

**MINUTES OF THE MEETING
OF THE COMMON COUNCIL
VALPARAISO, INDIANA
October 24, 2022**

The Common Council of the City of Valparaiso, Indiana, met on Monday October 24, 2022 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, Cotton, Schmidt, Pupillo, Peterson, and Costas. Councilmember Anderson was absent.

MINUTES

Councilmember Schmidt moved to adopt minutes of the October 10, 2022 meeting. Councilmember Reed seconded the motion. Upon voice vote the motion passed with a 6-0 vote.

**ORDINANCE NO. 23, 2022
CITY OF VALPARAISO 2023 SALARY ORDINANCE**

Councilmember Schmidt moved that Ordinance No. 23, 2022 be read a second time by title and a third time in full and be considered for adoption and the opportunity be given for the offering of amendments. Councilmember Reed seconded the motion. Clerk-Treasurer Taylor read the Ordinance.

Mike Jessen addressed the Council. He gave a recap of his presentation at the last meeting. The philosophy this year was to get everyone halfway to the midpoint of the new recommendation with a maximum of a 4% salary increase. For those already at the midpoint or beyond, they will receive a \$1,000 salary increase. There are 18 employees that will receive the \$1,000 increase.

Councilmember Cotton discussed the Human Relations salary and Community Relations Director. Throughout the State the Community Relations position is lower. Human Resources is a vital resource of the City. Mike Jessen replied what is holding up a larger increase for Human Resources is the 4% raise.

MOTION: Councilmember Schmidt moved to adopt Ordinance No. 23, 2022. Councilmember Reed seconded the motion and so approved with a 6-0 vote.

ORDINANCE NO. 25, 2022

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, FOR
THE PURPOSE OF ESTABLISHING COUNCILMANIC DISTRICTS**

Councilmember Schmidt moved that Ordinance No. 25, 2022 be read a first time and considered on first reading. Councilmember Pupillo seconded the motion. Clerk-Treasurer Taylor read Ordinance No. 25, 2022.

Attorney Patrick Lyp reported six plans were submitted by five individuals. There was also the coordinators' plan.

Brian Bosma addressed the Council. The original map had a deviation of 19.58%. The coordinators' plan has a 5.28% deviation with no precinct splits. The coordinators' plan was the lowest deviation, except for one which had 10 splits in it. The coordinators' plan is attached to the minutes.

Public Comment

Mayor Murphy called on the citizens who submitted plans. Each were given a chance to address the Council and explain their Plan. The citizens are: Barbara Domer, Donna Resetar, Emilie Hunt -Withdrawn, Joseph Dauginas, Kathryn Meyer – submitted 2 plans. Their plans are attached to the minutes.

Tom Davis – 56 Chicago Street. He commended Joe Dauginas for all the work he did on his presentation. It was a power point so all could see.

Donna Resetar - She checked her map against voting. All remained competitive except District 4. She hopes all councilmembers are interested in the center of the City.

James Bilder – 3070 Indian Summer Circle – This was interesting input. He commends the Council for the work done. No matter what the decision, someone will not like it.

Kathleen Watts – 2518 Eisenhower. Importance is vital. Three council races will happen between now and the next redistricting.

Council Comments

All thanked the community for their input.

Councilmember Reed – She appreciates all the work that has gone into this project. She thanked the community for their help. It will help reshape the community and help with growth. It is certain at some point in time a councilmember will be added due to the growth of the City. She feels the coordinators' map is the best option.

Councilmember Pupillo – This is a difficult and important task. All have had a chance to review. He feels the coordinators' map is the best. It is the most balanced.

Councilmember Costas – There are different perspectives and points in this project. His perspective is to keep it as simple as possible as well as balanced. He supports the coordinators' plan.

Councilmember Schmidt – Maps take time. They will continue to review and talk as a team.

Councilmember Peterson – The County Commissioners work on creating precincts. The coordinators' map is simple but keeps the map from looking gerrymandered.

Councilmember Cotton – He is overwhelmed with the work and effort put into this. The process covered all bases, but he thinks there are things that can be done better. Tools should be available for public to do this properly. He appreciates the consultant and the work he has done in the past regarding redistricting. Good points have been made. He is interested in the minority presentation. This all warrants a reasonable amount of time. His recommendation is to table this Ordinance on first reading.

MOTION: Councilmember Schmidt moved to carry Ordinance No. 25, 2022 to the November 14, 2022 meeting. Councilmember Pupillo seconded the motion and so approved with a 6-0 voice vote.

Valpo Sports and Recreation Campus Presentation

Mayor Murphy addressed the Council. It is intended to do this project without the need to raise taxes or use any Rainy Day Funds. With the newly affirmed AA Bond rating, which is based on strong financial oversight and performance by the Clerk-Treasurer and Council, the City is ready to move forward on this project. The feasibility study affirms an economic impact in direct spending of \$10 Million and indirect spending of \$20 Million Dollars. This is a park created for the City residents so they can play and host close to home.

John Seibert gave a history of the project to date and introduced those that have been involved.

Kevin Nuppnau gave a description of what is to come and what will be included in the park. Design features are: Community Space, Multi-purpose fields, pickleball courts, nature park, and inclusive playgrounds. There are 55 acres of undeveloped land. There is a plan to have Memorial Drive extend from 400 North to 500 North. There are seven athletic fields. This will allow for multi use of the fields. The complex is all turf and all lights. There will be two concession areas.

George Douglas discussed the economic development of this complex. The extension of Memorial Parkway will promote future economic development opportunities. Browning Day has been working on a master plan that will have the sports complex on one side and a commercial development on the other side. The southern portion is undeveloped. There are three places to put potential wells should the City need them. This is more than just a sports and recreation campus. It is unlocking economic development opportunities for the City. The Grand Opening is anticipated for Summer of 2024.

This is roughly a \$30 Million Dollar project. The RDC will be contributing funding. They have done preliminary bonding finance resolution. They are working on a READI grant of \$4.7 Million Dollars through the IDEC. There was \$4.7 Million Dollars of ARPA funds used. Memorial Drive Extension is a \$6 Million Dollar project. General Obligation bonds through the City will be used for this project. Following is a link to the Power Point presentation, <http://valpoparks.org/632/Valpo-Sports-Recreation-Campus>

Comments from the Council

Councilmember Cotton – He is glad to see they are working with the utility. Primarily this is an economic development endeavor rather than Parks. He does not feel this accommodates the older parks. He would like to know how tax dollars will not be used if they are issuing general obligation bonds. Mayor Murphy explained they are not raising the tax rate or using any of the Rainy Day Funds for the bonds. They are not increasing the debt service limit.

Councilmember Schmidt – This is a long time coming. The City got lucky with such a large parcel. He is proud of the work that has been done.

Councilmember Reed – When her children were growing up the teams were always fighting for field availability. Today's youth are being blessed with great opportunities.

Councilmember Costas Stated this is an awesome project. It reminds him of the Central Park concept – a gathering place. There will always be a place for the existing parks, but this is next level.

RESOLUTION NO. 18, 2022

PRELIMINARY BOND RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF VALPARAISO, INDIANA, FOR THE PURPOSE OF PROCURING FUNDS FOR AN EXTENSION OF MEMORIAL PARKWAY, AND RELATED MATTERS

Councilmember Schmidt moved that Resolution No. 18, 2022 be read and considered for passage. Councilmember Reed seconded the motion. Clerk-Treasurer Taylor read Resolution No. 18, 2022.

George Douglas – This is not for the Sports Complex. It is for the extension of Memorial Drive. This Resolution is not authorizing or committing issuance of any bond at this time. He will be back in November and December with those details. This is a resolution authorizing the project. The Resolution has a Not to Exceed

amount of \$5.81 Million dollars. A Not to Exceed a term of 20 years. And, a Not to Exceed interest rate of 6%. The initial Resolution allows for reimbursement.

Andy Mouser - What they are looking for tonight is approval of the \$6 Million Dollar extension of Memorial Drive. This is part of the larger sports complex project. They are looking at a five-piece financing package that will consist of a City General Obligation Bond, a City General Revenue Bond, Redevelopment TIF Fund issue and cash through the ARP funds and a READI grant. These will be tax neutral because other bonds will be expiring soon.

Councilmember Cotton – Asked about the debt service. Andy Mouser replied the total general obligation debt is right around \$5 Million.

MOTION: Councilmember Schmidt moved to adopt Resolution No. 18, 2022. Councilmember Reed seconded the motion. Upon roll call vote the motion to adopt Resolution No. 18, 2022 passed with a 6-0 vote.

Council Liaison

Councilmember Reed - reported on the last school board meeting.

Councilmember Pupillo – The Student Youth Council went to the MAAC Center for public safety learning.

Councilmember Costas - The RDC will be discussing possibilities of 16-18 Indiana Avenue.

Councilmember Peterson – The Park Board meets tomorrow night.

Councilmember Cotton – Water will be going out to two developments. There are over 300 new homes.

Public Comment

Walt Breitinger – 608 Academy. Thanks to the City for including a wetland area in the Sports Complex plans.

The meeting adjourned at 7:56 p.m.

/s/ Holly Taylor, Clerk-Treasurer

Citizen Redistricting Plans

FILED

OCT 19 2022

9:55 AM
RDS



Clerk-Treasurer

Summary of City of Valparaiso Common Council Redistricting Plan

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: President Casey Schmidt and Vice President Diana Reed Co-Redistricting Coordinators

Address: Valparaiso City Hall, 166 Lincolnway

City: Valparaiso State: IN Zip: 46383

Daytime Phone: (219)462-1161 Evening Phone: N/A

Electronic Mail Address: cschmidt@valpo.us dreed@valpo.us

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.

Plan Summary

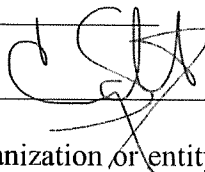
District	Ideal Population	Plan Population	Deviation
1	6,830	6,672	-2.31%
2	6,830	6,931	1.48%
3	6,830	7,033	2.97%
4	6,830	6,692	-2.02%
5	6,830	6,823	-0.10%

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: October 18, 2022

Signature of Submitter: _____



If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: Valparaiso Common Council

Address of Organization: 166 Lincolnway

City/State/Zip: Valparaiso, IN 46383

Name/Phone

Contact: Casey Schmidt/Diana Reed (219) 462-1161

Electronic Mail Address: cschmidt@valpo.us dreed@valpo.us

Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

ORDINANCE NO. , 2022

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO,
INDIANA, FOR THE PURPOSE OF ESTABLISHING
COUNCILMANIC DISTRICTS**

WHEREAS, Ind. Code §36-4-6-4 requires the Common Council (the “Council”) of the City of Valparaiso, Indiana (the “City”) to redistrict the City’s legislative body districts in the second year after a year in which a federal decennial census is conducted; and

WHEREAS, pursuant to Resolution No. 15, 2022 adopted on September 26, 2022, the Common Council adopted Guidelines for Common Council Legislative Redistricting (the “Guidelines”) setting forth the procedures and requirements for accomplishing the redistricting process; and

WHEREAS, pursuant to the Guidelines, the City caused to be published a “Notice Regarding Division of the Common Council of the City of Valparaiso, Indiana into Legislative Body Districts” (the “Notice”) in *The Times of Northwest Indiana* on September 30, 2022 and made the Notice available in the office of the Clerk-Treasurer of the City; and

WHEREAS, the Council made provision for members of the public to object to the provisions of the Guidelines and to submit proposed maps in compliance with the Guidelines and gave public notice of the same in the Notice and no objections or maps were submitted by members of the public; and

WHEREAS, the Council has received and considered a proposed Redistricting Plan submitted by the Redistricting Coordinators appointed by the Council (the “Coordinators’ Plan”) which the Council finds has a total deviation of 5.28%, and otherwise fully complies with the Guidelines and the Act; and

WHEREAS, while greater than the 5% total deviation goal contained in the Guidelines, the Council finds that the Coordinator’s Plan maintains precincts in a manner that preserves precinct integrity, promotes election efficiency and minimizes voter confusion; and

WHEREAS, pursuant to the Notice, the Council held a public hearing on October 24, 2022 on the plans received by the Council at which members of the public could present testimony and render objections to or support for the plans to be considered for adoption; and

WHEREAS, the Council now desires to adopt the Coordinators’ Plan and establish new City legislative body districts for the elections occurring in 2023 utilizing the 2020 decennial census data as required by Ind. Code §1-1-3.5-3.

NOW THEREFORE, THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA ORDAINS AND ENACTS THE FOLLOWING:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by this reference.

Section 2. Districts Established. Valparaiso Code §30.03 is hereby replaced and amended and shall hereafter read as follows:

§30.03 - Division of City into Five Districts

The City shall be divided into five council Councilmanic Districts for the purposes of electing Council members. The five (5) Council districts are described as follows (descriptions include only those portions of the listed election precincts which are within the City's corporate boundaries):

- (1) District 1 (Ward #1): Center 03; Center 16; Center 17; Center 22; Center 24; Center 31; Washington 02; and Morgan 03.
- (2) District 2 (Ward #2): Center 01; Center 02; Center 05; Center 09; and Center 28.
- (3) District 3 (Ward #3): Center 06; Center 07; Center 08; Center 19; Center 26; and Center 29.
- (4) District 4 (Ward #4): Center 11; Center 14; Center 15; Center 18; Center 21; Center 25; and Center 33.
- (5) District 5 (Ward #5): Center 13; Center 27; Center 30; Center 34; Center 35; and Washington 03.

Section 3. District Ordinance Construction. Valparaiso Code §30.04 is hereby established and shall read as follows:

§30.04 - CONFLICTS, OMISSIONS, DUPLICATIONS AND CONSTRUCTION

- A. Attached to this Ordinance as Exhibit A are maps showing the boundaries of each Council district collectively and separately (the "Maps") which maps are incorporated herein by reference. Two copies of the foregoing Maps are on file in the office of the Clerk-Treasurer for public inspection as required by I.C. 36-1-5-4.
- B. If a conflict exists between the Maps and the descriptions set forth in §30.03 (the "Descriptions"), in accordance with I.C. 3-5-10-9, the Descriptions shall determine the boundaries of the Council district.
- C. If any territory in the City is not included in one of the Council districts, in accordance with I.C. 3-5-10-10, the excluded territory shall be included in the Council district that: (i) is contiguous to that territory; and (ii) contains the least population of all Council districts contiguous to that territory.
- D. If any territory in the City is included in more than one (1) of the Council districts, in accordance with I.C. 3-5-10-11, the territory shall be included in the Council district

that: (i) is one (1) of the districts in which the territory is described in this Ordinance; (ii) is contiguous to that territory; and (iii) contains the least population of all Council districts contiguous to that territory.

- E. In accordance with I.C. 36-4-6-5(p) this Ordinance must be construed, if possible, to comply with the provisions of I.C. 36-4-5-6. The provisions of this Ordinance are severable and if any provision is found to be invalid, the invalidity shall not affect the other provisions of this Ordinance that can be given effect without the invalid provision.

Section 4. Ordinances Repealed. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed to the extent of such inconsistency, as of the effective date of this Ordinance, such repeal to have prospective application only.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

PASSED by the Common Council of the City of Valparaiso, Porter County, Indiana, by a _____ vote of all members present and voting, this _____ day of _____, 2022.

Matthew R. Murphy, Mayor

ATTEST:

Holly Taylor
City Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana this ____ day of _____, 2022, at the hour of _____ o'clock __.M.

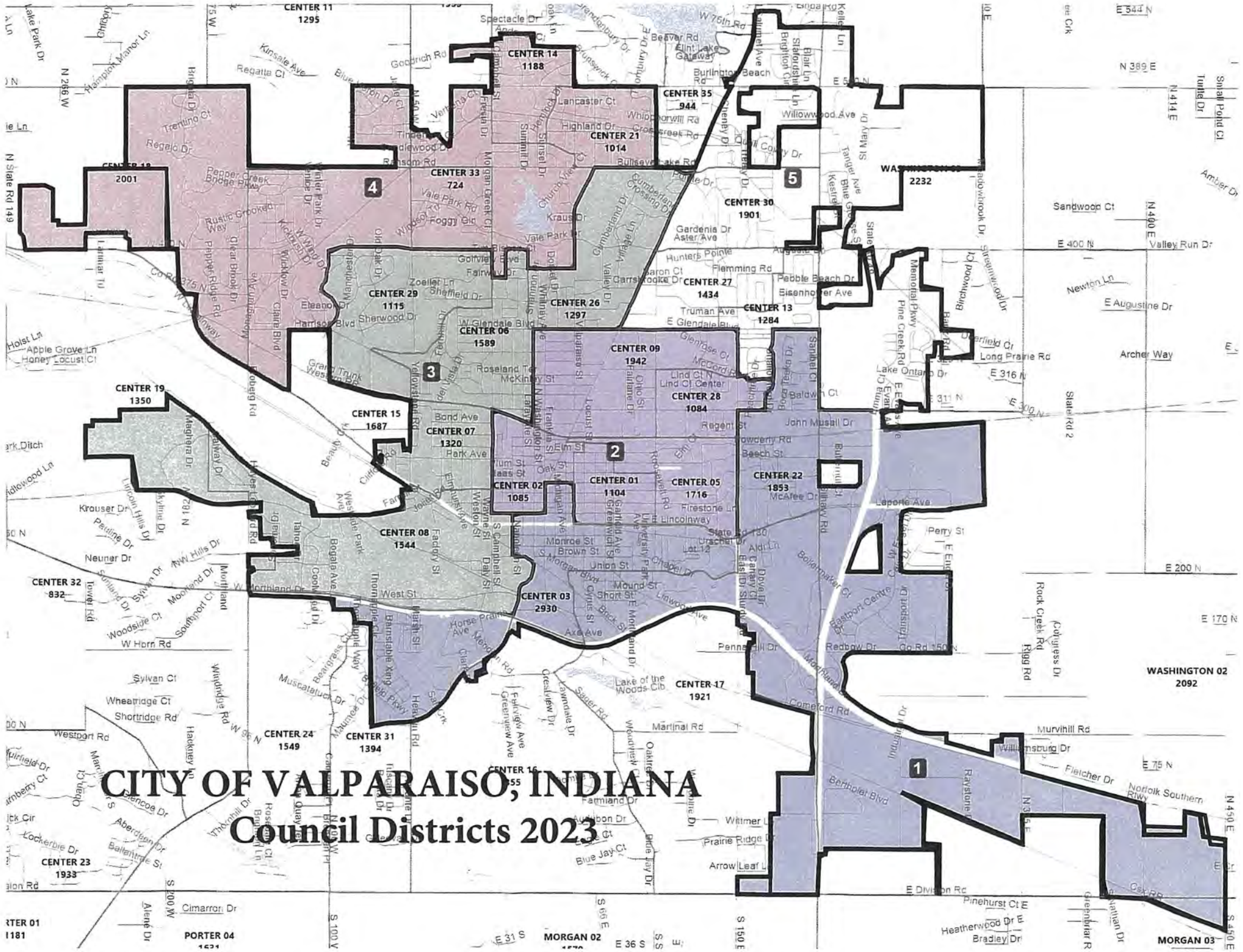
Holly Taylor
City Clerk-Treasurer

This ordinance approved and signed by me this ____ day of _____, 2022, at the hour of _____ o'clock .M.

