asked for clarification on the perimeter parking. She thanked them for the work they have done in removing a few units. There are people that will be looking for this type of home.

Councilmember Kapitan – She discussed the complexity and many issues involved in this annexation. They have the existing residents who do not want the density in their neighborhood. They have the residents that are looking for this type of housing. The market potential analysis shows a lot of residents wanting to move within Valparaiso. They have to think of all 35,000 people in the City. She supports this project.

Councilmember Hunt – There have been quite a few concerns raised with this development. There is a greater need and they are charged with serving the needs to the City. She is happy to hear the schools have been reached out to. Traffic has been looked at and concerns from residents have been looked at.

Councilmember Anderson – He loves the fire station. He understands this land has to be developed. He knows it is important for the City to control its borders. He has a positive view of Olthoff Homes. He does not like the density. As a Council they have the opportunity to shape future of the City. He does not think the density belongs there. He would be happy to approve it if it was all single family homes without the town homes.

Mayor Costas – Change is hard. It creates uncertainty. It has been his experience that those issues have been dealt with and the quality of life has been maintained as the city continues to grow. Some of the people here tonight, when your subdivision was being developed, there were people complaining and telling us not to approve your subdivision. This is part of growing. The borders are reaching out to the east and to the north. We want to maintain a growth that is consistent with the City. Having a variety of housing is generally a good thing because there is a variety of different types of incomes and occupations. He thinks this is a solid project. He thinks it is important to annex it into the City.

Attorney Patrick Lyp – He would recommend that in the motion for the Resolution and the motion for the Ordinance it be incorporated that it be contingent on the Annexation Exhibits being finalized.

MOTION: Councilmember Cotton moved to adopt Resolution No. 6, 2025 contingent on the Annexation Exhibits being finalized. Seconded by Councilmember Kapitan. Upon roll call vote the motion passed with a 5-2 vote. Councilmembers Pupillo and Anderson voted No.

MOTION: Upon roll call vote the motion to adopt Ordinance No 11, 2025 contingent on the Annexation Exhibits being finalized passed with a 5-2 vote. Councilmembers Pupillo and Anderson voted No.

ORDINANCE NO. 10, 2025

AN ORDINANCE AMENDING CHAPTER 92 OF THE VALPARAISO MUNICIPAL CODE CONCERNING CITY CEMETERIES

Councilmember Kapitan moved that Ordinance No. 10, 2025 be read a first time and considered on first reading. Councilmember Hunt seconded the motion. Clerk-Treasurer Taylor read Ordinance No. 10, 2025.

Councilmember Pupillo has left the meeting.

Clerk-Treasurer Taylor – This is a joint update between Public Works and her office. The Public Works side is the foundations. They are requesting that foundations be installed by the City at the current material market price. Previously the foundations were laid by whoever put in the headstone. She is requesting that the cost of the burial space be increased. This Ordinance has not been updated since 2006. Even with the increase, Valparaiso will be slightly under surrounding costs. Maintenance costs are going up. She is contracting with a company out of Nashville, Indiana. They will repair and clean the older tombstones so people can see the information that is listed.

Councilmember Domer – Is the cemetery by Red Robin a City cemetery?

Clerk-Treasurer Taylor – That is the original settler's cemetery. The cemetery on Union Street is a Civil War cemetery. Maplewood is at the back part of Graceland. Memorial Park is on Highway 2 across from the Juvenile Detention Center. Maplewood has plots that are owned by families and additional family members can be buried there. The only cemetery with lots for purchase is Memorial.

Councilmember Hunt – Can you explain what prompted this?

Steve Poulos – They have had issue with the specifications being followed. They decided since they were City cemeteries, they would have Public Works install the foundations and charge appropriately for the material.

Councilmember Hunt – It looks like this has not been amended since 2006. Is the foundation issue a new issue?

Steve Poulos – A newer issue. It was identified within the last five years. It just made sense to bring it under our umbrella.

Councilmember Domer – Is there just one employee dedicated to maintenance?

Clerk-Treasurer Taylor – There is one that we pay out of cemetery funds. There is a group that actually do the work.

Steve Poulos – Typically there is a mini excavator and a dump truck for that type of installation.

Councilmember Kapitan – Are the lots in Maplewood, family lots and already paid for?

Clerk-Treasurer Taylor - Those are all paid for. The increase only applies to unsold lots in Memorial.

Councilmember Kapitan – In terms of vandalism, have you looked at ring cameras?

Clerk-Treasurer Taylor – They have installed fencing and locked the older cemeteries.

MOTION: Councilmember Kapitan moved to carry Ordinance No. 10, 2025 to the next meeting. Councilmember Hunt seconded the Motion. Upon voice vote the motion passed with a 6-0 vote. Councilmember Pupillo had left the meeting.

