

**MINUTES OF THE MEETING
OF THE COMMON COUNCIL
VALPARAISO, INDIANA
March 29, 2021**

The Common Council of the City of Valparaiso, Indiana, met on Monday March 29, 2021 at 6:00 p.m. in City Hall. Mayor Murphy called the meeting to order. The Pledge of Allegiance was said. Present were Councilmembers Reed, Schmidt (video), Pupillo, Anderson, and Douglas. Councilmembers Cotton and Costas were absent.

MINUTES

Councilmember Douglas moved to approve minutes of the February 22, 2021 meeting. Councilmember Reed seconded the motion. Upon voice vote the motion to approve passed with a 5-0 vote.

ORDINANCE NO. 4, 2021

**AN ORDINANCE APPROPRIATING FUNDS IN THE PARK GENERAL FUND AND
PROVIDING FOR PUBLICATION OF NOTICE**

Councilmember Douglas moved that Ordinance No. 4, 2021 be read a first time and considered on first reading. Councilmember Reed seconded the motion. Clerk-Treasurer Taylor read Ordinance No. 4, 2021.

John Seibert addressed the Council. The Park Board passed their part of this Ordinance at their January meeting. After the fourth quarter of last year the Park Board realized they would have a positive cash flow. At that time they said they would approach the Council in the first quarter of this year for an additional appropriation of cash to increase capital outlays to make inroads to infrastructure. He presented a chart of expenditure priorities. This chart will be available as a handout at the Public Hearing meeting.

Councilmember Douglas commended the Park Department Staff on an excellent job. He asked if anything is being looked at for Bicentennial Park in regard to a sidewalk. That will be discussed at the next Council meeting.

There was discussion regarding the tennis courts at the parks.

Councilmember Douglas moved that Ordinance No. 4, 2021 be carried over to the April 12, 2021 meeting. Councilmember Reed seconded the motion.

Upon voice vote the motion to carry Ordinance No. 4, 2021 to the April 12, 2021 meeting passed with a 5-0 vote.

ORDINANCE NO. 5, 2021

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO,
INDIANA, REZONING PROPERTY FROM HEAVY INDUSTRIAL (INL) DISTRICT**

TO PUD, PLANNED UNIT DEVELOPMENT, KNOWN AS “JOURNEYMAN DISTILLERY”

Councilmember Douglas moved that Ordinance No. 5, 2021 be read a first time and considered on first reading. Councilmember Reed seconded the motion. Clerk-Treasurer Taylor read Ordinance No. 5, 2021.

Beth Shrader addressed the Council. The Plan Commission at their March 9, 2021 meeting reviewed the draft PUD Ordinance and recommended its approval to the City Council. A few details are still being ironed out.

Attorney Todd Leeth addressed the Council. Bill Welter is the principal behind Journeyman Distillery. This project will repurpose a shuttered factory into an event center, restaurant and distillery. Bill Welter and the architects are available for questions tonight.

This Ordinance rezones the building to a PUD zoning. Today it is Heavy Industrial zoning. CP zoning is across the street. Attorney Leeth presented a rendering of what they anticipate the building to look like. This Ordinance sets out the Development Standards for just that piece of property. Typically a PUD is a four-step process. This project does not have anything that is being sold, so the last two steps are not necessary. After this Ordinance is approved, they will do a development design. The City Engineer will be on board on the final details. At the Plan Commission there was only one comment which was from L & S Metals. They wanted to make sure the City knew they were there and what their business is. The Ordinance includes a list of uses allowed. This is a significant down zoning. The Ordinance calls out typical industrial standards. They have allowed a glass curtain wall. This will be the signature piece of the building. The Ordinance gives them flexibility of moving things around as they design the project.

Parking has been worked on. The event portion of the building is about 73% of the parking needed for the building. This is a destination. In Three Oaks they are parking challenged as well. The event staff has determined that 65% of the hosts will arrange for a shuttle bus, ride sharing or the like. They anticipate the same will happen here which will diminish the need for parking. The project owner also owns land across the street. If parking becomes an issue, they will use this land.

Councilmember Douglas asked about the time frame. Attorney Leeth replied final design will be later this summer. He would expect a Development Plan approved by Staff this Fall. Once they have that approval, they begin getting permits.

Bill Welter confirmed they hope to start construction by October and be open by Fall 2022.

Councilmember Pupillo thanked the Welters for their investment in Valparaiso.

Councilmember Douglas moved that Ordinance No. 5, 2021 be carried over to the April 12, 2021 meeting. Councilmember Reed seconded the motion.

Upon voice vote the motion to carry Ordinance No. 5, 2021 to the April 12, 2021 meeting passed with a 5-0 vote.

COUNCIL REPORTS / OTHER BUSINESS

School Board Applications

Councilmember Reed stated applications are still being taken for the School Board appointment. Applications are available on the City's web page.

Mayor Youth Council

Mayor Murphy introduced the Mayor's Youth Council. This Council is non-political and educational. This Council is designed to do four things:

1. interact with City government,
2. learn about local government
3. build leadership skills; and,
4. participate in special volunteer projects.

This is a positive learning experience for students. Students who will be entering their junior year of high school are encouraged to apply to serve on the council. They will be sworn in by the Valparaiso City Council on August 23, 2021. The Council will meet monthly on a Wednesday evening, gather for a daylong retreat in August and meet for volunteer opportunities throughout the year. Participation on the Mayor's Youth Council is limited to 15 students, due to space. The students will receive a certificate which they can use towards college credits or job applications. Community Engagement page on the City's web page is where they can find an application.

City Clean Up

Councilmember Pupillo stated he is planning a city-wide clean up. Details will be available soon. He will need volunteers.

The meeting adjourned at 6:35 p.m.

/s/ Holly Taylor, Clerk-Treasurer