Matthew R. Murphy, Mayor

Attest:

Holly Taylor
City Clerk-Treasurer



CITY OF VALPARAISO, INDIANA

Council Districts 2023

PORTER 01
1181

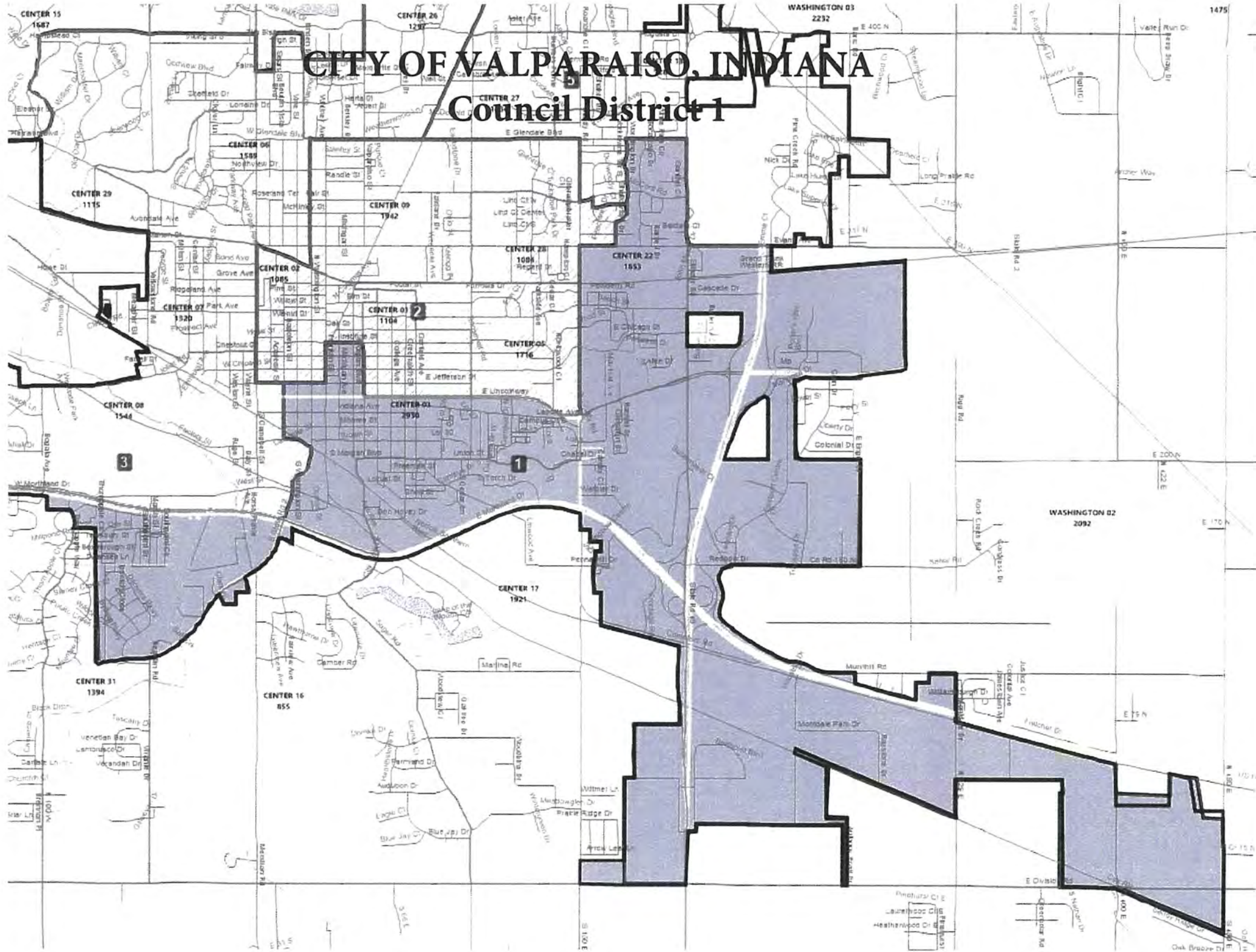
PORTER 04
1621

MORGAN 02
1121

MORGAN 03
1450 E

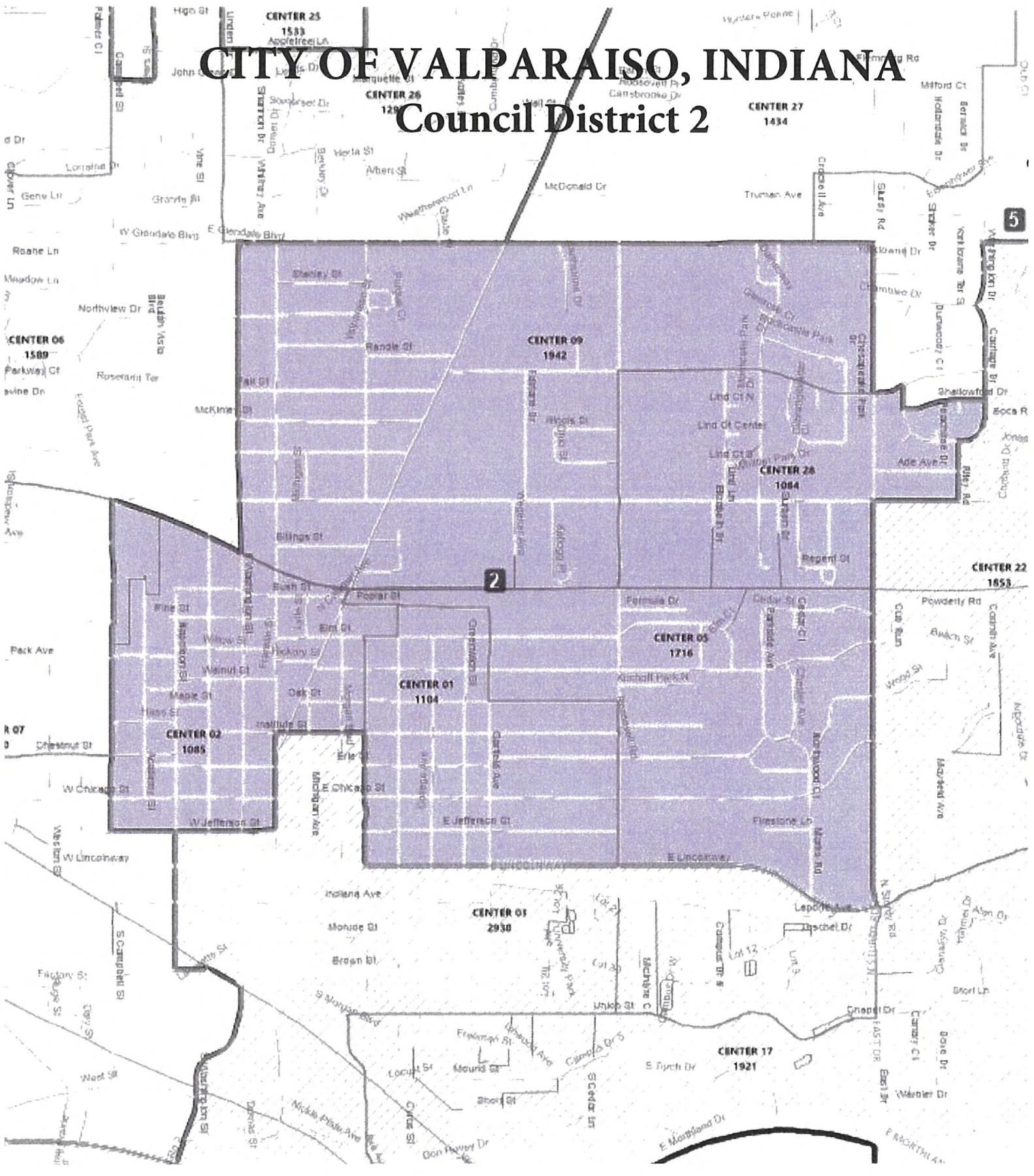
CITY OF VALPARAISO, INDIANA

Council District 1



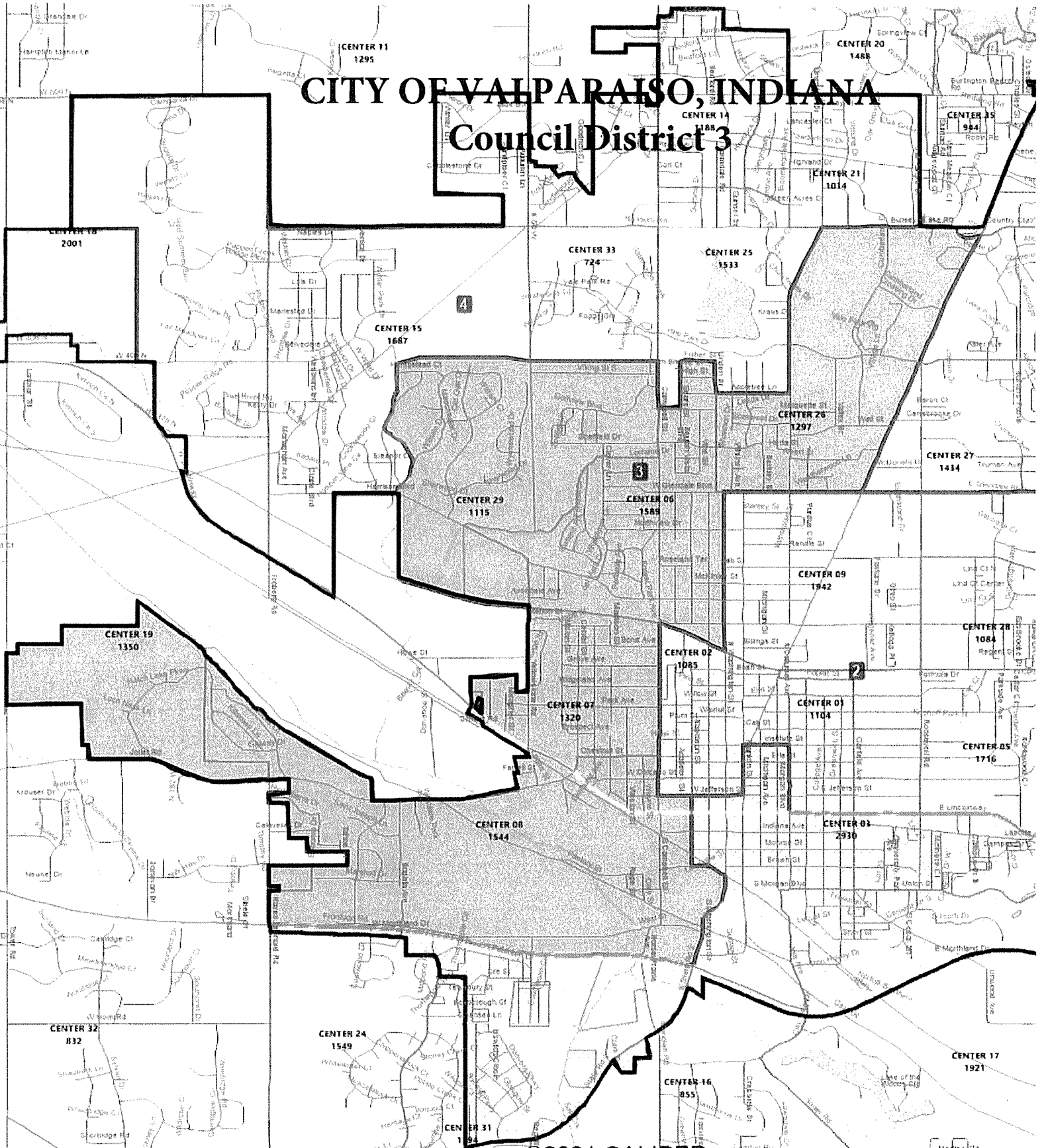
CITY OF VALPARAISO, INDIANA

Council District 2



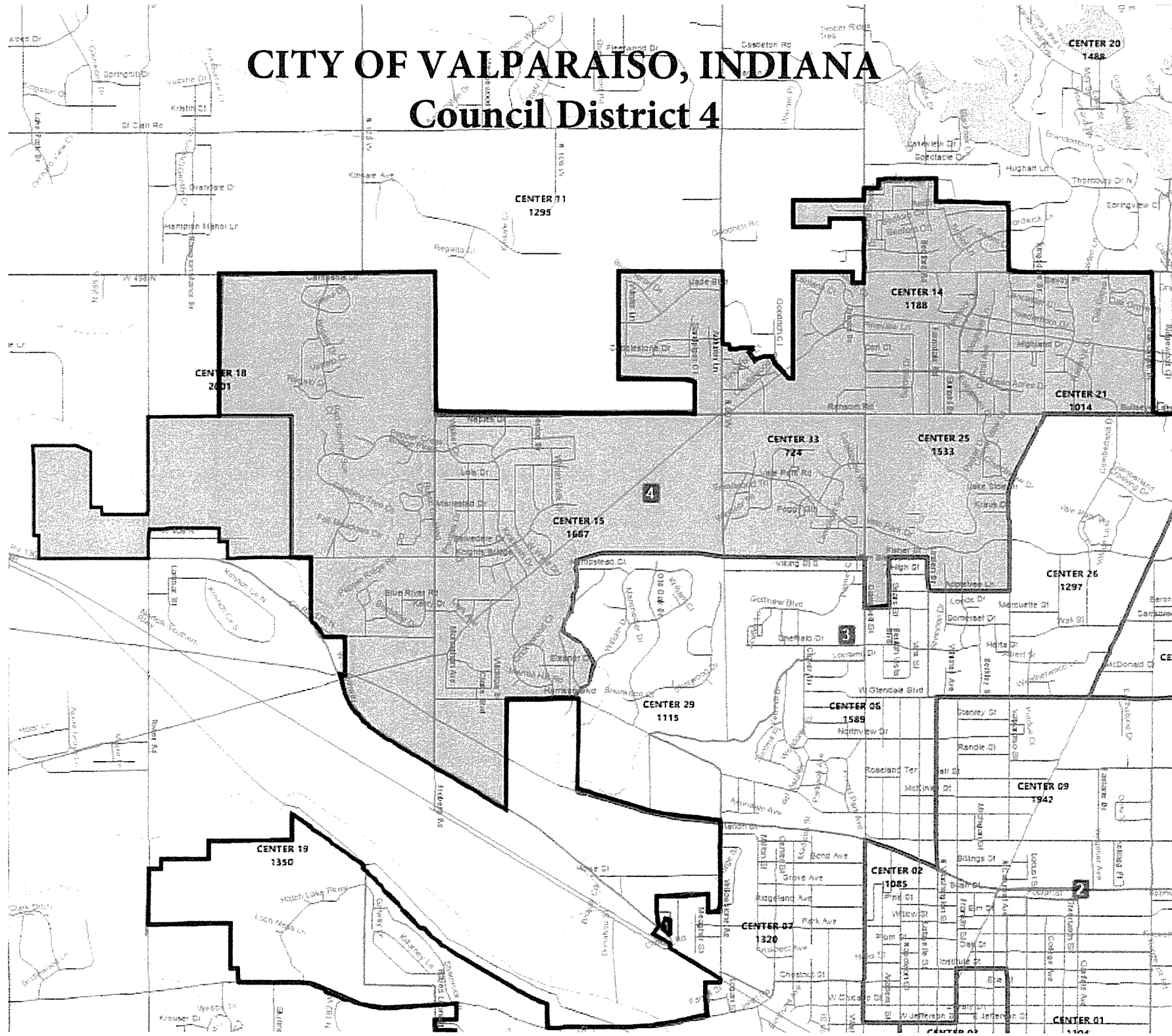
CITY OF VALPARAISO, INDIANA

Council District 3



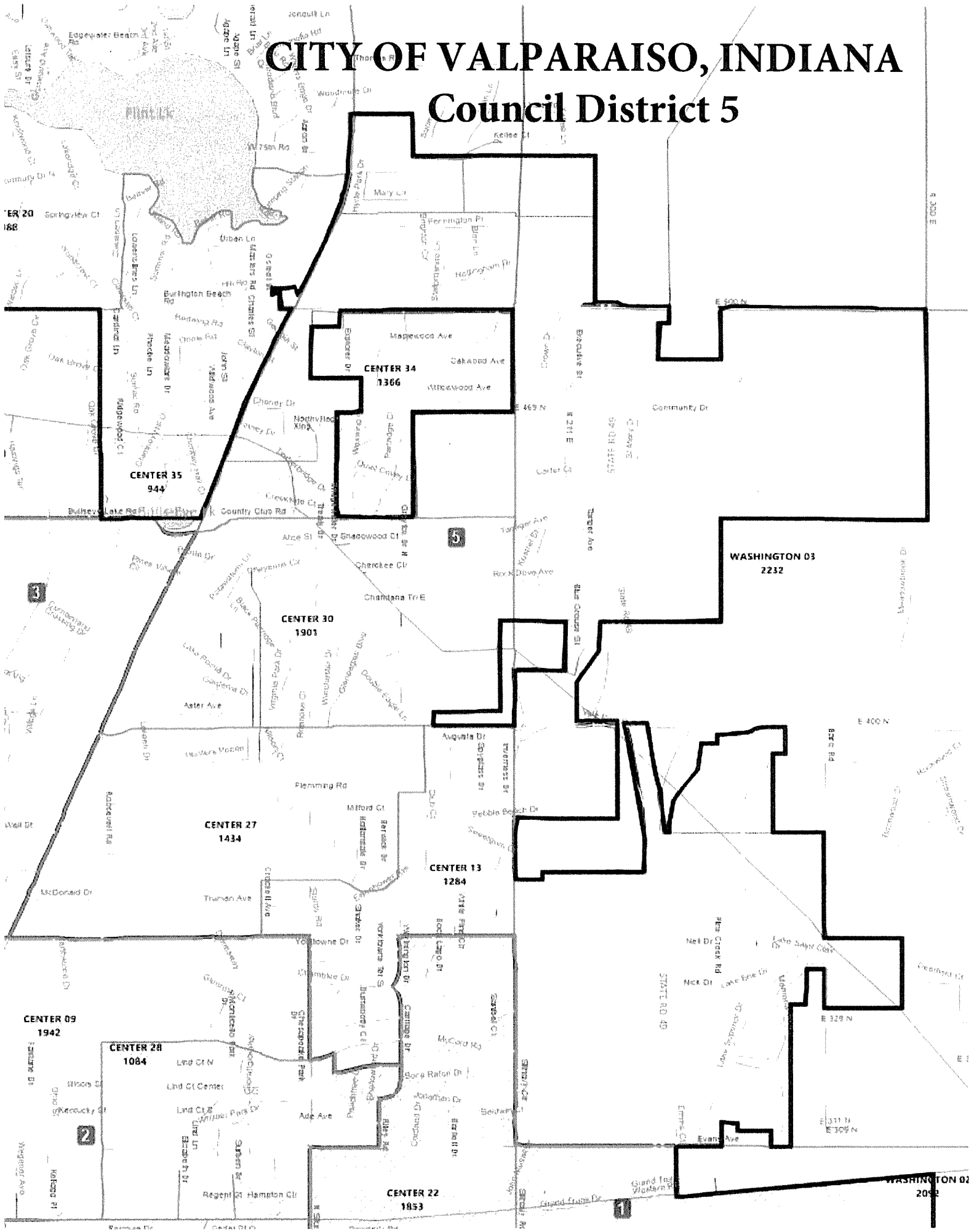
CITY OF VALPARAISO, INDIANA

Council District 4



CITY OF VALPARAISO, INDIANA

Council District 5



Barbara Domer
Public Plan #1

10:10A-21
PD

FILED

OCT 19 2022

Donna J. Goren
Clerk-Treasurer

Valparaiso Common Council Redistricting
Plan Submission - Barbara Damer

Office of Clerk-Treasurer
Valparaiso City Hall
166 Lincoln Way
Valparaiso IN 46383

Summary of City of Valparaiso Common Council Redistricting Plan

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: Barbara Domer

Address: 614 Yellowstone Rd.

City: Valparaiso State: IN Zip: 46385

Daytime Phone: 219-771-0461 Evening Phone: 219-771-0461

Electronic Mail Address: domerb@comcast.net

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.