ORDINANCE NO. 12, 2025
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA
AMENDING SECTIONS 72.01 OF THE VALPARAISO MUNICIPAL CODE CONCERNING
METHOD OF PARKING

Councilmember Kapitan moved that Ordinance No. 12, 2025 be read a second time by title and a third time in full and be considered for adoption with the opportunity for the offering of amendments. Councilmember Hunt seconded the motion. Clerk-Treasurer Taylor read Ordinance No. 12, 2025.

Councilmember Kapitan – The Chief and his team have identified a more efficient way to ensure parking regulations. These do fall under Indiana requirements.

Councilmember Domer – Prior to this was it State law that was cited?

Attorney Patrick Lyp – Imbedded in our municipal Code it is implicit. This makes it explicit. This covers it when people say to show them in the Code where it says they should get a ticket.

MOTION: Councilmember Kapitan moved to adopt Ordinance No. 12, 2025. Councilmember Hunt seconded the Motion. Upon voice vote the motion passed with a 6-0 vote.

ORDINANCE NO. 13, 2025
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, TO
ESTABLISH A NEW EQUITABLE IMPACT FEE FOR THE PURPOSE OF PLANNING AND
FINANCING PARK AND RECREATIONAL INFRASTRUCTURE TO SERVE NEW
DEVELOPMENTS IN THE CITY OF VALPARAISO, INDIANA PURSUANT TO INDIANA CODE
CHAPTER 36-7-4-1300 ET. AL.

Councilmember Kapitan moved that Ordinance No. 13, 2025 be read a second time by title and a third time in full and be considered for adoption with the opportunity for the offering of amendments. Councilmember Reed seconded the motion. Clerk-Treasurer Taylor read Ordinance No. 13, 2025.

Kevin Nuppnau – He was joined by Chuck Lehman of V3 Companies. He has worked with City staff and the advisory committee to put this together. He gave a brief overview of his presentation from the previous meeting.

There was discussion regarding the price of a home and the percentage used for the impact fee.

Councilmember Cotton – Have there been any conversations with Center Township?

Kevin Nuppnau – They did not reach out to the Center Township Trustee. They talked internally about what the process would look like if they went down that path. It would require the Park Board, Center Township Board and Council to enact an impact fee to encompass Center Township. The fees are collected through the Building permits that are issued in City Hall. It is an easy exchange of funds. If Center Township were involved it would include County Government to get involved. That is not impossible but it is another layer of administration. If they brought Center Township in it would make the number upside down. It would bring in people but no infrastructure. This creates a higher impact fee.

There was discussion regarding the pros and cons of including Center Township in the impact fee.

Councilmember Kapitan – This is a flat rate and all levels will go up 5% each year?

Kevin Nuppau – Yes.

Councilmember Kapitan – Has there ever been talk about an impact fee based on the sale of the home. Going from 2% to 5% is a shock.

Kevin Nuppau – The impact fee cannot be based on the sale of the home. It is based on the type of structure and not the value.

Councilmember Hunt – The term of the board members has been increased from 2 years to 5 years. What is the rationale for that?

Attorney Lyp – That was his recommendation so that the term would run in tandem with the length of the Ordinance.

There was discussion regarding the designation of single-family resident, townhomes, apartments, condos and the level of the fee for each. It was the decision of the advisory committee to tier it this way because of the additional people living in the house and the additional impact those residents would have on the parks. This comes as a recommendation. There are some of these points that can be talked about. Some of the points would not require the need to re-do the study.

Councilmember Hunt – She would like to see a reduction in the 2 to 3 bedroom apartments. Those jumping from 63% to 80% seems disproportionate to her. There does not seem to be a time crunch if the Council wants to look at the figures.

Kevin Nuppau -They want to get on a calendar year schedule. This would have to be adopted by the August 11th meeting for that to happen. They also do not want there to be a gap in the collection of fees.

Councilmember Reed -She suggested going from 63% to 78% for a 2 and 3 bedroom apartment.

Councilmember Hunt – That is still a 15% jump for one child.

Councilmember Domer – Where did Kevin get the population estimate number? It was 35,361. The 2022 census number is 34,717. She asked to have explained the 3,900 residential building units for the next 10 years.

Chuck Lehman – They looked at the zoning map. They took the parcels of land that have no development but is zoned accordingly. They did projections of what could be developed in the next 10 years. Bob Thompson added developments he has had talks with but nothing has been presented yet. They also took the developments that are not built out at capacity yet.

Councilmember Domer – She would like to see the study.

Clerk-Treasurer Taylor – The study is an attachment to the Ordinance.

Councilmember Domer – She does not like that different growth factors are being used for different issues. She would be curious to see what these numbers would look like at 1.5%. Not that it would make a big difference but it is consistency. In last year's budget in the General Fund the allocation to the park was increased. You got more money and now there is an increase here. You will have a lot of money to work with.

