

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
MINUTES  
OCTOBER 3, 2011

The Common Council of the City of West Lafayette, Indiana, met in the Council Chambers at City Hall on October 3, 2011, at the hour of 6:30 p.m.

Mayor Dennis called the meeting to order and presided.

The Pledge of Allegiance was repeated.

Present: Bunder, Burch, Dietrich, Hunt, Keen, Thomas, and VanBogaert.

Also present were City Attorney Burns, Clerk-Treasurer Rhodes, City Engineer Buck, Police Chief Dombkowski, Street Commissioner Downey, Fire Chief Drew, Human Resources Director Foster, WWTU Director Henderson, Parks Superintendent Payne, and Director of Development Poole.

#### MINUTES

Councilor Keen moved for acceptance of the minutes of the September 1, 2011, Pre-Council Meeting, and the September 6, 2011, Common Council Meeting. Councilor Burch seconded the motion.

Mayor Dennis said that, in the September 6 Council meeting minutes, Councilor Hunt reported that the LEED building was platinum level, but it is a silver-level building.

The motion to approve the minutes passed *viva voce*.

#### COMMITTEE STANDING REPORTS STREET, SANITATION, AND WASTEWATER TREATMENT UTILITY

Councilor Bunder presented this report, which will be on file in the Clerk-Treasurer's Office.

#### PUBLIC SAFETY AND ORDINANCE

Councilor Keen presented this report, which will be on file in the Clerk-Treasurer's Office.

#### PURDUE RELATIONS

Councilor VanBogaert presented this report, and then introduced Mr. Brett Highley, Purdue Student Government President, who spoke about the new medical amnesty policy on Purdue's campus. This removes University sanctions from underage students who have been drinking but need to call first responders in the instance of a medical emergency.

#### PARKS AND RECREATION

Councilor Hunt presented this report, which will be on file in the Clerk-Treasurer's Office.

#### ECONOMIC DEVELOPMENT

Councilor Thomas presented this report, which will be on file in the Clerk-Treasurer's Office.

#### PERSONNEL

Councilor Burch presented this report, which will be on file in the Clerk-Treasurer's Office.

BUDGET AND FINANCE

Councilor Dietrich reported that the final vote on the 2012 budget at this meeting would culminate the Budget & Finance Committee's efforts.

REPORT OF APC REPRESENTATIVE

No report.

APPOINTMENT

Council Appointment to Park Board Foundation – Councilor Hunt

Councilor Hunt nominated Anita Joglekar to finish a term on a Park Board Foundation. Councilor Burch seconded the motion. The motion passed *viva voce*.

PUBLIC RELATIONS

West Lafayette Community Beautification Award

Councilor Burch presented the October Beautification Award to David and Cornelia Petriz of Tecumseh Park Lane.

FINANCIAL REPORT

Clerk-Treasurer Rhodes reported that this meeting culminates many months of work, but the City has been involved in several major financial transactions over the past several weeks. Refinancing of the bonds issued to finance the Police Station building has been completed, saving the City more than \$350,000 over the next 12 years. This was beyond expectations. Last December, the bond issue for the Wabash Landing Parking Garage was refinanced, also saving the City money. Now more than \$500,000 in taxpayer savings for interest on debt will be realized. Standard & Poor's has given the City a AA rating. The Police Station bonds originally had been issued with bond insurance, in order to make the bonds marketable. The City was able to go to the market without the insurance now, because of the City's financial standing. Clerk-Treasurer Rhodes thanked the team involved in the refinancing efforts, including the Mayor for assembling a capable team. Much financial detail was provided, and the market responded. The taxpayers will benefit over the next 10-12 years because of these actions. Clerk-Treasurer Rhodes reported that the State Board of Accounts reports for September have been filed with the Council. Clerk-Treasurer Rhodes asked Council members to stay after the meeting, to sign the document which officially records the budget vote.

Mayor Dennis thanked Clerk-Treasurer Rhodes for her leadership on the bond refinancing matters. Cost recovery is often overlooked in favor of cost cutting, but saving \$500,000 is significant.

LEGAL REPORT

City Attorney Burns stated that the legal report has been filed. He offered to answer any questions.

UNFINISHED BUSINESS

Ordinance No. 18-11 An Ordinance Setting The 2012 City Budget and Setting The 2012 Tax Levy On Property and Tax Rate (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 18-11 by title.

Councilor Keen moved that Ordinance No. 18-11 be passed on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Mayor Dennis called for discussion on Ordinance No. 18-11.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder		✓		
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 6 AYE and 1 NAY.

Mayor Dennis announced that Ordinance No. 18-11 passed on final reading.

Clerk-Treasurer Rhodes stated that the budget that was passed has an advertised tax rate that will be higher than what the City expects to be received. That is the methodology that the State has laid out for municipalities, in order to go through the budget process and provide the flexibility, when the net assessed valuation is known, for the City to respond to that. The tax rate now in the City is about \$0.85 per \$100 of assessed valuation. About 30% of a homeowner's tax bill is for municipal taxes. The owner of a \$100,000 home will pay about \$24 per month in municipal taxes. The biggest deduction on a homeowner's tax bill is for the special homestead deductions that are provided by statute. There are two large tiers in the homestead deduction. The homeowner is not paying \$850 per year, but is paying closer to \$300 per year in City taxes. In addition, any home or property that is at the circuit breaker tax caps will not pay a penny more in taxes for the City than the cap allows, 1% for owner-occupied residential, 2% for commercial residential multi-family, and 3% for commercial retail.