Plan Summary

District	Ideal Population	Plan Population	Deviation
1	6,830	6,535	-295
2	6,830	6,649	-181
3	6,830	7,033	203
4	6,830	6,740	-90
5	6,830	7,194	364

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: October 19, 2022

Signature of Submitter: Barbara Domer

If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: _____

Address of Organization: _____

City/State/Zip: _____

Name/Phone

Contact: _____

Electronic Mail Address: _____

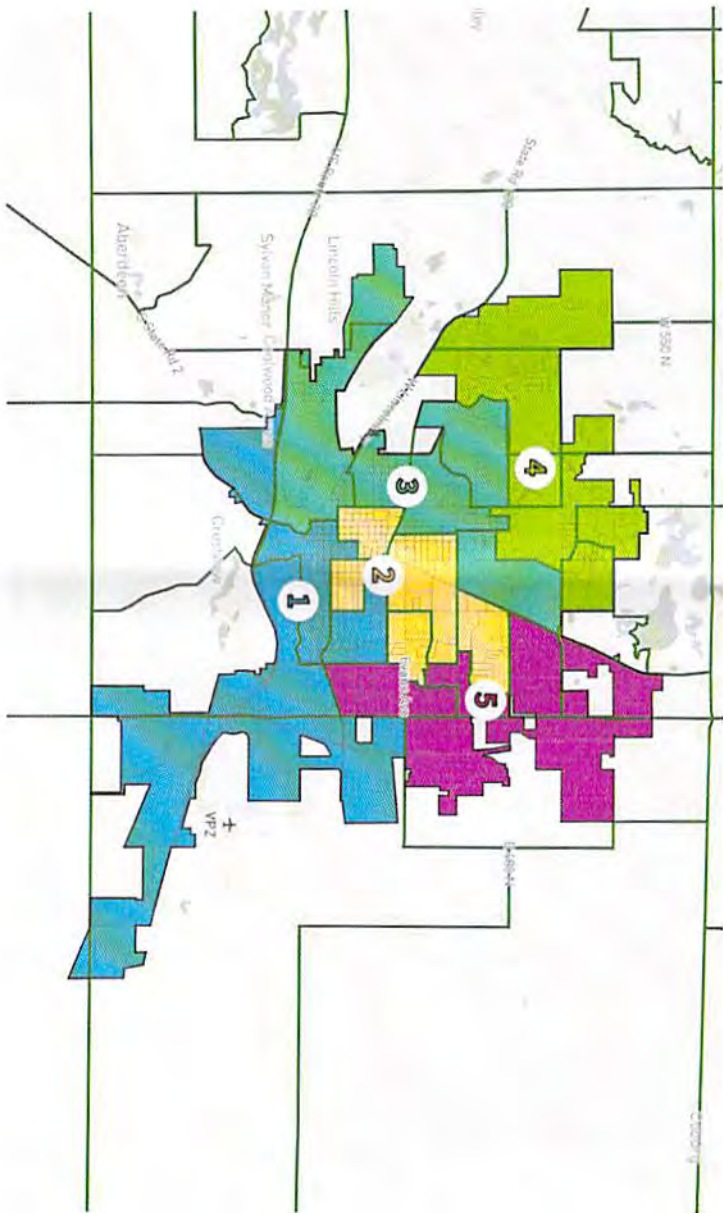
Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

	1	2	3	4	5	
	5923	7261	6460	7265	7242	34151
center 33			-724	724		0
center 26			1297	-1297		0
center 1	-1104	1104				0
center 5	1716	-1716				0
center 35				48	-48	
	6535	6649	7033	6740	7194	34151
	6830	6830	6830	6830	6830	
	-295	-181	203	-90	364	
	-4.3%	-2.7%	3.0%	-1.3%	5.3%	

City of Valparaiso Common Council Redistricting Plan Submission
 Submitter: Barbara Damer

	District 1	District 2	District 3	District 4	District 5
Precinct					
Center 1	1104	1085			
Center 2					
Center 3	2930				
Center 4		1716			
Center 5			1589		
Center 6			1320		
Center 7			1544		
Center 8					
Center 9		1942			
Center 10				458	
Center 11					1284
Center 12				1188	
Center 13				1635	
Center 14					
Center 15					
Center 16					
Center 17	1120				
Center 18				464	
Center 19			168		
Center 20					
Center 21				1014	
Center 22					1853
Center 23					
Center 24					
Center 25				1209	
Center 26		1434		1297	
Center 27		1084			
Center 28			1115		
Center 29					1874
Center 30					
Center 31	487				
Center 32					
Center 33			724		
Center 34					740
Center 35					48
Morgan 3					
Wash. 2		282			
Wash. 3					1443
Current Population	5923	7261	6460	7265	7242
					34151
Changes:					
Center 33			-724	724	0
Center 26			1297	-1297	0
Center 1	-1104	1104			0
Center 5	1716	-1716			0
Center 35				48	-48
Plan Population	6535	6649	7033	6740	7194
Ideal Population	6830	6830	6830	6830	6830
Difference	-295	-181	203	-90	364
Deviation %	-4.3%	-2.7%	3.0%	-1.3%	5.3%

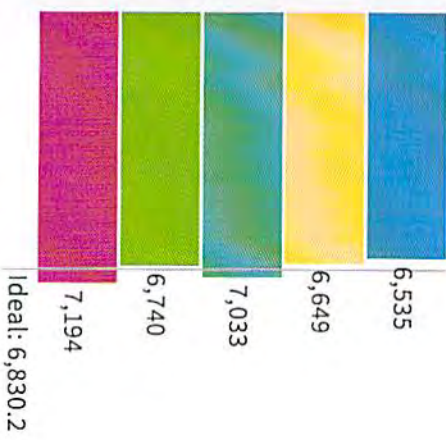
Justification for deviation in excess of 5% in District 5 is adherence to precinct boundary lines.



Population Data Layers Evaluation

Population Balance

① Uses 2020 Decennial Census data on 2020 Blocks.



UNASSIGNED POPULATION: 0
 MAX. POPULATION DEVIATION: 5.33%

Donna Resetar
Public Plan #2

FILED

OCT 19 2012 11:20

Summary of City of Valparaiso Common Council Redistricting Plan

Donna Resetar
Clerk-Treasurer

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: Donna Resetar

Address: 482 Park Ave

City: Valparaiso State: IN Zip: 46385

Daytime Phone: 219-309-9176 Evening Phone: same

Electronic Mail Address: donnaresetar@gmail.com

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.

Plan Summary

District	Ideal Population	Plan Population	Deviation
1	6,830	6,819	-11
2	6,830	7,271	+441
3	6,830	6,510	-320
4	6,830	6,692 6,692	-138
5	6,830	6,859	+29

See attached. →

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: 19 October, 2022

Signature of Submitter: Donna Resitar

If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: _____

Address of Organization: _____

City/State/Zip: _____

Name/Phone
Contact: _____

Electronic Mail Address: _____

Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

Proposed 2023 Council Districts

Submitted by Donna Resetar, 482 Park Ave, Valparaiso, IN

Ideal district population: 6,830. Range within 5 percent of 6,830 is: 6,489-7,171. Three precincts are divided to balance population among districts and stay within this range as much as possible. These are Center 26, Center 33 and Washington 03.

Proposed Changes

Council District 1: Add Washington 03 east of Hwy 49 and south of 400 North (Vale Park Road). New population: **6,819**. Deviation from 6,830 is negative 11. District 1 continues covering central, southern, and eastern Valparaiso.

Council District 2: Add Center 26 south of Vale Park Road. Remove Center 02 west of Franklin. New population: **7,271**. **Deviation from 6,830 is 441 over. This is above the 5% population deviance threshold by 100 people. It was necessary to keep a portion of Center 26 in this district to keep the home of the current councilman in the district. This is in keeping with the redistricting guidelines.** District 2 moves slightly more north but continues covering a central portion of Valparaiso.

Council District 3: Add Center 02 west of Franklin. Remove Center 33. New population: **6,510**. Deviation from 6,830 is negative 320. This is within the 5 percent threshold. District 3 moves slightly more south and east but continues covering a western block of Valparaiso.

Council District 4: Add Center 33. Remove Center 26. New population: **6,692**. Deviation from 6,830 is negative 138. District 4 becomes a more unified northwestern block of Valparaiso.

Council District 5: Add Center 26 north of Vale Park Road. Remove Washington 02 east of Hwy 49 and south of 400 North (Vale Park Road). New population: **6,859**. Deviation from 6,830 is 29. District 5 moves slightly more west but continues covering a northeastern block of Valparaiso.

Detailed Description of New Districts with Above Changes

Council District 1: Includes Center 01, 03, 16, 17, 24, 31, Washington 02 and Washington 03 east of Hwy 49 and south of 400 North (Vale Park Road). Population: **6,819**.

Council District 2: Includes Center 02 east of Franklin, Center 05, 09, Center 26 south of Vale Park Road, Center 27 and 28. Population: **7,271**.

Council District 3: Includes Center 02 west of Franklin, Center 6, 7, 8, 19 and 29. Changes included adding Center 02 west of Franklin and removing Center 33. population: **6,510**.

Council District 4: Includes Center 11, 14, 15, 18, 21, 25 and 33. Population: **6,692**.

Council District 5: Includes Center 13, 22, Center 26 north of Vale Park Road, Center 30, 34 and Washington 03 west of Hwy 49 and south of 400 North and all of Washington 03 north of 400 North (Vale Park Road.) Population: **6,859**.

City of Valparaiso, Indiana
Proposed 2023 Districts with Population

Precinct	Population	District	
CENTER 01	1104	1	
CENTER 03	2930	1	
CENTER 16	0	1	
CENTER 17	1120	1	
CENTER 24	0	1	
CENTER 31	487	1	
MORGAN 03	0	1	
WASHINGTON 02	282	1	
WASHINGTON 03 Portion	896	1	
TOTAL	6819		6819
CENTER 02 Portion	311		
CENTER 05	1716	2	
CENTER 09	1942	2	
CENTER 26 portion	784	2	
CENTER 27	1434	2	
CENTER 28	1084	2	
TOTAL	7271		7271
CENTER 02 Portion	774	3	
CENTER 06	1589	3	
CENTER 07	1320	3	
CENTER 08	1544	3	
CENTER 19	168	3	
CENTER 29	1115	3	
TOTAL	6510		6510
CENTER 11	458	4	
CENTER 14	1188	4	
CENTER 15	1635	4	
CENTER 18	464	4	
CENTER 21	1014	4	
CENTER 25	1209	4	
CENTER 33	724	4	
TOTAL	6692		6692
CENTER 13	1284	5	
CENTER 22	1853	5	
CENTER 26 portion	513	5	
CENTER 30	1874	5	
CENTER 34	740	5	
CENTER 35	48	5	
WASHINGTON 03 Portion	547	5	
TOTAL	6859		6859
TOTAL CITY POPULATION			34151

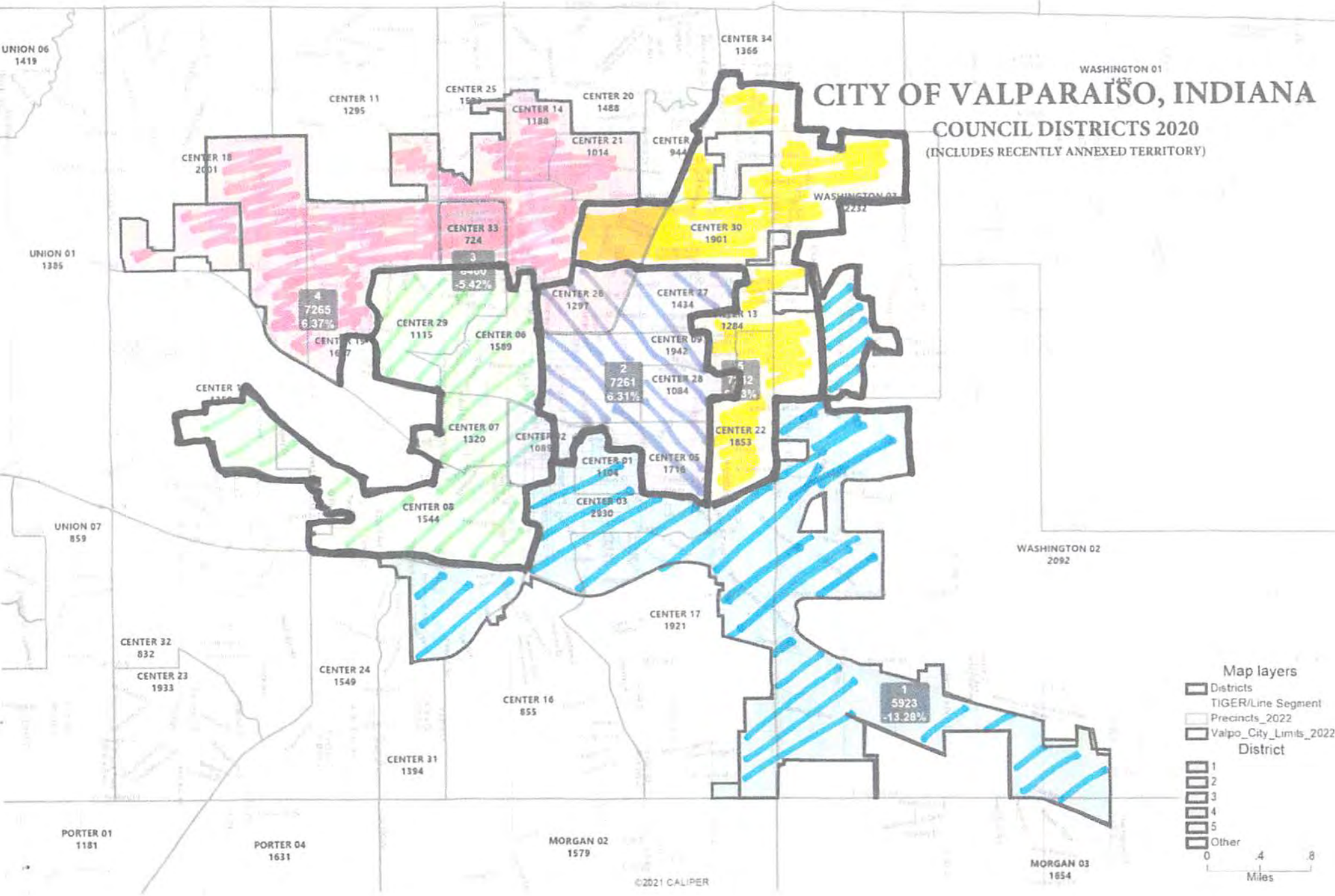
**City of Valparaiso, Indiana
Proposed 2023 Districts with Population**

Divided Precincts	Population
WASHINGTON 03	1443
District 1	
East of HWY 49, south of 400 North	896
District 5	
West of Hwy 49, south of 400 North and all north of 400 North	547
CENTER 02	1085
District 2	
West of Franklin	311
District 3	
East of Franklin	774
CENTER 26	1297
District 2	
South of Vale Park Road	784
District 5	
North of Valp Park Road	513

CITY OF VALPARAISO, INDIANA

COUNCIL DISTRICTS 2020

(INCLUDES RECENTLY ANNEXED TERRITORY)



Map layers

- Districts
- TIGER/Line Segment
- Precincts_2022
- Valpo_City_Limits_2022

District

- 1
- 2
- 3
- 4
- 5
- Other

0 .4 .8
Miles

Emilie Hunt
Public Plan #3
(Withdrawn)

From: Patrick Lyp
Sent: Monday, October 24, 2022 11:56 AM
To: Marci Palmer; Mike Jessen
Cc: emilie.ed.hunt@gmail.com; Brian Bosma; Samantha Camp
Subject: RE: 10/24/22 City Council Meeting - Emilie Hunt

Ms. Hunt:

This will acknowledge your request to have your map withdrawn. A copy of your email will be provided to the Mayor and each City Council member.

Thank you for being involved in the process.



Patrick Lyp
City Attorney
Email: Plyp@valpo.us
Phone: (219) 548-4814
Cell : (219) 476-6110
166 Lincolnway, Valparaiso, IN 46383
Valpo.us

CONFIDENTIALITY NOTICE: This transmission is intended only for the use of the individual or entity to whom it is addressed and may contain confidential information belonging to the sender that is protected by the attorney/client privilege and/or other legal privileges. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If the reader of this message is not an intended recipient or an agent responsible for delivering it to an intended recipient, you are hereby notified that you have received this e-mail in error, and that any review, retention, dissemination, distribution, or copying of this information is strictly prohibited, and may be subject to penalties under the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521 and other applicable laws. If you have received this transmission in error, please notify the sender immediately by e-mail and delete this message.

From: Emilie E.D. Hunt <emilie.ed.hunt@gmail.com>
Sent: Monday, October 24, 2022 11:29 AM
To: Marci Palmer <mpalmer@valpo.us>
Subject: October 24, City Council Meeting - E.Hunt Map

You don't often get email from emilie.ed.hunt@gmail.com. [Learn why this is important](#)

Good Afternoon Ms. Palmer,

I submitted a proposed redistricting map and intended to testify to the same tonight.

Unfortunately, I have been running a high fever and will not be able to attend tonight's hearing. I am sending the below comments for consideration by the Council:

Good Afternoon Councilmembers,

I first want to thank you for involving the public in the redistricting process. This opportunity puts Valparaiso ahead of most cities in Indiana. I would also like to specifically acknowledge Councilmember Cotton's efforts in educating the public on this process with his involvement in organizing the informational meeting with the League of Women Voters and Common Cause.

Speaking of Councilmember Cotton, the map I submitted last Tuesday unintentionally drew Mr. Cotton out of his district. I drew my map with the understanding that Mr. Cotton resided in Center 26, when in fact he resides in Center 2. Because of this error, I am formally withdrawing my map and submission.

I would like to note that my map matched that submitted by Councilmembers Schmidt and Reed but for two precincts between Districts 2 and 5. While this feels encouraging, it also highlights the arguably unnecessary engagement of a consultant at the cost of \$40,000.00.

I went to an hour and a half meeting that provided baseline rules and considerations for fair maps and spent a couple hours after work using free software to draw my map.

The decision to engage a high-priced attorney who three months prior had cost St. Joseph County taxpayers \$350,000.00 because his maps were challenged as unfair is concerning and somewhat unexplainable.

I hope that Council will consider a more cost-effective approach to the redistricting process in 2032.

Finally, the map submitted by the President and Vice President includes a proposed ordinance which references a 5.58% deviation - is this correct?

Thank you again for the opportunity to participate in this process and for any consideration of the above.

Sincerely,

Emilie Hunt

E. HUNT

FILLED

OCT 18 2022

11:28 AM

RS

Donna J. ...

Client - Treasure

Summary of City of Valparaiso Common Council Redistricting Plan

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: EMILIE HUNT

Address: 2204 WILLIAM DRIVE

City: VALPARAISO State: INDIANA Zip: 46385

Daytime Phone: 303-641-1837 Evening Phone: 303-641-1837

Electronic Mail Address: emilie.ed.hunt@gmail.com

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

X YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.

Plan Summary

District	Ideal Population	Plan Population	Deviation
1	6,830	6,672	- 2.20
2	6,830	7,143	4.58
3	6,830	6,821	- 0.05
4	6,830	6,692	- 2.02
5	6,830	6,823	- 0.05

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: October 19, 2022

Signature of Submitter: /s/ emilie ed hunt *emilie ed hunt*

If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: _____

Address of Organization: _____

City/State/Zip: _____

Name/Phone
Contact: _____

Electronic Mail Address: _____

Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

October 19, 2022

TO: Valparaiso City Council

Dear Councilmembers,

I have enclosed herein a district map proposal for your review and consideration.

My deviation calculations may be off due to variations in your XL population and RedistrictR software but if there is a variation it would be in favor of a lower deviation so if anything they are higher than the actual deviation while still well within the parameters of +/- 5% and, to confirm, I used the City's population as provided in the toolkit.

No precincts were split and all district lines are contiguous.

I would like to further point out a few key points:

Districts 1 and 4 have the greatest negative deviation. This was intentional as both districts anticipate growth within the near future – District 4 has the Brooks development and District 1 may see additional growth with the potential annexation of Aberdeen. This potential annexation is also why District 1 maintained the section of precinct 31 to ensure geographic proximity with Aberdeen.

Similarly, District 2 has the greatest positive deviation. This was also intentional as this district would likely see the least potential for growth being located in center Valpo but outside of downtown where additional apartments, condominiums, and multi-family house may continue to develop.

I intentionally included three districts in the downtown area. This is because of the continued growth and redevelopment in the City's revitalization efforts. I believe it is more important than ever to ensure our downtown communities have a voice and including three districts separated as outlined in the attached excel sheet would provide a greater opportunity for the various communities of interest downtown to be heard. Additionally, should downtown housing developments continue, having multiple districts will assist in absorbing and spreading the potential increase in population.

I want to thank you for the opportunity to submit such a proposal as a member of the public and acknowledge that because of your efforts to make this process more transparent, Valparaiso has been acknowledged as a leader on this front.

I'm proud to live here and look forward to many more years in a community that is well-represented.

Of course, should you have any questions please don't hesitate to contact me.