Kevin Nuppnau – The increase in the budget was to get us back to where we were before.

Councilmember Domer – She discussed the pathways. There should be new opportunities with this money.

Councilmember Hunt – Are we going to carry to a third reading to get clarification on the rates. She would like to see the 2 bedroom apartments reduced to 63%. They need to see numbers to make sure that is appropriate.

Councilmember Domer – She would like to see a lower growth rate.

Councilmember Reed- In order to support our Parks these one time fees for these developments will help us with that growth. It is necessary because the cost of things is not going to go down. People want to move here because of what we have to offer. She does not have a problem with the numbers. She thinks they are appropriate the way they are.

Councilmember Cotton – He is looking at seeing where they can do more with less. This is a big increase.

MOTION: Councilmember Hunt moved to carry Ordinance No. 13, 2025 to the July 14, 2025 meeting with the understanding Councilmembers will get their questions to Director Nuppnau. Councilmember Cotton seconded the motion. Upon voice vote the motion passed 6-0.

Chuck Lehman – If they want to change any of the percentages or even the proposed 5% you can do that without changing the study. Those are add-ons. If they are going to change the population forecast, they will have to change a bunch of stuff.

Councilmember Reed has left the meeting.

COUNCIL LIAISON REPORTS

Councilmember Hunt – Erika Watkins was appointed by a majority of the Council to serve another four years on the VCS School Board. The VHS baseball team won the State title. The 4th and 5th graders at Central Elementary won State Math Bowl. Four members of the VCS Board made statements regarding social media comments made by the Board President regarding low income families and students. Four Councilmembers have requested action by our AHRC to address the school board president's post and the discriminatory impact words can have on underserved residents. The AHRC declined to respond to the councilmembers as far as she knows. Ordinance No. 8, 2025 was introduced two months ago. That Ordinance had to do with the AHRC and was tabled.

Councilmember Cotton - The Merit Board met. They talked about hiring process improvements. They talked about the promotion process which is undergoing a major revamp. He received a question from a resident who was told that because he has a pending matter with his fence, he cannot get a permit to fix his leaking roof. He would like a reference where it says that in the Code.

Attorney Patrick Lyp - In October Vicki Thrasher explained to the person what they have to do. The property owner was going to go to the BZA and get a variance. Usually when a property owner is made aware of a violation on their home, they tend to get it resolved pretty quickly. It is a discretion given to the Building Commissioner as the person who gives the permits out.

Councilmember Kapitan – The Environmental Committee meets July 7 at 5:00. They have a monthly newsletter. There is no Plan Commission meeting in July. Traffic & Safety won the Safe Streets for All grant. She talked at the Daughters of American Revolutionary War. They celebrated Almira Fifield. She is the first woman doctor in Porter County.

Councilmember Domer – She went through the approvals at the BOW meeting of May 23, 2025. The Northwest Indiana African American Alliance is having their summertime gathering at Kirchoff Park this Saturday beginning at noon. Porter County Voter's Registration received an award for being the best trainers of poll workers.

Councilmember Anderson – Valpo City Services has continued their construction schedule on the \$76 Million Dollar bond. This is for all the work being done on the wastewater treatment plant and the drinking water treatment plant. The Goodrich water main project should be done in July. A water main extension is being put in at Montdale Industrial Park. They have approved their strategic plan. The time has come and gone for opioid grants. He and Councilmember Kapitan will be meeting to go through the applications.

PUBLIC COMMENTS

TO HEAR CITIZENS' FULL COMMENTS, PLEASE REFER TO THE WATCH CITY MEETINGS SECTION OF THE CITY OF VALPARAISO'S WEBSITE (WWW.CI.VALPARAISO.IN.US)

Ezra Burke – Napoleon Street. His concern is over the AHRC cultural grants being terminated by Mayor Costas.

Mayor Costas – In several recent Council meetings during discussions of whether or not the AHRC should be expanded to a City Council controlled committee he has voiced his concern that city resources and tax funds should not be used to promote cultural social events organized by groups of private citizens. Citizens celebrate different cultures and lifestyles. His job is to not elevate one over the other but rather to ensure all citizens feel respected, protected and free to express their own cultural views and beliefs as they see fit. He reviewed the applications submitted to the AHRC. He has come to the conclusion that tax dollars should not be used to support cultural projects and are focused on a defined minority lifestyle or viewpoint but rather expend it only to deliver core city services to our citizenry. He believes the best approach is to decline funding of all pending AHRC cultural grants and focus AHRC efforts on other avenues for ensuring that minority populations are heard, valued and serve all citizens of Valparaiso.

The Next Council Meeting will be July 14, 2025

The meeting was adjourned at 9:30 p.m.

/s/ Holly Taylor, Clerk-Treasurer