Best Wishes,



Emilie Hunt
2204 William Drive
Valparaiso, IN 46385

HUNT - District
Breakdown
by Precinct

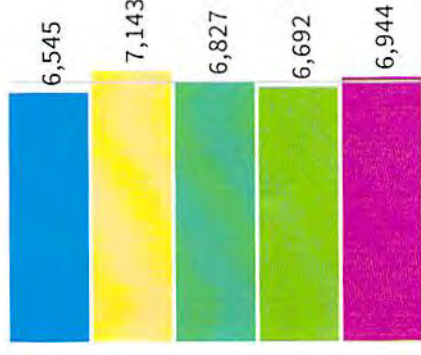
DISTRICT 01	Population
CENTER 03	2930
CENTER 22	1853
CENTER 16	0
CENTER 17	1120
CENTER 24	0
CENTER 31	487
WASH'TN 02	282
MORGAN 03	0
D1 TOTAL	6672
DISTRICT 02	Population
CENTER 01	1104
CENTER 05	1716
CENTER 28	1084
CENTER 09	1942
CENTER 26	1297
D2 TOTAL	7143
DISTRICT 03	Population
CENTER 08	1544
CENTER 07	1320
CENTER 02	1085
CENTER 06	1589
CENTER 29	1115
CENTER 19	168
D3 TOTAL	6821
DISTRICT 04	Population
CENTER 15	1635
CENTER 18	464
CENTER 11	458
CENTER 33	724
CENTER 25	1209
CENTER 14	1188
CENTER 21	1014
D4 TOTAL	6692
DISTRICT 05	Population
CENTER 30	1874
CENTER 27	1434
CENTER 13	1284
CENTER 34	740
CENTER 35	48
WASH'TN 03	1443
D5 TOTAL	6823
TOTAL POP.	34151



Population Data Layers Evaluation

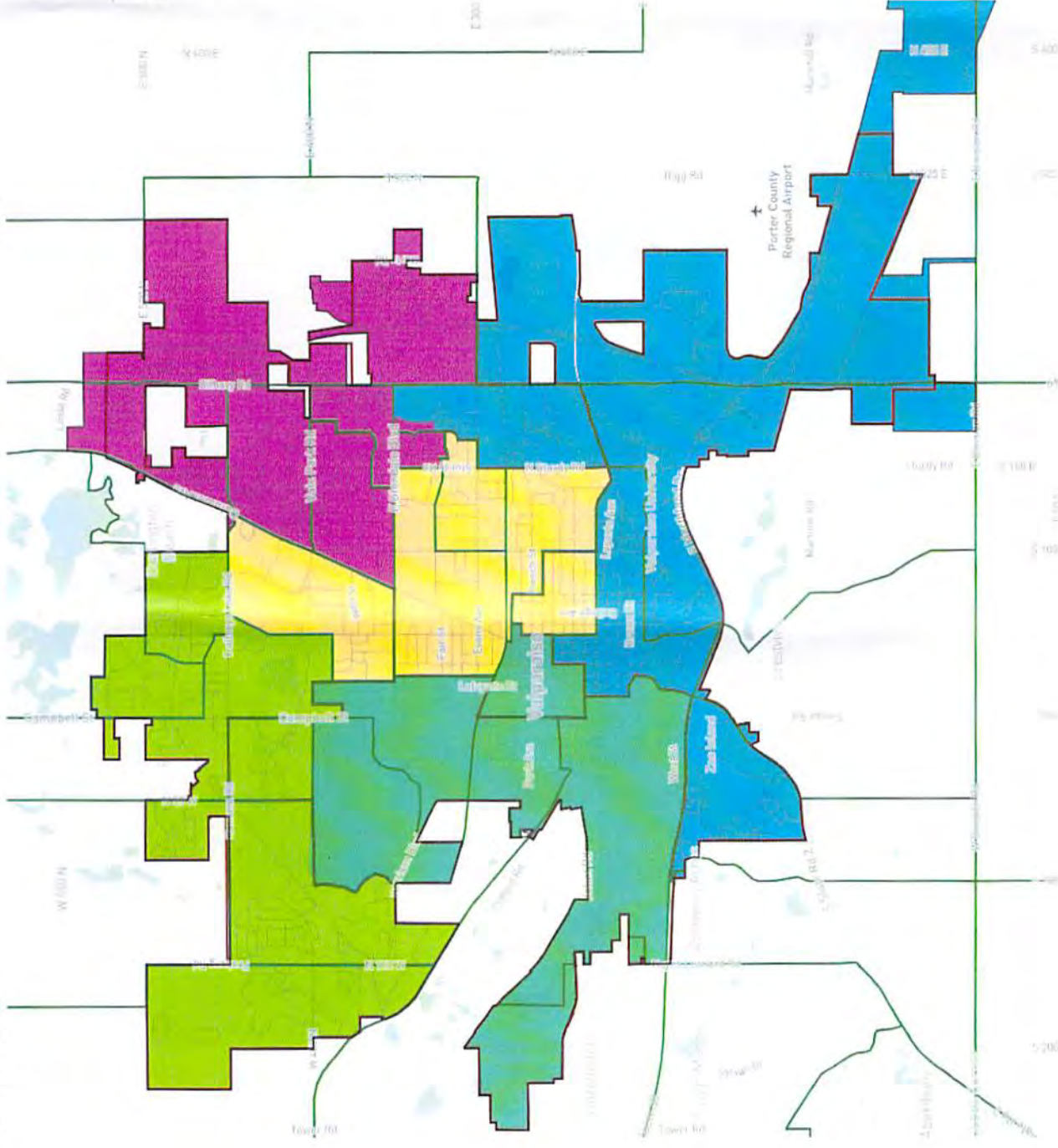
Population Balance

① Uses 2020 Decennial Census data on 2020 Blocks.



UNASSIGNED POPULATION: 0

MAX. POPULATION DEVIATION: 4.58%



HUNT - District Map Proposal 1/1

Joseph Dauginas
Public Plan #4

J. Dauginas
* Plans due by 10/19 @ Noon

FILLED

OCT 17 2022

12:26 pm
mdpae:zj

Donna L. Forster

Clerk-Treasurer

11

Summary of City of Valparaiso Common Council Redistricting Plan

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: JOSEPH J. DAUGINAS

Address: 701 ERIE ST.

City: VALPARAISO State: IN Zip: 46383

Daytime Phone: 219 916 5564 Evening Phone: 219 916 5564

Electronic Mail Address: JOEDAWG-SWIMMER@GMAIL.COM

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.


Plan Summary

District	Ideal Population	Plan Population	Deviation
1	6,830	6,531	-299
2	6,830	6,788	-42
3	6,830	6,847	+17
4	6,830	6,945	+115
5	6,830	7,040	-210

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: 10/17, 2022

Signature of Submitter: 

If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: _____

Address of Organization: _____

City/State/Zip: _____

Name/Phone
Contact: _____

Electronic Mail Address: _____

Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

JOSEPH J. SAUGINAS

Precinct	Population	District
CENTER 03	2930	1
CENTER 08	1544	1
CENTER 16	0	1
CENTER 17	1120	1
CENTER 19	168	1
CENTER 24	0	1
CENTER 31	487	1
MORGAN 03	0	1
WASHINGTON 02	282	1
CENTER 01	1104	2
CENTER 05	1716	2
CENTER 22	1853	2
CENTER 28	1084	2
WASHINGTON 03	1031	2
CENTER 06	1589	3
CENTER 07	1320	3
CENTER 15	1635	3
CENTER 18	464	3
CENTER 29	1115	3
CENTER 33	724	3
CENTER 02	1085	4
CENTER 09	1942	4
CENTER 13	1284	4
CENTER 27	1434	4
CENTER 34	740	4
CENTER 35	48	4
WASHINGTON 03	412	4
CENTER 11	458	5
CENTER 14	1188	5
CENTER 21	1014	5
CENTER 25	1209	5
CENTER 26	1297	5
CENTER 30	1874	5

6531

6788

Split Precinct along 400N & 49

6847

6945

Split Precinct along 400N & 49

7040

34151

34151

FILLED

OCT-19 2022

9:22 AM

JOSEPH J DAGGINS

CHARTERED

Clerk-Treasurer

APPENDUM OF CLARIFICATION
REDISTRIBUTING PLAN

WASHINGTON 03

IN 49

Vale Park Rd

Memorial Pkwy

DISTRICT 2

DEFINED SPLIT ALONG CENSUS TRACT FROM SILHAVY ON THE WEST TO INTER SECTION OF VALE PARK AND ~~EN~~ 49 CONTINUING EAST ALONG VALE PARK, ALLOWS GROWTH TO THE EAST.

Silhavy Rd

Silhavy Rd

DISTRICT 5

DISTRICT 4

AREA OF WASH 03 NOT DEFINED AS DISTRICT 2. ALLOWS CONNECTIVITY AND GROWTH TO THE NORTH AND EAST.

Worthington Dr

Berwick Dr

Kathryn Meyer
Public Plan #5 & 6

Kathryn Meyer

FILLED

OCT 18 2022

3 PM

RS

NOVINGTON

Clock-Treasurer

Summary of City of Valparaiso Common Council Redistricting Plan

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: Kathryn Meyer

Address: 2442 Allison Circle

City: Valparaiso State: IN Zip: 46383

Daytime Phone: 925-872-3796 Evening Phone: —

Electronic Mail Address: kbmeyer25@aol.com

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.

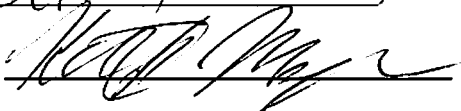
Plan Summary

District	Ideal Population	Plan Population	Deviation
1	6,830	6,748	-1.2%
2	6,830	6,931	1.48%
3	6,830	6,449	-5.58%
4	6,830	7,142	4.75%
5	6,830	6,881	0.74%

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: Oct, 18, 2022

Signature of Submitter: 

If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: _____

Address of Organization: _____

City/State/Zip: _____

Name/Phone
Contact: _____

Electronic Mail Address: _____

Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

Valparaiso Council Districts

Proposed 2022 by Kathryn Meyer

This map follows all of the current precincts and, despite the wide variation in the population size in the precincts, has a 5.58% population deviation which can be justified with the limitations of the current imbalance in the precinct populations.

District 1: 03, 13, 17, 22, 34, Washington 02, Washington 03, 35 (NW corner of Burlington Beach Rd. and Calumet)

Population 6,748 Deviation -1.2%

District 2: 01, 02, 05, 09, 28

Population 6,931 Deviation 1.48%

District 3: 07, 08, 16, 19, 31

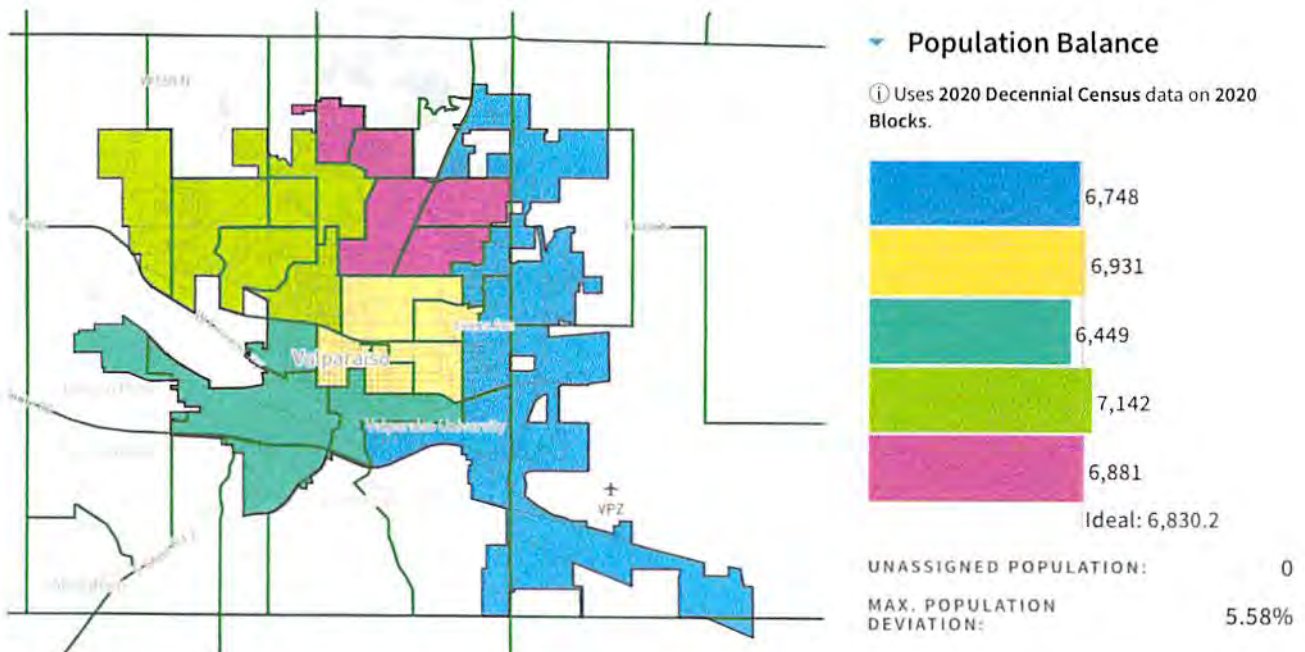
Population 6,449 Deviation -5.58%

District 4: 06, 11, 15, 18, 25, 29, 33

Population 7,142 Deviation 4.75%

District 5: 14, 21, 26, 27, 30, 35 (NW corner of Bullseye Rd. and Calumet)

Population 6,881 Deviation 0.74%



Excerpts of Current (2020) Valpo District Ordinance

CHAPTER 30: CITY GOVERNMENT

§ 30.02 ELECTIONS.

Elections of Council members and other city officials are held in odd-numbered years immediately preceding presidential election years. Terms shall be for four years.

('89 Code)

§ 30.03 COUNCILMANIC DISTRICTS.

The city is hereby divided into five councilmanic districts and wards, and the boundaries are declared and defined as is set forth in divisions (A) through (E) below.

('89 Code, § 11.06) (A) The First Councilmanic District shall consist of election precincts 03, 13, 17, 22, 34, Washington 02, Washington 03, 35 (a portion at the NW corner of Burlington Beach Rd. and Calumet Ave.)

('89 Code, § 11.02) (B) The Second Councilmanic District shall consist of election precincts 01, 02, 05, 09, 28.

('89 Code, § 11.03) (C) The Third Councilmanic District shall consist of election precincts 07, 08, 16, 19, 31.

('89 Code, § 11.04) (D) The Fourth Councilmanic District shall consist of election precincts 06, 11, 15, 18, 25, 29, 33.

('89 Code, § 11.05) (E) The Fifth Councilmanic District shall consist of election precincts 14, 21, 26, 27, 30, 35 (a portion a portion at the NW corner of Bullseye Rd. and Calumet Ave.)

('89 Code, § 11.06)

Summary of City of Valparaiso Common Council Redistricting Plan

The attached plan is submitted for review and consideration by the Valparaiso Common Council.

Submitter Information

Name: Kathryn Meyer

Address: 2442 Allison Circle

City: Valparaiso State: IN Zip: 46383

Daytime Phone: 925-872-3794 Evening Phone: —

Electronic Mail Address: kbmeyer25@aol.com

Do you wish to present testimony to the Council regarding this plan? Testimony will be time limited.

YES NO

Note: Submitted Plans are the property of the City of Valparaiso and are part of the public record. They are not returnable.

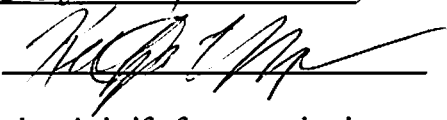
Plan Summary

District	Ideal Population	Plan Population	Deviation
1	6,830	6,819	-0.16%
2	6,830	6,899	1.01%
3	6,830	6,913	1.21%
4	6,830	6,812	-0.27%
5	6,830	6,708	-1.79%

Note: Ideal Population for Districts is based on the 2020 Census of Population and Housing Bureau of Census, U.S. Department of Commerce. The population counts are contained in the table included in the Public Plan Submission Kit.

“Plan Population” is the total number of persons in each of the districts as proposed in the submitted plan. “Deviation” is the positive or negative number obtained by subtracting the Plan Population value from the Ideal Population Value.

Date Plan Submitted: Oct. 18, _____, 2022

Signature of Submitter: 

If plan is being submitted on behalf of an organization or entity other than the above Submitter, please identify the organization or entity below:

Name of Organization: _____

Address of Organization: _____

City/State/Zip: _____

Name/Phone
Contact: _____

Electronic Mail Address: _____

Note: Plans must be submitted no later than Noon on October 19, 2022, and meet the requirements contained in the 2022 Redistricting Guidelines adopted by the Council to be considered by the Council.

Valparaiso Council Districts

Proposed 2022 by Kathryn Meyer

This map is an example of compact and competitive districts without adhering to the current precincts but focusing primarily on the geographical areas of the city and even distribution of the population with a 1.70% population deviation. Due to the nature of growth in Valparaiso, these districts do tend to be and include communities of interest. Campbell Street is used as a geographic divide which also separates the 46383 and 46385 zip codes. District 1 is defined by the intersection of SR49 and SR30.

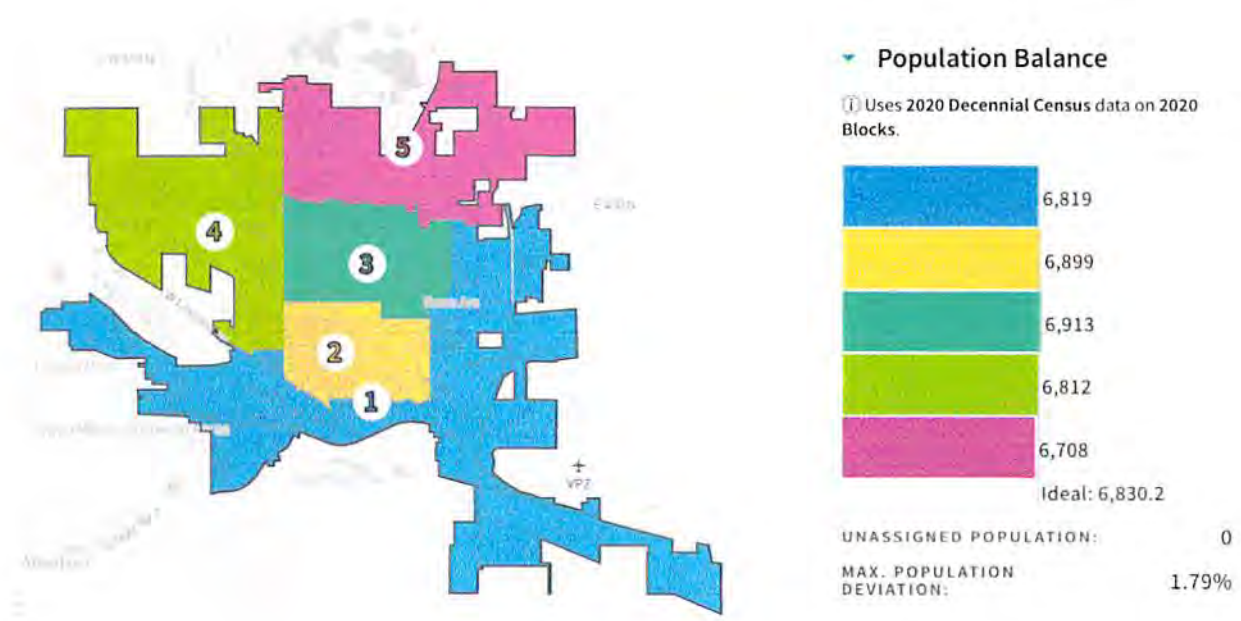
District 1: 03, 08, 17, 19, 22, 13 adjacent to Washington 02, 31, Washington 02,
 Population 6,819 Deviation -0.16%

District 2: 01, 02, 05, portion of 06, portion of 09,
 Population 6,899 Deviation 1.01%

District 3: part of 06 east of Campbell and north of Evans, 13, part of 22, part of 25 east of Campbell, part of 26 south of Vale Park, part 27 north of Evans, 28, part of 30
 Population 6,913 Deviation 1.21%

District 4: 06 W of Campbell St., 07, 11, 15, 18, 25 W of Campbell St., 29, 33
 Population 6,812 Deviation -0.27%

District 5: 13 (NE adjacent to Washington 03), 14, 21, 26 (N. Of Vale Park), 27 (NE corner adjacent to 13 and 30), 30, 34, 35 (NW corner of Bullseye and Calumet), 35 (NW corner of Burlington Beach and Calumet), Washington 03
 Population 6,708 Deviation -1.79%



Excerpts of Current (2020) Valpo District Ordinance

CHAPTER 30: CITY GOVERNMENT

§ 30.02 ELECTIONS.

Elections of Council members and other city officials are held in odd-numbered years immediately preceding presidential election years. Terms shall be for four years.

('89 Code)

§ 30.03 COUNCILMANIC DISTRICTS.

declared and defined as is set forth in divisions (A) through (E) below.

('89 Code, § 11.01) (A) The First Councilmanic District shall consist of election precincts 03, 08, 17, 19, 22, 13 E of Worthington and adjacent to Washington 02), 31, Washington 02,

('89 Code, § 11.02) (B) The Second Councilmanic District shall consist of election precincts 01, 02, 05, 06 (S of Evans), 09 (S of Evans)('89 Code, § 11.03)

(C) The Third Councilmanic District shall consist of election precincts 06 (E of Campbell and N of Evans), 13 (W of Worthington and Carriage), 25 (E of Campbell), 26 (S of Vale Park), 27 (N of Evans), 28

('89 Code, § 11.04) (D) The Fourth Councilmanic District shall consist of election precincts 06 (W of Campbell), 07, 11, 15, 18, 25 (W of Campbell), 29, 33

('89 Code, § 11.05) (E) The Fifth Councilmanic District shall consist of election precincts 13 (NE adjacent to Washington 03), 14, 21, 26 (N. of Vale Park), 27 (NE corner adjacent to 13 and 30), 30, 34, 35 (NW corner of Bullseye and Calumet), 35 (NW corner of Burlington Beach and Calumet), Washington 03

ORDINANCE NO. 25, 2022**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO,
INDIANA, FOR THE PURPOSE OF ESTABLISHING
COUNCILMANIC DISTRICTS**

WHEREAS, Ind. Code §36-4-6-4 requires the Common Council (the “Council”) of the City of Valparaiso, Indiana (the “City”) to redistrict the City’s legislative body districts in the second year after a year in which a federal decennial census is conducted; and

WHEREAS, pursuant to Resolution No. 15, 2022 adopted on September 26, 2022, the Common Council adopted Guidelines for Common Council Legislative Redistricting (the “Guidelines”) setting forth the procedures and requirements for accomplishing the redistricting process; and

WHEREAS, pursuant to the Guidelines, the City caused to be published a “Notice Regarding Division of the Common Council of the City of Valparaiso, Indiana into Legislative Body Districts” (the “Notice”) in *The Times of Northwest Indiana* on September 30, 2022 and made the Notice available in the office of the Clerk-Treasurer of the City; and

WHEREAS, the Council made provision for members of the public to object to the provisions of the Guidelines and to submit proposed maps in compliance with the Guidelines and gave public notice of the same in the Notice and no objections to the provisions of the Guidelines were submitted by members of the public; and

WHEREAS, the Council has received and considered six (6) plans submitted by members of the public with the following characteristics: (1) Dauginas Plan - total deviation of 7.45% with two precinct splits; (2) Hunt Plan - total deviation of 6.89% with no precinct splits; (3) Meyer (1) Plan - total deviation 10.15% with no precinct splits; (4) Meyer (2) Plan - total deviation 3.01% with nine precinct splits; (5) Domer plan – total deviation 9.65% with no precinct splits; and (6) Resetar plan – total deviation 11.5% with three precinct splits (the foregoing plans collectively the “Public Plans”); and

WHEREAS, the Council has received and considered a proposed Redistricting Plan submitted by the Redistricting Coordinators appointed by the Council (the “Coordinators’ Plan”) which the Council finds has a total deviation of 5.28%, splits no precincts and otherwise fully complies with the Guidelines and the Act; and

WHEREAS, while greater than the 5% total deviation goal contained in the Guidelines, the Council finds that the Coordinators’ Plan maintains the core of each current Council District, minimizing confusion among voters regarding their Council representative, has a lower total deviation than each of the Public Plans with the exception of the Meyer (2) Plan, without splitting precincts, which preserves precinct integrity, promotes election efficiency and minimizes voter and constituent confusion and meets the other requirement of the Guidelines and the Act; and

WHEREAS, the Council finds that the policy of maintaining the integrity of precinct lines in the process of redistricting is beneficial to the voters of the City, and the recognition and

preservation of similar political subdivision lines has been recognized as a rational basis for the purpose of redistricting by the United States Supreme Court (*See, e.g., Mahan v. Howell* 410 U.S. 315 (1973)); and

WHEREAS, pursuant to the Notice, the Council held a public hearing on October 24, 2022 on the plans received by the Council at which members of the public could present testimony and render objections to or support for the plans to be considered for adoption; and

WHEREAS, the Council now desires to adopt the Coordinators' Plan and establish new City legislative body districts for the elections occurring in 2023 utilizing the 2020 decennial census data as required by Ind. Code §1-1-3.5-3.

NOW THEREFORE, THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA ORDAINS AND ENACTS THE FOLLOWING:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by this reference.

Section 2. Districts Established. Valparaiso Code §30.03 is hereby replaced and amended and shall hereafter read as follows:

§30.03 - Division of City into Five Districts

The City shall be divided into five council Councilmanic Districts for the purposes of electing Council members. The five (5) Council districts are described as follows (descriptions include only those portions of the listed election precincts which are within the City's corporate boundaries):

- (1) District 1 (Ward #1): Center 03; Center 16; Center 17; Center 22; Center 24; Center 31; Washington 02; and Morgan 03.
- (2) District 2 (Ward #2): Center 01; Center 02; Center 05; Center 09; and Center 28.
- (3) District 3 (Ward #3): Center 06; Center 07; Center 08; Center 19; Center 26; and Center 29.
- (4) District 4 (Ward #4); Center 11; Center 14; Center 15; Center 18; Center 21; Center 25; and Center 33.
- (5) District 5 (Ward #5): Center 13; Center 27; Center 30; Center 34; Center 35; and Washington 03.

Section 3. District Ordinance Construction. Valparaiso Code §30.04 is hereby established and shall read as follows:

§30.04 - CONFLICTS, OMISSIONS, DUPLICATIONS AND CONSTRUCTION

- A. Attached to this Ordinance as Exhibit A are maps showing the boundaries of each Council district collectively and separately (the “Maps”) which maps are incorporated herein by reference. Two copies of the foregoing Maps are on file in the office of the Clerk-Treasurer for public inspection as required by I.C. 36-1-5-4.
- B. If a conflict exists between the Maps and the descriptions set forth in §30.03 (the “Descriptions”), in accordance with I.C. 3-5-10-9, the Descriptions shall determine the boundaries of the Council district.
- C. If any territory in the City is not included in one of the Council districts, in accordance with I.C. 3-5-10-10, the excluded territory shall be included in the Council district that: (i) is contiguous to that territory; and (ii) contains the least population of all Council districts contiguous to that territory.
- D. If any territory in the City is included in more than one (1) of the Council districts, in accordance with I.C. 3-5-10-11, the territory shall be included in the Council district that: (i) is one (1) of the districts in which the territory is described in this Ordinance; (ii) is contiguous to that territory; and (iii) contains the least population of all Council districts contiguous to that territory.
- E. In accordance with I.C. 36-4-6-5(p) this Ordinance must be construed, if possible, to comply with the provisions of I.C 36-4-5-6. The provisions of this Ordinance are severable and if any provision is found to be invalid, the invalidity shall not affect the other provisions of this Ordinance that can be given effect without the invalid provision.

Section 4. Ordinances Repealed. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed to the extent of such inconsistency, as of the effective date of this Ordinance, such repeal to have prospective application only.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

[Signature page follows]

PASSED by the Common Council of the City of Valparaiso, Porter County, Indiana, by a _____ vote of all members present and voting, this _____ day of _____, 2022.

Matthew R. Murphy, Mayor

ATTEST:

Holly Taylor
City Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana this ____ day of _____, 2022, at the hour of _____ o'clock __.M.

Holly Taylor
City Clerk-Treasurer

This ordinance approved and signed by me this ____ day of _____, 2022, at the hour of _____ o'clock __.M.

Matthew R. Murphy, Mayor

Attest:

Holly Taylor
City Clerk-Treasurer

RESOLUTION #19, 2022**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 "IN-49 & VALE PARK RD ANNEXATION"**

WHEREAS, the Common Council (the "Council") of the City of Valparaiso, Indiana (the "City") has investigated annexation of property east of its existing border; and

WHEREAS, pursuant to IC 36-4-3, the legislative body of a municipality may, by ordinance, annex territory that is contiguous to the municipality, subject to certain limitations; and

WHEREAS, pursuant to Indiana Code §36-4-3-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and

WHEREAS, the required fiscal plan, included as Exhibit D (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Common Council for consideration; and

WHEREAS, it is anticipated the effective date of the annexation will be no later than December 2023, such that owners will commence paying property taxes beginning May 2025; and

WHEREAS, services of a noncapital nature will commence by December 2024 and services of a capital nature will commence by December 2026; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code §36-4-3-13; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Valparaiso, Porter County, Indiana as follows:

SECTION 1. Incorporation of Recitals. The foregoing recitals (or "whereas clauses") are findings of fact by the Common Council and are incorporated into this Resolution by reference.

SECTION 2. Approval and Adoption of Fiscal Plan. The Common Council of the City hereby approves and adopts the Fiscal Plan attached hereto, made a part hereof, and marked as Exhibit C to this Resolution for the IN-49 & Vale Park Rd Annexation.

SECTION 3. Effective Date. This Resolution shall be in full force and effect upon its passage by the Common Council and as provided by Indiana law.

SECTION 4. Severability. The sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionally, invalidity, or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clauses, and phrases of this Ordinance.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a ___ - ___ vote of all members present and voting on this ___ day of _____, 2022.

Matthew R. Murphy, Mayor

ATTEST:

Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this ___ day of _____, 2022 at the hour of _____ o'clock P.M.

Holly Taylor, Clerk-Treasurer

This Resolution approved and signed by me this ___ day of _____, 2022.

Matthew R. Murphy, Mayor

Exhibit A

LEGAL DESCRIPTION IN-49 & VALE PARK ROAD ANNEXATION

An irregularly shaped parcel land in and around the State Road 49 Vale Park Road interchange proposed for annexation by the City of Valparaiso; said parcel is located within Sections 8 and 17, all in Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, and is more particularly described as:

See Attached "Exhibit B" for Annexation Map.

The SE $\frac{1}{4}$ of Section 8 Township 35 North, Range 5 West EXCEPTING therefrom:

- (1) the East 40 Acres of said SE $\frac{1}{4}$, also known as Meadowbrook Subdivision (Plat Book 39-F-4 / Doc. #2001-005129).

Three Vansland LLC properties located in the NW $\frac{1}{4}$ of Section 17 Township 35 North, Range 5 West, and more particularly described as Porter County Parcels:

- (1) 64-10-17-101-002.000-020 (5 Acres) and described as Parcel 9 of Quit Claim Deed 2009-034179. (See Exhibit C)
- (2) 64-10-17-176-001.000-020 (3.337 Acres) and described as Parcel 10 of Quit Claim Deed 2009-034179. (See Exhibit C)
- (3) 64-10-17-126-001.000-020 (1.552 Acres) and described as Parcel 11 of Quit Claim Deed 2009-034179. (See Exhibit C)

As a point of clarification to existing Valparaiso Corporate Limits, this annexation also includes all the state-owned parcels, state rights-of-way and all of Vale Park Road (C.R. 400 North) rights-of-way located within:

- (1) The SW $\frac{1}{4}$ of Section 8 Township 35 North, Range 5 West.
- (2) The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 8.
- (3) The NW $\frac{1}{4}$ of Section 17 Township 35 North, Range 5 West.
- (4) The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in said Section 17.

that were not previously annexed to the City of Valparaiso from the eight prior annexation ordinances listed and more particularly described below:

- (1) Ordinance 46, 1989 (Deed Book 123 Page 341) in said Recorder's Office.
- (2) Ordinance 3, 2000 (Document 2000-0017138) in said Recorder's Office
- (3) Ordinance 10, 2000 (Document 2000-019984) in said Recorder's Office
- (4) Ordinance 59, 2005 (Document 2005-001527) in said Recorder's Office
- (5) Ordinance 19, 2006 (Document 2006-013745) in said Recorder's Office
- (6) Ordinance 33, 2008 (Document 2008-031905) in said Recorder's Office
- (7) Ordinance 7, 2014 (Document 2014-006758) in said Recorder's Office
- (8) Ordinance 26, 2015 (Document 2016-005848) in said Recorder's Office

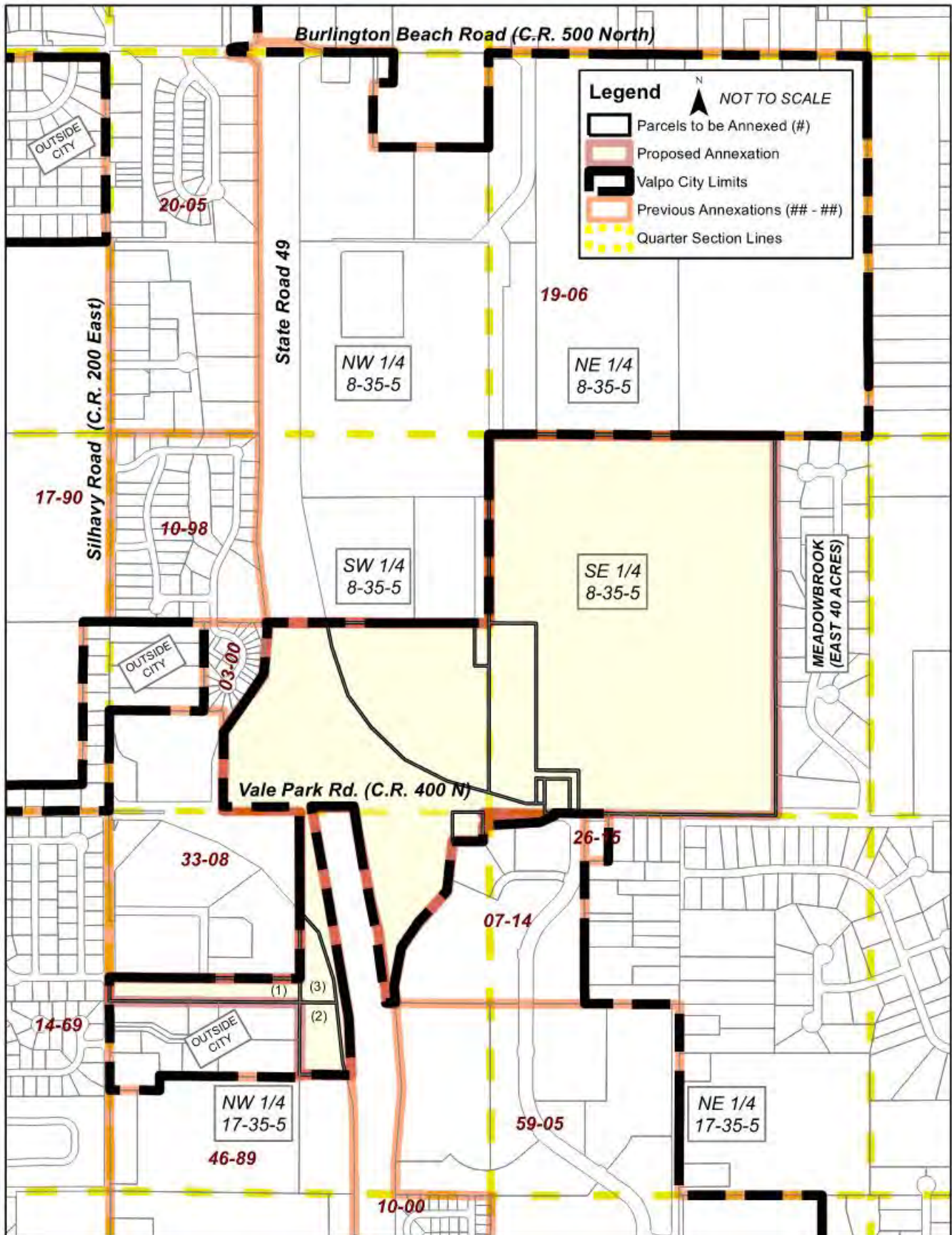
As a second point of clarification to said corporate limits, this annexation also includes any additional property(s) and right-of-way(s) within NW ¼, of the NW ¼ of Section 17, Township 35 North, Range West that were not previously annexed to the City of Valparaiso in said Ordinance 33, 2008.

Said annexation contains approximately 203 Acres, more-or-less.

Prepared by:

City Engineer's Office
City of Valparaiso
September 2022

**Exhibit B -
Annexation Area**



5

2009-034179

STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
12/30/2009 10:46AM
LINDA D. TRINKLER
RECORDER

REC FEE: \$24.00
PAGES: 5

Mail Tax Bills To:
Vansland LLC
c/o James Bozik
56 S Washington Street
Suite 401
Valparaiso, IN 46383

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL, as their interests may appear, of 13901 River Glen Lane, City of Prospect, State of Kentucky;

Release and Quit Claim to VANSLAND, LLC, an Indiana Limited Liability Company, of Porter County, State of Indiana, the following described real estate in Porter County, State of Indiana, to-wit:

PARCEL 1: GIS 64-10-17-451-001,000-029

The West 40 acres of the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana;
EXCEPTING THEREFROM the South 208 feet of said West 40 acres;
AND ALSO EXCEPTING THEREFROM the North 95 feet of the South 303 feet of the West 210 feet of said West 40 acres.

24/24

PARCEL 2: GIS 64-10-17-177-001,000-029

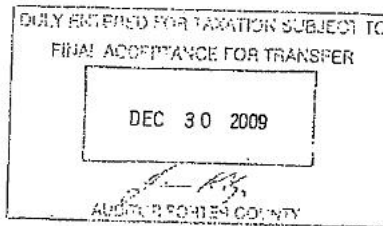
That part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying East of the East line of Indiana State Road 49, said line described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 09 minutes 30 seconds West, along the South line of said Quarter Quarter Section, 662.54 feet to the East boundary of Indiana State Road 49, and the POINT OF BEGINNING of said described line;
thence North 00 degrees 17 minutes 00 seconds East, along said boundary of Indiana State Road 49, 233.21 feet; thence North 05 degrees 04 minutes 46 seconds East, along said boundary, 512.11 feet; thence North 04 degrees 16 minutes 02 seconds West, along said boundary, 585.64 feet to the North line of said Southeast Quarter of the Northwest Quarter and the point of termination of said line.

PARCEL 3: GIS 64-10-17-200-021,000-029

The Southwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

BTBH ✓



Sales Disclosure NOT Required
Porter County Assessor

200
\$100 SB

PARCEL 4: *615 64-10-17-426-001,000-029*
The North 2/3 of the West 3/4 of the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 5: *615 64-10-17-401-001,000-029*
The North Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana;
EXCEPTING THEREFROM that part, if any, of the two tracks of real estate described as follows, lying within said North Half:
a) The North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.
b) The North 180.0 feet of the South 1989.8 feet of the East 242.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 6: *615 64-10-17-401-003,000-029*
That part of the real estate described as follows lying within the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, to-wit:
The North 180.0 feet of the South 1989.8 feet of the West 198 feet of the East 440 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 7: *615 64-10-17-400-027,000-029*
A parcel of real estate in the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as follows:
BEGINNING at a point 630 feet East of the Southwest corner of the Southeast Quarter of said Section 17; thence North 208 feet; thence East 210 feet; thence South 208 feet; thence West 210 feet to the point of beginning.

PARCEL 8: *615 64-10-17-400-028,000-029*
The South 208 feet of the Southwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West, of the Second Principal Meridian in Porter County, Indiana,
EXCEPTING THEREFROM the West 840 feet of said South 208 feet;
AND ALSO EXCEPTING THEREFROM the East 440 feet of said South 208 feet.

PARCEL 9:

The south 10 rods of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana (GIS 64-10-17-101-002.000-020)

PARCEL 10:

That part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying West of the West line of Indiana State Road 49 (GIS 64-10-17-176-002.000-029 & 64-10-17-176-001.000-020)

PARCEL 11:

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, Porter County, Indiana lying West of the West line of Indiana State Road 49 (GIS 64-10-17-126-001.000-020)

PARCEL 12:

One acre of land being 100 feet in width East and West by 435.6 feet in length North and South out of the Southwest corner of the following described real estate to-wit: Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of section 20, Township 35 North, Range 5 West of the Second Principal Meridian; thence running South 22 rods to the center of the Valparaiso-LaPorte Road; thence Westerly along the center of said road, 57.5 rods; thence North 29 rods to the North line of the Southeast Quarter of said Section 20; thence East to the place of beginning. (GIS 64-10-20-426-004.000-029)

PARCEL 13:

The West $\frac{1}{2}$ of the following described parcel of land to-wit: All that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ lying North of the Grand Trunk Western Railroad, excepting therefrom the East 995 feet, in Section 20, Township 35 North, Range 5 West of the Second Principal Meridian. (GIS 64-10-20-226-001.000-020)

PARCEL 14:

A parcel of land described as beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian; thence South 22 rods to the center of the Valparaiso-LaPorte Road; thence Westerly along the center of said road 57.5 rods; thence North 29 rods to the North line of said $\frac{1}{4}$ section; thence East to the place of beginning; EXCEPTING therefrom 1 acre in the Southwest corner thereof, 100 feet in width, East and West, by 435.6 feet in length North and South. (GIS 64-10-20-426-005.000-029)

PARCEL 15:

The East ½ of the Northeast ¼ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, EXCEPT a parcel described as beginning at the Southwest corner of said tract; thence North 60 rods; thence East 22.75 rods; thence South 60 rods; thence West 22.75 rods to the place of beginning. AND EXCEPT the part of said East ½ of the Northeast ¼ lying North of the South line of the Chicago, Grand Trunk and Western Railway. ALSO EXCEPTING any part of the E1/2 of the Northeast ¼ that was platted to Porters Vale Shopping Center. (GIS 64-10-20-276-002.000-029 & 64-10-20-426-002.000-029 & 64-10-20-276-001.000-029)

PARCEL 16:

The West ½ of the Northeast ¼ of Section 20, Township 15 North, Range 5 West of the 2nd P.M., lying South of the right-of-way of the Grand Trunk and Western Railroad Company. EXCEPTING any of the West ½ of the Northeast ¼ that was platted to Porters Vale Shopping Center. (GIS 64-10-20-202-001.000-029)

PARCEL 17:

A parcel of land 10 rods square out of the Northwest corner of the West ½ of the Southwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian. (GIS 64-10-21-300-001.000-029)

PARCEL 18:

A strip of land 4 rods in width off the West side of that part of the Northwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian, which lies South of the right of way of the Chicago, Grand Trunk and Western Railway. (GIS 64-10-21-151-001.000-029)

PARCEL 19:

A parcel of land in the Southwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter, County, Indiana, described as follows:

Beginning 256.08 feet south from the Quarter post of the West line of said Section 21, and running thence South 104.94 feet; thence North 82 ½ degrees East, 104.94 feet; thence North 104.94 feet; and thence South 82 ½ degrees West, 104.94 feet to the place of beginning.

(GIS 64-10-21-300-002.000-027)

PARCEL 20:

Lot 12 Porter Vale Shopping Center as Recorded in Porter County Recorder's office Plat File 51-D-1

~~... State Road 2 a distance of 400 feet, thence North parallel to said West line 435.6 feet; thence West 400 feet; thence South 435.6 feet to the point of beginning.~~

~~TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as Relocated S.R. 40 and as Project ST-089-1(B) and Project ST-089-1(A), to and from the owner's remaining lands where they abut the above-described real estate. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.~~

~~PARCEL 13:
A parcel of land in the SE 1/4 of Section 17, Township 35 North, Range 5 West of the 2nd P.M. in Washington Township, Porter County, Indiana, described as follows: Commencing at the S.W. corner of said S.E. 1/4; thence East along the South line of said S.E. 1/4, 810.0 feet; to the Point of Beginning; thence continuing East along said South line, 30.0 feet; thence North, 238 feet; thence West 60.0 feet to the East line of the West 210 feet of said S.E. 1/4; thence South 30 feet; thence East 600 feet; thence 208 feet to the Point of Beginning. D.P. B318-1-190 and B318-1-192.~~

IN WITNESS WHEREOF, the said DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL, have hereunto set their hands and seals this 28 day of NOVEMBER 2009.

Donald J. Vandertoll
DONALD J. VANDERTOLL


Jeanette E. Vandertoll
JEANETTE E. VANDERTOLL

STATE OF INDIANA)
COUNTY OF PORTER)ss

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL and acknowledged the execution of said deed to be their voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 28 day of November 2009.

James S. Bozik
Notary Public
My Comm. Expires: 7/18/2011
County of Residence: PORTER



I affirm, under the penalties for perjury, that I have taken reasonable care to read each social security number in this document, unless required by law.

James S. Bozik
Printed Name: JAMES S. BOZIK

Instrument Prepared by: JAMES S. BOZIK, Blahdy, Tabor, Bozik & Hartman LLC
56 S. Washington Street, Ste. 401, Valparaiso, IN 46383; PH: 219/464-1041

CITY OF VALPARAISO

**ANNEXATION FISCAL PLAN
EAST-SIDE PARK ANNEXATION**

**DATED
NOVEMBER 14, 2022**

**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
EAST-SIDE PARK**

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**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
EAST-SIDE PARK**

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**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
EAST-SIDE PARK**

INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed annexation of A parcel to the east of the existing corporate limits on the northeast side of Valparaiso (the “Annexation Area”). The Annexation Area is adjacent to the City of Valparaiso (the “City”). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code states that this fiscal plan must include and provide:

1. The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
2. The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
3. The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year ¹ after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;
5. That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years ¹ after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria;
6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt

¹ The timing listed throughout this report for the implementation of both non-capital and capital services is the standard length of time used by the City of Valparaiso, however we have assumed in the fiscal analysis that the improvements will not be made until after the park construction is completed in year 3.

service payments in those political subdivisions for six (6) years after the effective date of the annexation;

7. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for six (6) years after the effective date of the annexation;
8. A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - A. The name of the owner of the parcel.
 - B. The parcel identification number.
 - C. The most recent assessed value of the parcel.
 - D. The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisor, Cender | Dalton Municipal Advisors. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the City for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the City Council.

AREA DESCRIPTION

Location, Area Size and Contiguity

The proposed Annexation Area is located on the east side of the existing corporate boundaries on the north side of the City. A map and legal description of the area to be annexed has been included in attached APPENDIX B.

The Annexation Area is approximately 203 acres. The perimeter boundary of the Annexation Area totals 21,744 lineal feet, 16,506 (or 75.91%) of which is contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of vacant, unplatted land, and agricultural land.

Zoning

Existing Zoning: RR - Rural Residential

Proposed Zoning: Campus (CA); Public Space (PS); and Suburban Residential (SR)

Current Population

The current population of the Annexation Area is estimated at four (4), as there are two (2) primary residences within the Annexation Area.

Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$633,300. This represents the assessed value as of January 1, 2022 for taxes payable 2023. It is expected the net assessed value would decrease if the ownership of any of the properties were sold or transferred to the City of Valparaiso, a municipality. It is also anticipated the Valparaiso Redevelopment Commission will be exempt from paying taxes on the properties held by it. It purchased two of the parcels in April 2022.

NON-CAPITAL SERVICES

Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year² after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

Police Protection

The Porter County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Valparaiso Police Department ("VPD") will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Valparaiso Police Department's primary purpose is the prevention of crime. The department consists of four (4) divisions including administration, community relations, patrol and investigations. The administration division consists of a police chief, assistant police chief and captain of patrol. The investigations division consists of six (6) detectives, combining for over 80 years of law enforcement. The VPD patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the VPD provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The VPD does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City does not anticipate needing to hire additional officers, but does anticipate a very small increase in fuel as a result of the annexation. The Police Department's budget within the City's General Fund will fund any additional costs.

Fire Protection

The Annexation Area is currently served by the Washington Township Volunteer Fire Department ("WTVFD"). The WTVFD currently serves each parcel located within Washington

² See footnote 1.

Township; approximately 29.5 square miles of homes and industries and more than 4,500 residents.

Upon Annexation, the parcels located within the Annexation Area will be transition to be served by the Valparaiso Fire Protection Territory (“VFPT”). The VFPT currently serves each parcel located within the corporate City limits of Valparaiso and Center Township; approximately 30 square miles of homes and industries and more than 80,000 residents. The VFPT provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the City limits and Center Township. Due to the location and character of the Annexation Area, the City does not anticipate needing to hire additional firefighters, but does anticipate a very small increase in fuel as a result of the annexation. The Fire Department’s budget within the City’s General Fund will fund any additional costs.

Street Maintenance

Any dedicated streets and county roads in the Annexation Area are currently maintained by Porter County. However, all non-capital services of the Street Division of Valparaiso Public Works will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Street Division of Valparaiso Public Works is responsible for the maintenance of more than 165 miles of streets and 140 culs-de-sac, including:

- Patching, resurfacing, and sealing roadways, public parking areas, and alleys.
- Plowing snow and providing salt for city streets, parking lots, and alleys.
- Maintaining necessary detours and road closures.
- Providing any necessary assistance to police, fire, and EMS during emergency calls.

The Street Division of Valparaiso Public Works is also responsible for issuing dumpster permits and providing street sweeping through the use of two (2) street sweepers. The Annexation Area has no streets maintained by the City. Currently, the City has approximately 165 miles of streets. The City anticipates additional operating costs for supplies, repairs and maintenance, snowplowing and salting in an amount expected to grow to approximately \$1,500 per year as a result of the annexation. The Local Road and Street and Motor Vehicle Highway Funds will fund any additional costs.

Trash Collection and Recycling

Two regional waste haulers currently provide solid waste disposal to the Annexation Area. It is anticipated that as the Annexation Area is in large part a park complex intended for recreational use that the City will provide solid waste disposal service as it does at the other parks in the City. The City will also provide solid waste disposal service to Residential properties within the Annexation Area. Commercial properties will pay a private waste hauler for waste disposal. The current trash collection and recycling fee for residential customers is \$19.50.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. All non-capital services of Valparaiso City Services will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

Parks

There are currently 17 parks within City limits. Amenities found in the parks include baseball diamonds, basketball courts, boats, disc golf courses, picnic areas, play fields, playgrounds, restrooms, skate parks, tennis courts, and pavilions. Rogers-Lakewood Park, one of Valparaiso's premier facilities, is a 122-acre park featuring various outdoor activities such as hayrides, discovery camps, boating, fishing, and hiking as well as six 6 shelters for rental. The centerpiece of Downtown Valparaiso, Central Park Plaza, has the outdoor Porter Health Amphitheater for concerts and other special events as well as a splash pad. The William E. Urschel Pavilion, a 135' long by 85' wide open-air pavilion, is used year-round, hosting a number of events in the summer and transforming into a refrigerated ice rink in the late fall that lasts through early spring. The Indiana Beverage Activity Building houses year-round restrooms, a rentable lobby area, conference room, and warming area with a view of the rink.

All non-capital services of the Valparaiso Parks and Recreation Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City. The actual activities available will continue to increase and develop as the park property is developed.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. It is anticipated that the City will provide streetlights from the eastern-most round-a-bout at the intersection of Vale Park and IN-49 to Memorial Parkway and north along Memorial Parkway to St. Mary's Dr.

Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- City Administrator
- Clerk-Treasurer's Office
- City Council
- Engineering Department
- Human Resources Department

- Planning Department
- Project and Facility Management Department
- Building Department
- Community Engagement Department
- Code Enforcement Division
- Economic Development

CAPITAL IMPROVEMENTS

Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years³ after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than December 31, 2023.

Water Service

The Annexation Area's water services are not currently served by the Valparaiso Water Department, but will serve the Annexation Area after annexation. Any extensions in service are anticipated to be provided within three (3) years of the date of Annexation and are to be borne by the property owners. It is anticipated that the City will incur nominal additional costs related to the provision of water service in the Annexation Area.

Wastewater Service

The Annexation Area's wastewater services are not currently served by the Valparaiso Wastewater Department, but will serve the Annexation Area after annexation. Any extensions in service are anticipated to be provided within three (3) years of Annexation and are to be borne by the property owners. It is anticipated that the City will incur nominal additional costs related to the provision of wastewater service in the Annexation Area.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The future development in the Annexation Area will follow the storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the property owners. All capital storm water services of the City will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria. Any additional storm water costs will be funded

³ See footnote 1.

by the monthly stormwater fee, which is currently \$400.00 in 2022 for Nonresidential Properties with areas greater than 160,000 square feet, and \$12.50 for Residential Properties.

Street Construction

Construction of Memorial Drive within the Annexation Area will be the responsibility of the City or Redevelopment Commission. The Annexation Area will include a portion of current roadway infrastructure: Vale Park Road (.05 miles) and Silhavy Road (.03 miles), as well as a new roadway which will be an extension of Memorial Parkway, a total of approximately 1.00 mile. While the cost of the road is factored into the estimated capital costs, the road will serve beyond the Area. The Annexation can occur without the road being constructed and the road can be constructed to serve the proposed new parkland without the annexation occurring. All capital services of the Valparaiso Street Department, including evaluation and construction services, will be extended to the Annexation Area within three (3) years⁴ of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria. New roadway infrastructure associated with future subdivisions within the Annexation Area are the responsibility of developers and property owners.

Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the City. Sidewalks are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the City with and without sidewalks. As this will be City park property, the Park Department will be considering installing pathways consistent with other park properties in the City. Regardless, all capital services of the City will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. It is anticipated that the City will provide streetlights from the eastern-most round-a-bout at the intersection of Vale Park and IN 49 to Memorial Parkway.

FISCAL IMPACT

As a result of this annexation, the assessed value for the City will increase by approximately \$633,300, as estimated for the year 2023. This represents an increase of 0.016%. The small increase in assessed value will result in some additional property tax revenues to the City. The City does expect to receive some roadway related revenues that will assist with the costs associated with the additional mileage coming into the City's inventory.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2023. The City will begin providing non-capital municipal services as the park property is developed and expect the provisions will begin

⁴ See footnote 1.

within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services within three (3) years after the effective date of the annexation.⁴

It is anticipated that there will be minimal additional costs to the City as a result of the annexation. The additional costs are related to the Police Department, Fire Department, and Valparaiso City Services, including utilities, streets, and trash services. The causes of the anticipated increased costs are discussed on the prior pages, and a summary of the costs is demonstrated in APPENDIX A.

It is anticipated that the City will realize a small increase in its levy as a result of the annexation. However, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Washington Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Washington Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Washington Township.

CITY OF VALPARAISO, INDIANA
IN-49 & Vale Park Rd Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT
(Assumes first year of tax collections from Annexation Area is 2020 pay 2021)

<u>Assessment Year</u>	<u>Estimated Net Assessed Value of Annex. Area (1)</u>	<u>Estimated Net Assessed Value of City (2)</u>	<u>Total Estimated Net Assessed Value of City (3)</u>	<u>Est. Property Tax Levy of City (4),(5)</u>	<u>Sub-total: Est. Property Tax Rate (6)</u>	<u>Estimated Net Assessed Value of Fire Territory (2)</u>	<u>Estimated Fire Territory Tax levy (4)</u>	<u>Sub-total: Est. Property Tax Rate (7)</u>	<u>Total Est. Property Tax Rate</u>
2021 Pay 2022	\$ -	\$2,004,393,536	\$2,004,393,536	\$ 19,174,029	\$ 0.9566	\$ 2,965,848,163	\$ 8,351,829	\$ 0.2816	\$ 1.2382
2022 Pay 2023	528,600	2,064,525,342	2,065,053,942	19,754,306	0.9566	3,084,482,088	8,593,923	0.2786	1.2352
2023 Pay 2024	528,600	2,126,461,102	2,126,989,702	20,346,783	0.9566	3,207,861,370	8,843,279	0.2786	1.2352
2024 Pay 2025	528,600	2,190,254,935	2,190,783,535	20,957,035	0.9566	3,336,175,823	9,100,117	0.2786	1.2352
2025 Pay 2026	528,600	2,255,962,583	2,256,491,183	21,585,595	0.9566	3,469,622,854	9,100,117	0.2786	1.2352
2026 Pay 2027	528,600	2,323,641,460	2,324,170,060	22,233,011	0.9566	3,608,407,767	9,100,117	0.2786	1.2352

- (1) It is expected the ownership of the parcels will remain as currently held through the time of annexation and at least the construction period, which is predicted to take several years. The parcels owned by the Valparaiso RDC were purchased in April 2022. It is expected the RDC will be exempt from paying property taxes in 2023 and forward.
- (2) Represents the assessed value for the City of Valparaiso and the Fire Protection Territory, and assumes a 3% overall assessed value growth per year.
- (3) Represents the net assessed value for the City, including the Annexation Area, with 3% growth, used to calculate the tax rate.
- (4) Represents the estimated property tax levy of the City and Fire Territory.
- (5) Assumes the City receives an automatic increase in its levy equal to its percentage increase in net assessed value, which would also include any increase as a result of the annexation.
- (6) Based on the Estimated Property Tax Levy of the City divided by the Total Estimated Net Assessed Value of the City.
- (7) Based on the Estimated Fire Territory Tax Levy divided by the Estimated Net Assessed Value of the Fire Territory.

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
City of Valparaiso Max Levy	\$ 17,936,908	\$ 538,107	\$ 554,250	\$ 570,878	\$ 588,004	\$ 605,644	\$ 623,814
Fire Territory Max Levy	\$ 7,385,005	\$ 221,550	\$ 228,197	\$ 235,043	\$ 242,094	\$ 249,357	\$ 256,837

CITY OF VALPARAISO, INDIANA
IN-49 & Vale Park Rd Annexation

PARCEL LIST

<u>Parcel ID</u>	<u>Current Owner</u>	<u>2022 Pay 2023 Net Assessed Value</u>	<u>2023 Pay 2024 Net Assessed Value</u>
64-10-08-401-001.000-020	Valpo RDC	\$ 99,300 (1)	\$ -
64-10-08-451-001.000-020	Sosnowski Family Trust	211,200	211,200
64-10-08-451-002.000-020	Valpo RDC	5,400 (1)	-
64-10-08-451-003.000-020	Claussen Chase Carroll	215,600	215,600
64-10-08-376-002.000-020	Patko Iii	24,600 (2)	24,600
64-10-17-126-001.000-020	Vansland LLC	2,300	2,300
64-10-17-127-001.000-020	State of Indiana	-	-
64-10-17-176-001.000-020	Vansland LLC	4,900	4,900
64-10-17-101-002.000-020	Vansland LLC	70,000	70,000
		<u>\$ 633,300</u>	<u>\$ 528,600</u>

(1) The parcels owned by the Valparaiso RDC were purchased in April 2022. It is expected the RDC will be exempt from paying property taxes in 2023 and forward.
(2) The value of the Patko property is an estimated value for 2023 as reflected on the property record card.

CITY OF VALPARAISO, INDIANA
IN-49 & Vale Park Rd Annexation

ESTIMATED ANNUAL (RECURRING) AND NON-RECURRING (ONE-TIME) REVENUES: BY COLLECTION YEAR

Construction Year	2021	2022	2023	2024	2025	2026
Assessment Date (January 1, _____)	2022	2023	2024	2025	2026	2027
Collection Year (Fiscal Year)	2023	2024	2025	2026	2027	2028
Park Parcel First Assessed (Estimated):	-	\$ 528,600	\$ 528,600	\$ 528,600	\$ 528,600	\$ 528,600
	<u>6-Year Development Period</u>					
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
<u>Annual (Recurring) Revenues</u>						
Property Tax Revenue	\$ -	\$ 6,529	\$ 6,529	\$ 6,529	\$ 6,529	\$ 6,529
Local Road and Street ("LRS") Revenue	-	-	-	1,910	1,910	1,910
Motor Vehicle Highway ("MVH") Revenue	-	-	-	4,034	4,034	4,034
Water Revenue	-	-	-	-	-	-
Sewer Revenue	-	-	-	-	-	-
Stormwater Revenue ⁽¹⁾	-	4,800	4,800	4,800	4,800	4,800
Garbage Collection Fee Revenue	-	-	-	-	-	-
Sub-Total Recurring (Annual) Revenue	<u>\$ -</u>	<u>\$ 11,329</u>	<u>\$ 11,329</u>	<u>\$ 17,274</u>	<u>\$ 17,274</u>	<u>\$ 17,274</u>
<u>Non-Recurring (One-Time) Revenues</u>						
Building and Inspection Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total Non-Recurring (One-Time) Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL ⁽²⁾	<u>\$ -</u>	<u>\$ 11,329</u>	<u>\$ 11,329</u>	<u>\$ 17,274</u>	<u>\$ 17,274</u>	<u>\$ 17,274</u>

(1) The Stormwater rate listed is that of Nonresidential Property, area greater than 160,000 square feet, at \$400 per month.

(2) As the intended purpose of this land is a park, the Parks Department will be responsible for the programming and thus capture the resulting revenues. The revenues will then be included in the Parks' budget.

CITY OF VALPARAISO, INDIANA
IN-49 & Vale Park Rd Annexation

ESTIMATED NON-CAPITAL (RECURRING) AND CAPITAL (NON-RECURRING) COSTS: BY FISCAL YEAR

Fiscal Year (January 1 to December 31):	2023	2024	2025	2026	2027	2028
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
<u>Non-Capital (Recurring) Costs ⁽¹⁾</u>						
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-	-	-	-
Garbage Collection Services	-	-	-	-	-	-
Police Protection ⁽²⁾	500	515	530	546	563	580
Fire Protection and Emergency Services	-	-	-	-	-	-
Street and Road Maintenance ⁽²⁾	18,050	18,592	19,149	19,724	20,315	20,925
Snowplowing and Salting	500	515	530	546	563	580
Street Lights	-	-	-	-	-	-
Water Service	-	-	-	-	-	-
Wastewater Service	-	-	-	-	-	-
Storm Water Drainage	-	-	-	-	-	-
Sub-Total: Non-Capital (Recurring) Costs	\$ 19,050	\$ 19,622	\$ 20,210	\$ 20,816	\$ 21,441	\$ 22,084
<u>Capital (Non-Recurring) Costs ⁽¹⁾</u>						
Administrative Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-	-	-	-
Garbage Collection Services	-	-	-	-	-	-
Police Protection	-	-	-	-	-	-
Fire Protection and Emergency Services	-	-	-	-	-	-
Street and Road Construction ⁽³⁾	2,000,000	-	-	-	-	-
Water Service	-	-	-	-	-	-
Wastewater Service	-	-	-	-	-	-
Storm Water Drainage	50,000	-	-	-	-	-
Sub-Total: Capital (Non-Recurring) Costs	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 2,069,050	\$ 19,622	\$ 20,210	\$ 20,816	\$ 21,441	\$ 22,084

(1) As an intended purpose of this land is a park, the Parks Department will be responsible for the development and upkeep of the property. The costs associated therein will also be the responsibility of the Parks Department and its budget.

(2) Assumes a 3% inflationary adjustment for years 2 through 6.

(3) While the cost of the road in the annexation area is factored into the estimated capital costs, the road will serve beyond the annexation area. Thus, the annexation can occur without the road being constructed.

(4) A regional detention basin will be constructed at an estimated cost of \$1,000,000 of which 5% is attributable to the annexed area.

CITY OF VALPARAISO, INDIANA
IN-49 & Vale Park Rd Annexation

ESTIMATED REVENUES AND COSTS: BY FISCAL YEAR

Construction Year:	2021	2022	2023	2024	2025	2026
Assessment Date (January 1, ____):	2022	2023	2024	2025	2026	2027
Collection Year (Fiscal Year):	2023	2024	2025	2026	2027	2028

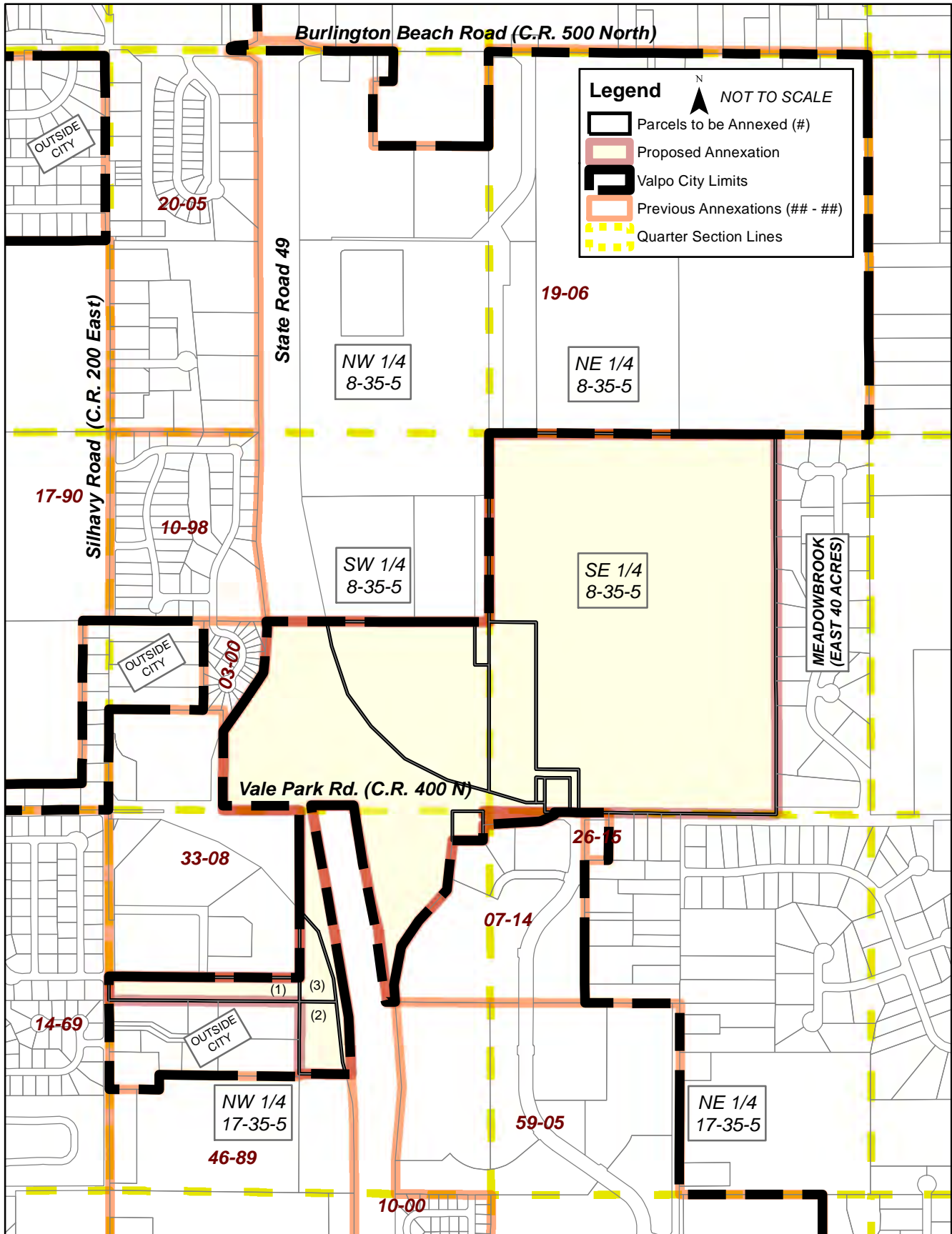
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
Revenues						
Annual (Recurring)	\$ -	\$ 11,329	\$ 11,329	\$ 17,274	\$ 17,274	\$ 17,274
Non-Recurring (One-Time)	-	-	-	-	-	-
Subtotal	\$ -	\$ 11,329	\$ 11,329	\$ 17,274	\$ 17,274	\$ 17,274
Costs						
Non-Capital (Recurring)	\$ -	\$ 19,050	\$ 19,622	\$ 20,210	\$ 20,816	\$ 21,441
Capital (Non-Recurring)	-	2,050,000	-	-	-	-
Subtotal	\$ -	\$ 2,069,050	\$ 19,622	\$ 20,210	\$ 20,816	\$ 21,441
Net Impact (Revenues less Costs)	\$ -	\$(2,057,721)	\$ (8,292)	\$ (2,937)	\$ (3,543)	\$ (4,167)

Revenue to Cost Ratio:	0.00	0.01	0.58	0.85	0.83	0.81
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EXHIBIT A

MAP OF PROPOSED ANNEXATION AREA

Exhibit A



APPENDIX B

LEGAL DESCRIPTION OF PROPOSED ANNEXATION AREA

“EXHIBIT 1”

STATE ROAD 49 & VALE PARK ROAD INTERCHANGE ANNEXATION

An irregularly shaped parcel land in and around the State Road 49 Vale Park Road interchange proposed for annexation by the City of Valparaiso; said parcel is located within Sections 8 and 17, all in Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, and is more particularly described as:

See Attached “Exhibit A” for Annexation Map.

The SE ¼ of Section 8 Township 35 North, Range 5 West EXCEPTING therefrom:

- (1) the East 40 Acres of said SE ¼, also known as Meadowbrook Subdivision (Plat Book 39-F-4 / Doc. #2001-005129).

Three Vansland LLC properties located in the NW ¼ of Section 17 Township 35 North, Range 5 West, and more particularly described as Porter County Parcels:

- (1) 64-10-17-101-002.000-020 (5 Acres) and described as Parcel 9 of Quit Claim Deed 2009-034179. (See Exhibit B)
- (2) 64-10-17-176-001.000-020 (3.337 Acres) and described as Parcel 10 of Quit Claim Deed 2009-034179. (See Exhibit B)
- (3) 64-10-17-126-001.000-020 (1.552 Acres) and described as Parcel 11 of Quit Claim Deed 2009-034179. (See Exhibit B)

As a point of clarification to existing Valparaiso Corporate Limits, this annexation also includes all the state-owned parcels, state rights-of-way and all of Vale Park Road (C.R. 400 North) rights-of-way located within:

- (1) The SW ¼ of Section 8 Township 35 North, Range 5 West.
- (2) The SW ¼ of the SW ¼ of the SE ¼ of said Section 8.
- (3) The NW ¼ of Section 17 Township 35 North, Range 5 West.
- (4) The NW ¼ of the NW ¼ of the NE ¼ in said Section 17.

that were not previously annexed to the City of Valparaiso from the eight prior annexation ordinances listed and more particularly described below:

- (1) Ordinance 46, 1989 (Deed Book 123 Page 341) in said Recorder’s Office.
- (2) Ordinance 3, 2000 (Document 2000-0017138) in said Recorder’s Office
- (3) Ordinance 10, 2000 (Document 2000-019984) in said Recorder’s Office
- (4) Ordinance 59, 2005 (Document 2005-001527) in said Recorder’s Office
- (5) Ordinance 19, 2006 (Document 2006-013745) in said Recorder’s Office
- (6) Ordinance 33, 2008 (Document 2008-031905) in said Recorder’s Office
- (7) Ordinance 7, 2014 (Document 2014-006758) in said Recorder’s Office
- (8) Ordinance 26, 2015 (Document 2016-005848) in said Recorder’s Office

As a second point of clarification to said corporate limits, this annexation also includes any additional property(s) and right-of-way(s) within NW ¼, of the NW ¼ of Section 17, Township 35 North, Range West that were not previously annexed to the City of Valparaiso in said Ordinance 33, 2008.

Said annexation contains approximately 203 Acres, more-or-less.

Prepared by:

City Engineer's Office
City of Valparaiso
September 2022

STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
12/30/2009 10:46AM
LINDA D. TRINKLER
RECORDER

REC FEE: \$24.00
PAGES: 5

Exhibit B

Mail Tax Bills To:
Vansland LLC
c/o James Bozik
56 S Washington Street
Suite 401
Valparaiso, IN 46383

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL, as their interests may appear, of 13901 River Glen Lane, City of Prospect, State of Kentucky;

Release and Quit Claim to VANSLAND, LLC, an Indiana Limited Liability Company, of Porter County, State of Indiana, the following described real estate in Porter County, State of Indiana, to-wit:

PARCEL 1: *G15 64-10-17-451-001:000-029*

The West 40 acres of the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana;
EXCEPTING THEREFROM the South 208 feet of said West 40 acres;
AND ALSO EXCEPTING THEREFROM the North 95 feet of the South 303 feet of the West 210 feet of said West 40 acres.

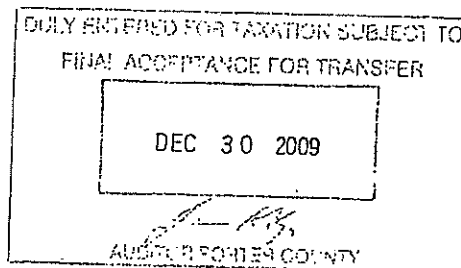
PARCEL 2: *G15 64-10-17-177-001:000-029*

That part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying East of the East line of Indiana State Road 49, said line described as follows:
Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 09 minutes 30 seconds West, along the South line of said Quarter Quarter Section, 662.54 feet to the East boundary of Indiana State Road 49, and the POINT OF BEGINNING of said described line;
thence North 00 degrees 17 minutes 00 seconds East, along said boundary of Indiana State Road 49, 233.21 feet; thence North 05 degrees 04 minutes 46 seconds East, along said boundary, 512.11 feet; thence North 04 degrees 16 minutes 02 seconds West, along said boundary, 585.64 feet to the North line of said Southeast Quarter of the Northwest Quarter and the point of termination of said line.

PARCEL 3: *G15 64-10-17-200-021:000-029*

The Southwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

BTBH ✓



Sales Disclosure **NOT** Required
Porter County Assessor

29/24

*200
\$100 SB*

PARCEL 4: *615 64-10-17-426-001.000-029*
The North 2/3 of the West 3/4 of the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 5: *615 64-10-17-401-001.000-029*
The North Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana;
EXCEPTING THEREFROM that part, if any, of the two tracks of real estate described as follows, lying within said North Half:
a) The North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.
b) The North 180.0 feet of the South 1989.8 feet of the East 242.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 6: *615 64-10-17-400-003.000-029*
That part of the real estate described as follows lying within the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, to-wit:
The North 180.0 feet of the South 1989.8 feet of the West 198 feet of the East 440 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 7: *615 64-10-17-400-027.000-029*
A parcel of real estate in the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as follows:
BEGINNING at a point 630 feet East of the Southwest corner of the Southeast Quarter of said Section 17; thence North 208 feet; thence East 210 feet; thence South 208 feet; thence West 210 feet to the point of beginning.

PARCEL 8: *615 64-10-17-400-028.000-029*
The South 208 feet of the Southwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West, of the Second Principal Meridian in Porter County, Indiana,
EXCEPTING THEREFROM the West 840 feet of said South 208 feet;
AND ALSO EXCEPTING THEREFROM the East 440 feet of said South 208 feet.

PARCEL 9:
The south 10 rods of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17,
Township 35 North, Range 5 West of the Second Principal Meridian,
Porter County, Indiana (GIS 64-10-17-101-002.000-020)

PARCEL 10:
That part of the Southeast Quarter of the Northwest Quarter of Section 17,
Township 35 North, Range 5 West of the Second Principal Meridian, in
Porter County, Indiana, lying West of the West line of Indiana State Road 49
(GIS 64-10-17-176-002.000-029 & 64-10-17-176-001.000-020)

PARCEL 11:
That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township
35 North, Range 5 West of the Second Principal Meridian, Porter County,
Indiana lying West of the West line of Indiana State Road 49
(GIS 64-10-17-126-001.000-020)

PARCEL 12:
One acre of land being 100 feet in width East and West by 435.6 feet in
length North and South out of the Southwest corner of the following
described real estate to-wit: Beginning at the Northeast corner of the
Southeast $\frac{1}{4}$ of section 20, Township 35 North, Range 5 West of the Second
Principal Meridian; thence running South 22 rods to the center of the
Valparaiso-LaPorte Road; thence Westerly along the center of said road,
57.5 rods; thence North 29 rods to the North line of the Southeast Quarter of
said Section 20; thence East to the place of beginning.
(GIS 64-10-20-426-004.000-029)

PARCEL 13:
The West $\frac{1}{2}$ of the following described parcel of land to-wit:
All that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ lying North of the Grand
Trunk Western Railroad, excepting therefrom the East 995 feet, in Section
20, Township 35 North, Range 5 West of the Second Principal Meridian.
(GIS 64-10-20-226-001.000-020)

PARCEL 14:
A parcel of land described as beginning at the Northeast corner of the
Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second
Principal Meridian; thence South 22 rods to the center of the Valparaiso-
LaPorte Road; thence Westerly along the center of said road 57.5 rods;
thence North 29 rods to the North line of said $\frac{1}{4}$ section; thence East to the
place of beginning; EXCEPTING therefrom 1 acre in the Southwest corner
thereof, 100 feet in width, East and West, by 435.6 feet in length North and
South. (GIS 64-10-20-426-005.000-029)

PARCEL 15:

The East ½ of the Northeast ¼ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, EXCEPT a parcel described as beginning at the Southwest corner of said tract; thence North 60 rods; thence East 22.75 rods; thence South 60 rods; thence West 22.75 rods to the place of beginning. AND EXCEPT the part of said East ½ of the Northeast ¼ lying North of the South line of the Chicago, Grand Trunk and Western Railway. ALSO EXCEPTING any part of the E1/2 of the Northeast ¼ that was platted to Porters Vale Shopping Center.
(GIS 64-10-20-276-002.000-029 & 64-10-20-426-002.000-029 & 64-10-20-276-001.000-029)

PARCEL 16:

The West ½ of the Northeast ¼ of Section 20, Township 15 North, Range 5 West of the 2nd P.M., lying South of the right-of-way of the Grand Trunk and Western Railroad Company. EXCEPTING any of the West ½ of the Northeast ¼ that was platted to Porters Vale Shopping Center.
(GIS 64-10-20-202-001.000-029)

PARCEL 17:

A parcel of land 10 rods square out of the Northwest corner of the West ½ of the Southwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian. (GIS 64-10-21-300-001.000-029)

PARCEL 18:

A strip of land 4 rods in width off the West side of that part of the Northwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian, which lies South of the right of way of the Chicago, Grand Trunk and Western Railway.
(GIS 64-10-21-151-001.000-029)

PARCEL 19:

A parcel of land in the Southwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter, County, Indiana, described as follows:
Beginning 256.08 feet south from the Quarter post of the West line of said Section 21, and running thence South 104.94 feet; thence North 82 ½ degrees East, 104.94 feet; thence North 104.94 feet; and thence South 82 ½ degrees West, 104.94 feet to the place of beginning.
(GIS 64-10-21-300-002.000-027)

PARCEL 20:

Lot 12 Porter Vale Shopping Center as Recorded in Porter County Recorder's office Plat File 51-D-1

~~State Road 2 a distance of 400 feet, thence North parallel to said West line 435.6 feet; thence West 400 feet; thence South 435.6 feet to the point of beginning.~~

~~TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as Relocated S.R. 40 and as Project ST-089-1(B) and Project ST-089-1(A), to and from the owner's remaining lands where they abut the above-described real estate. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.~~

~~PARCEL 13:~~

~~A parcel of land in the SE 1/4 of Section 17, Township 35 North, Range 5 West of the 2nd P.M. in Washington Township, Porter County, Indiana, described as follows: Commencing at the S.W. corner of said S.E. 1/4; thence East along the South line of said S.E. 1/4, 810.0 feet; to the Point of Beginning; thence continuing East along said South line 30.0 feet; thence North, 238 feet; thence West 600 feet to the East line of the West 210 feet of said SE 1/4; thence South 30 feet; thence East 400 feet; thence 208 feet to the Point of Beginning. D.P. B318-1-190 and B318-1-192.~~

IN WITNESS WHEREOF, the said DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL, have hereunto set their hands and seals this 28 day of NOVEMBER 2009.

Donald J. Vandertoll
DONALD J. VANDERTOLL

Jeanette E. Vandertoll
JEANETTE E. VANDERTOLL

STATE OF INDIANA)
COUNTY OF PORTER)ss

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL and acknowledged the execution of said deed to be their voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 28 day of November 2009.

James S. Bozik
Notary Public
My Comm. Expires: 7/18/2011
County of Residence: PORTER



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.

James S. Bozik
Printed Name: JAMES S. BOZIK

Instrument Prepared by: JAMES S. BOZIK, Blachly, Tabor, Bozik & Hartman LLC
56 S. Washington Street, Ste. 401, Valparaiso, IN 46383; PH: 219/464-1041

ORDINANCE NO. 26, 2022**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF VALPARAISO, INDIANA, PLACING THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF AND MAKING THE SAME A PART OF THE CITY OF VALPARAISO, INDIANA (THE "IN-49 & VALE PARK RD ANNEXATION")**

WHEREAS, the Common Council (the "Council") of the City of Valparaiso, Indiana (the "City") has investigated annexation of property east of its existing border; and

WHEREAS, pursuant to IC 36-4-3-5, the legislative body of a municipality may, by ordinance, annex territory that is contiguous to the municipality, subject to certain limitations; and

WHEREAS, pursuant to IC 36-4-3-1.7, a municipality must conduct an outreach program consisting of at least three (3) public information meetings to provide citizens with information regarding the proposed annexation; and

WHEREAS, City officials have conducted such outreach meetings and have provided citizens with information regarding the proposed annexation as required by IC 36-4-3-1.7; and

WHEREAS, responsible planning and State law require adoption of a written fiscal plan and a definite policy for the provision of services to the annexed areas; and

WHEREAS, this Council has previously adopted by resolution a written fiscal plan and definite policy for the provision of municipal services pursuant to Resolution No. 19, 2022 (the "Fiscal Plan"); and

WHEREAS, Exhibit A is a legal description of the territory to be annexed, which territory consists of approximately 203 acres ("Annexation Territory"); and

WHEREAS, Exhibit A also includes a map of the Annexation Territory; and

WHEREAS, the Annexation Territory is at least one-eighth (1/8) contiguous to the existing corporate boundaries of the City; and

WHEREAS, on or about November 1, 2022, the City's Plan Commission at a public meeting considered the initial zoning of the Annexation Territory; and

WHEREAS, on or about November 1, 2022, the City's Plan Commission voted of 9-0 to favorably recommend the Annexation Territory be assigned the zoning districts as shown on Exhibit A; and

WHEREAS, this Ordinance has been adopted following a duly noticed public hearing; and

WHEREAS, this Council has determined to annex the Annexation Territory pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, INDIANA, as follows:

1. The above recitals, including Exhibit A, are incorporated herein by reference as though fully set forth herein below. Two copies of Exhibit A shall be kept on file with the Clerk for public inspection.
2. In accordance with IC 36-4-3-5, the Annexation Territory is hereby annexed to the City of Valparaiso and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.
3. To the extent the Annexation Territory includes land contiguous to public highways, the Annexation Territory shall include the contiguous areas of the public highway and public highway rights-of-way as required by IC 36-4-3-2.5.
4. The Annexation Territory is hereby assigned to Common Council District No. 5.
5. The paragraphs, sentences and words of this Ordinance are severable, and if any portion hereof is declared unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such declaration shall not affect the remaining portions of this Ordinance.
6. All prior Ordinances or parts thereof which may be inconsistent with any provision of this Ordinance are hereby repealed.

DULY PASSED AND ADOPTED this ____ day of _____, 2022, by the Common Council of the City of Valparaiso, Porter County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

Matthew R. Murphy, Mayor

ATTEST:

Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this ____ day of _____,
2022 at the hour of _____ o'clock P.M.

Holly Taylor, Clerk-Treasurer

Exhibit A – Annexation Territory

LEGAL DESCRIPTION IN-49 & VALE PARK ROAD ANNEXATION

An irregularly shaped parcel land in and around the State Road 49 Vale Park Road interchange proposed for annexation by the City of Valparaiso; said parcel is located within Sections 8 and 17, all in Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, and is more particularly described as:

See Attached “Exhibit B” for Annexation Map.

The SE $\frac{1}{4}$ of Section 8 Township 35 North, Range 5 West EXCEPTING therefrom:

- (1) the East 40 Acres of said SE $\frac{1}{4}$, also known as Meadowbrook Subdivision (Plat Book 39-F-4 / Doc. #2001-005129).

Three Vansland LLC properties located in the NW $\frac{1}{4}$ of Section 17 Township 35 North, Range 5 West, and more particularly described as Porter County Parcels:

- (1) 64-10-17-101-002.000-020 (5 Acres) and described as Parcel 9 of Quit Claim Deed 2009-034179. (See Exhibit C)
- (2) 64-10-17-176-001.000-020 (3.337 Acres) and described as Parcel 10 of Quit Claim Deed 2009-034179. (See Exhibit C)
- (3) 64-10-17-126-001.000-020 (1.552 Acres) and described as Parcel 11 of Quit Claim Deed 2009-034179. (See Exhibit C)

As a point of clarification to existing Valparaiso Corporate Limits, this annexation also includes all the state-owned parcels, state rights-of-way and all of Vale Park Road (C.R. 400 North) rights-of-way located within:

- (1) The SW $\frac{1}{4}$ of Section 8 Township 35 North, Range 5 West.
- (2) The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 8.
- (3) The NW $\frac{1}{4}$ of Section 17 Township 35 North, Range 5 West.
- (4) The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in said Section 17.

that were not previously annexed to the City of Valparaiso from the eight prior annexation ordinances listed and more particularly described below:

- (1) Ordinance 46, 1989 (Deed Book 123 Page 341) in said Recorder’s Office.
- (2) Ordinance 3, 2000 (Document 2000-0017138) in said Recorder’s Office
- (3) Ordinance 10, 2000 (Document 2000-019984) in said Recorder’s Office
- (4) Ordinance 59, 2005 (Document 2005-001527) in said Recorder’s Office
- (5) Ordinance 19, 2006 (Document 2006-013745) in said Recorder’s Office

- (6) Ordinance 33, 2008 (Document 2008-031905) in said Recorder's Office
- (7) Ordinance 7, 2014 (Document 2014-006758) in said Recorder's Office
- (8) Ordinance 26, 2015 (Document 2016-005848) in said Recorder's Office

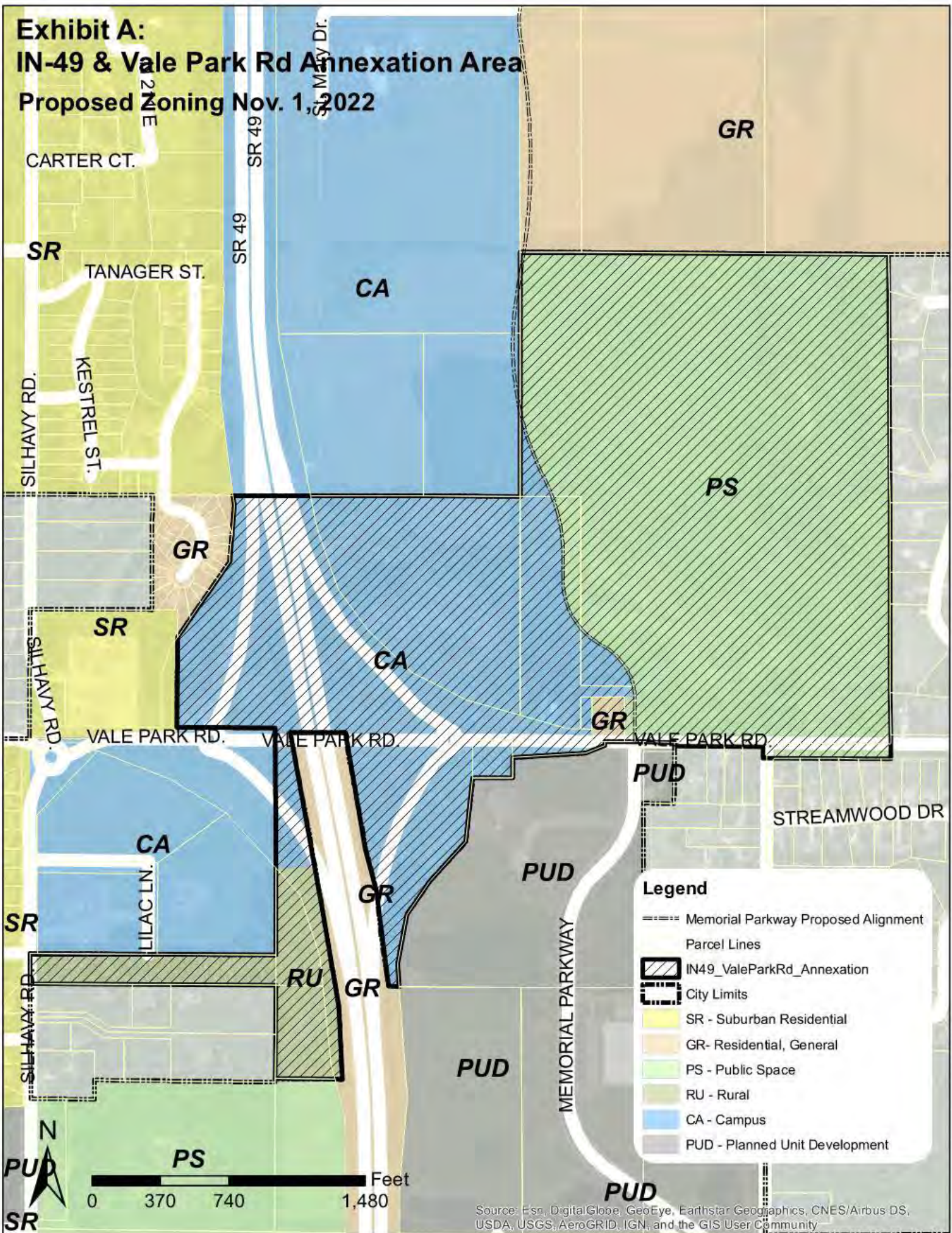
As a second point of clarification to said corporate limits, this annexation also includes any additional property(s) and right-of-way(s) within NW ¼, of the NW ¼ of Section 17, Township 35 North, Range West that were not previously annexed to the City of Valparaiso in said Ordinance 33, 2008.

Said annexation contains approximately 203 Acres, more-or-less.

Prepared by:

City Engineer's Office
City of Valparaiso
September 2022

Exhibit A: IN-49 & Vale Park Rd Annexation Area Proposed Zoning Nov. 1, 2022

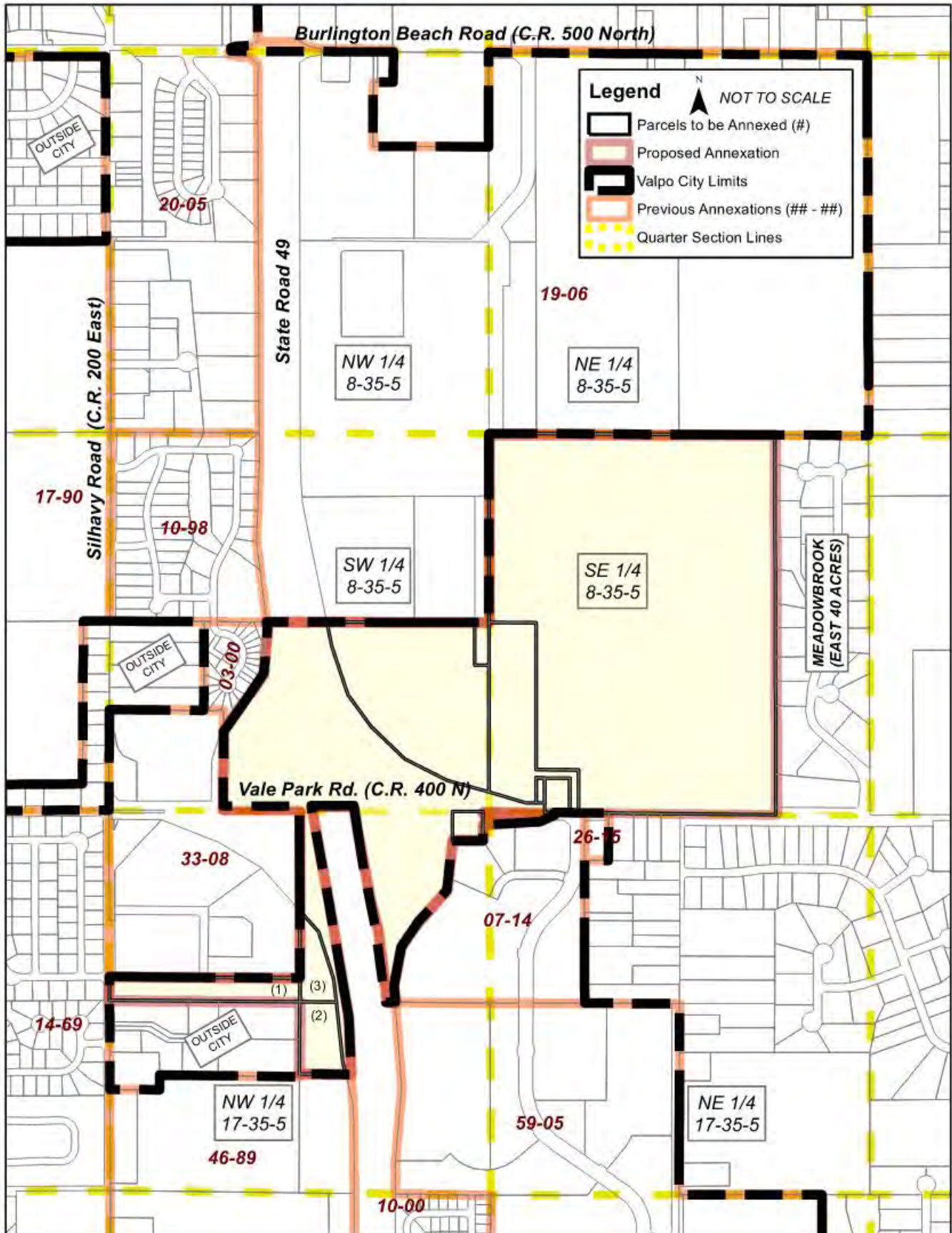


Legend

- Memorial Parkway Proposed Alignment
- Parcel Lines
- IN49_ValeParkRd_Annexation
- City Limits
- SR - Suburban Residential
- GR- Residential, General
- PS - Public Space
- RU - Rural
- CA - Campus
- PUD - Planned Unit Development

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Exhibit A -
Annexation Territory**



5

2009-034179

STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
12/30/2009 10:46AM
LINDA D. TRINKLER
RECORDER

REC FEE: \$24.00
PAGES: 5

Mail Tax Bills To:
Vansland LLC
c/o James Bozik
56 S Washington Street
Suite 401
Valparaiso, IN 46383

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL, as their interests may appear, of 13901 River Glen Lane, City of Prospect, State of Kentucky;

Release and Quit Claim to VANSLAND, LLC, an Indiana Limited Liability Company, of Porter County, State of Indiana, the following described real estate in Porter County, State of Indiana, to-wit:

PARCEL 1: *G15 64-10-17-451-001, 000-029*

The West 40 acres of the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana;
EXCEPTING THEREFROM the South 208 feet of said West 40 acres;
AND ALSO EXCEPTING THEREFROM the North 95 feet of the South 303 feet of the West 210 feet of said West 40 acres.

PARCEL 2: *G15 64-10-17-177-001, 000-029*

That part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, lying East of the East line of Indiana State Road 49, said line described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 89 degrees 09 minutes 30 seconds West, along the South line of said Quarter Quarter Section, 662.54 feet to the East boundary of Indiana State Road 49, and the POINT OF BEGINNING of said described line;
thence North 00 degrees 17 minutes 00 seconds East, along said boundary of Indiana State Road 49, 233.21 feet; thence North 05 degrees 04 minutes 46 seconds East, along said boundary, 512.11 feet; thence North 04 degrees 16 minutes 02 seconds West, along said boundary, 585.64 feet to the North line of said Southeast Quarter of the Northwest Quarter and the point of termination of said line.

PARCEL 3: *G15 64-10-17-200-021, 000-029*

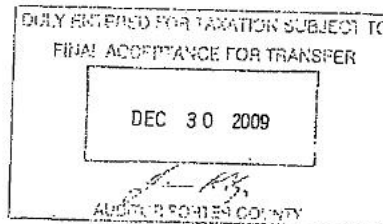
The Southwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

29/24

BTBH ✓

Sales Disclosure **NOT** Required
Porter County Assessor

COPY PORTER COUNTY RECORDER PAGE 1 OF 5



200
\$100 SB

PARCEL 4: *615 64-10-17-426-001,000-029*
The North 2/3 of the West 3/4 of the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 5: *615 64-10-17-401-001,000-029*
The North Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana;
EXCEPTING THEREFROM that part, if any, of the two tracks of real estate described as follows, lying within said North Half:
a) The North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.
b) The North 180.0 feet of the South 1989.8 feet of the East 242.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 6: *615 64-10-17-401-003,000-029*
That part of the real estate described as follows lying within the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, to-wit:
The North 180.0 feet of the South 1989.8 feet of the West 198 feet of the East 440 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

PARCEL 7: *615 64-10-17-400-027,000-029*
A parcel of real estate in the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, described as follows:
BEGINNING at a point 630 feet East of the Southwest corner of the Southeast Quarter of said Section 17; thence North 208 feet; thence East 210 feet; thence South 208 feet; thence West 210 feet to the point of beginning.

PARCEL 8: *615 64-10-17-400-028,000-029*
The South 208 feet of the Southwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West, of the Second Principal Meridian in Porter County, Indiana,
EXCEPTING THEREFROM the West 840 feet of said South 208 feet;
AND ALSO EXCEPTING THEREFROM the East 440 feet of said South 208 feet.

PARCEL 9:
The south 10 rods of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17,
Township 35 North, Range 5 West of the Second Principal Meridian,
Porter County, Indiana (GIS 64-10-17-101-002.000-020)

PARCEL 10:
That part of the Southeast Quarter of the Northwest Quarter of Section 17,
Township 35 North, Range 5 West of the Second Principal Meridian, in
Porter County, Indiana, lying West of the West line of Indiana State Road 49
(GIS 64-10-17-176-002.000-029 & 64-10-17-176-001.000-020)

PARCEL 11:
That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township
35 North, Range 5 West of the Second Principal Meridian, Porter County,
Indiana lying West of the West line of Indiana State Road 49
(GIS 64-10-17-126-001.000-020)

PARCEL 12:
One acre of land being 100 feet in width East and West by 435.6 feet in
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described real estate to-wit: Beginning at the Northeast corner of the
Southeast $\frac{1}{4}$ of section 20, Township 35 North, Range 5 West of the Second
Principal Meridian; thence running South 22 rods to the center of the
Valparaiso-LaPorte Road; thence Westerly along the center of said road,
57.5 rods; thence North 29 rods to the North line of the Southeast Quarter of
said Section 20; thence East to the place of beginning.
(GIS 64-10-20-426-004.000-029)

PARCEL 13:
The West $\frac{1}{2}$ of the following described parcel of land to-wit:
All that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ lying North of the Grand
Trunk Western Railroad, excepting therefrom the East 995 feet, in Section
20, Township 35 North, Range 5 West of the Second Principal Meridian.
(GIS 64-10-20-226-001.000-020)

PARCEL 14:
A parcel of land described as beginning at the Northeast corner of the
Southeast $\frac{1}{4}$ of Section 20, Township 35 North, Range 5 West of the Second
Principal Meridian; thence South 22 rods to the center of the Valparaiso-
LaPorte Road; thence Westerly along the center of said road 57.5 rods;
thence North 29 rods to the North line of said $\frac{1}{4}$ section; thence East to the
place of beginning; EXCEPTING therefrom 1 acre in the Southwest corner
thereof, 100 feet in width, East and West, by 435.6 feet in length North and
South. (GIS 64-10-20-426-005.000-029)

PARCEL 15:

The East ½ of the Northeast ¼ of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, EXCEPT a parcel described as beginning at the Southwest corner of said tract; thence North 60 rods; thence East 22.75 rods; thence South 60 rods; thence West 22.75 rods to the place of beginning. AND EXCEPT the part of said East ½ of the Northeast ¼ lying North of the South line of the Chicago, Grand Trunk and Western Railway. ALSO EXCEPTING any part of the E1/2 of the Northeast ¼ that was platted to Porters Vale Shopping Center.
(GIS 64-10-20-276-002.000-029 & 64-10-20-426-002.000-029 & 64-10-20-276-001.000-029)

PARCEL 16:

The West ½ of the Northeast ¼ of Section 20, Township 15 North, Range 5 West of the 2nd P.M., lying South of the right-of-way of the Grand Trunk and Western Railroad Company. EXCEPTING any of the West ½ of the Northeast ¼ that was platted to Porters Vale Shopping Center.
(GIS 64-10-20-202-001.000-029)

PARCEL 17:

A parcel of land 10 rods square out of the Northwest corner of the West ½ of the Southwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian. (GIS 64-10-21-300-001.000-029)

PARCEL 18:

A strip of land 4 rods in width off the West side of that part of the Northwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian, which lies South of the right of way of the Chicago, Grand Trunk and Western Railway.
(GIS 64-10-21-151-001.000-029)

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A parcel of land in the Southwest ¼ of Section 21, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter, County, Indiana, described as follows:
Beginning 256.08 feet south from the Quarter post of the West line of said Section 21, and running thence South 104.94 feet; thence North 82 ½ degrees East, 104.94 feet; thence North 104.94 feet; and thence South 82 ½ degrees West, 104.94 feet to the place of beginning.
(GIS 64-10-21-300-002.000-027)

PARCEL 20:

Lot 12 Porter Vale Shopping Center as Recorded in Porter County Recorder's office Plat File 51-D-1

~~... a distance of 400 feet, thence North parallel to said West line 435.6 feet; thence West 400 feet; thence South 435.6 feet to the point of beginning.~~

~~TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as Relocated S.R. 49 and as Project ST-089-1(B) and Project ST-089-1(A), to and from the owner's remaining lands where they abut the above-described real estate. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.~~

~~PARCEL 13:
A parcel of land in the SE 1/4 of Section 17, Township 35 North, Range 5 West of the 2nd P.M. in Washington Township, Porter County, Indiana, described as follows: Commencing at the S.W. corner of said S.E. 1/4; thence East along the South line of said S.E. 1/4, 810.0 feet; to the Point of Beginning; thence continuing East along said South line 30.0 feet; thence North, 238 feet; thence West 600 feet to the East line of the West 210 feet of said S.E. 1/4; thence South 30 feet; thence East 600 feet; thence 208 feet to the Point of Beginning. D.2 B318-1-190 and B318-1-109.~~

IN WITNESS WHEREOF, the said DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL, have hereunto set their hands and seals this 28 day of NOVEMBER 2009.

Donald J. Vandertoll
DONALD J. VANDERTOLL
Jeanette E. Vandertoll
JEANETTE E. VANDERTOLL

STATE OF INDIANA)
COUNTY OF PORTER)ss

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared DONALD J. VANDERTOLL and JEANETTE E. VANDERTOLL and acknowledged the execution of said deed to be their voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 28 day of November 2009.

James S. Bozik
Notary Public
My Comm. Expires: 7/18/2011
County of Residence: PORTER

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.

James S. Bozik
Printed Name: JAMES S. BOZIK

Instrument Prepared by: JAMES S. BOZIK, Blachly, Tabor, Bozik & Hartman LLC
56 S. Washington Street, Ste. 401, Valparaiso, IN 46383; PH: 219/464-1041