Ordinance No. 23-11 An Ordinance Vacating A Portion Of Garfield Street In The City Of West Lafayette, Indiana (Submitted by Purdue Research Foundation, Sponsored by Mayor Dennis)

Mayor Dennis read Ordinance No. 23-11 by title.

Councilor Keen moved that Ordinance No. 23-11 be passed on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Mayor Dennis called for discussion on Ordinance No. 23-11.

Councilor Bunder asked the City to join in conversation with Purdue Research Foundation, to build together the entity that is envisioned by the memorandum of understanding proposed during the Wang Hall negotiation. PRF Senior Vice President Joe Hornett has been true to his word, when he reported that the Research Foundation would not drag its feet in this. Conversations have begun. It is important for the City to begin work with the Research Foundation and with the neighborhood in the construction of an investment entity that will support not only development in the neighborhood, but will also help preserve the

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neighborhood. For that reason, Councilor Bunder said, he would vote no on Ordinance No. 23-11 and Ordinance No. 24-11, to call attention to the lack of progress.

Councilor Hunt asked Street Commissioner Downey if he had any objection to either the vacating of the alley or the vacating of the street. Street Commissioner Downey said that there is no sanitation service in either area, but that there is a sewer line. Mr. Downey said that she is certain they are taking that into account, to relocate it or deal with it in some way. He suggested that the developers might be asked about that, and said that Mr. Wylie might be the person. Councilor Hunt asked Mr. Wylie. Mr. Mike Wylie of The Schneider Corporation answered that there is a sanitary combined sewer in the alley, and as part of the project that will be relocated within a new easement that would be platted to the City, as part of the final plat. Part of that is a separation from the stormwater that is going into the sanitary.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder		✓		
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 6 AYE and 1 NAY.

Mayor Dennis announced that Ordinance No. 23-11 passed on final reading.

Ordinance No. 24-11 An Ordinance Vacating A Portion Of An Alley In The City Of West Lafayette, Indiana (Submitted by Purdue Research Foundation, Sponsored by Mayor Dennis)

Mayor Dennis read Ordinance No. 24-11 by title.

Councilor Keen moved that Ordinance No. 24-11 be passed on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Mayor Dennis called for discussion of Ordinance No. 24-11.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

COMMON COUNCIL MEETING MINUTES, OCTOBER 3, 2011, CONTINUED

	AYE	NAY	ABSENT	ABSTAIN
Bunder		✓		
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 6 AYE and 1 NAY.

Mayor Dennis announced that Ordinance No. 24-11 passed on final reading.

NEW BUSINESS

There was no new business.

COMMUNICATIONS

► Councilor Hunt announced that October is National Breast Cancer Awareness Month. She said that she and Mayor Dennis would like to announce efforts of some City staff who are making an effort to promote awareness of this disease that affects men as well as women. This month, the West Lafayette firefighters and the West Lafayette police officers will wear pink t-shirts. Councilor Hunt showed a firefighter’s t-shirt, and Mayor Dennis showed a police officer’s t-shirt. Police Chief Dombkowski was wearing his t-shirt under his uniform, and, Councilor Hunt said, Fire Chief Drew will. Fire Chief Drew said that firefighters on runs would wear the pink shirts instead of the blue shirts they usually wear. Police Chief Dombkowski said this year, the matter is personal for him, but the officers wore the shirts last year. Earlier this year, police officers raised money for the Susan G. Komen for the Cure, and they will continue that effort. Mayor Dennis thanked the Chiefs.

CITIZEN COMMENTS

► Mr. Thomas Kesler (479 Maple Street) said that Sunday he spent an hour and a half picking up other people’s litter in the two-block alley behind his home. He is still looking for tight-fitting trashcan lids, to control the trash a little better. Mr. Kesler said that he continues to educate himself on his situation as a resident of New Chauncey. He attended the presentation by Boiler Cribs, and maps were handed out. The map came from the Tippecanoe County Assessor’s Office and West Lafayette City. The red areas are labeled “residential rental property,” and the green areas are labeled “residential owner.” He said that the map is one of the documents that is educating him on his situation in New Chauncey. The northwest quadrant of Allen, Dodge, and Evergreen is of recent interest. Mr. Kesler said he heard a rumor from a neighbor that one of the houses on Hayes Street sold for \$300,000. The next step in his education is to discover what implications the sale of homes that are comparable to his home will have on his property tax, if the sale prices are in the range of \$300,000 and up. He said he wanted to tell the City that he is continuing to educate himself about his living in New Chauncey, and he wanted to show the map. It may show up in future meetings in City Hall.

Councilor Bunder said that, in the construction of the land use plan with the APC, they have produced a dozen or 15 maps, showing a variety of land uses and property conditions in New Chauncey. The map to which Mr. Kesler referred is part of that series of maps. Councilor Bunder said that, one of these days, the land use plan would make it here.

► Mr. Josh Teasdale (176 Littleton) said that he attended the same Boiler Cribs meeting last week that Mr. Kesler attended, and he heard legitimate concerns made by citizens. But a point of view that he said he did not hear expressed was the positive impact that the project could have on students. Mr. Teasdale said that building these projects close to campus is a very positive impact. Students have to travel less and worry less about getting to school every day. Mr. Teasdale said that he realized that living in a community and a neighborhood that has seen transformation over a period of several years could be jarring. He asked everyone to keep in mind that there are positive impacts for student to these kinds of developments, and that he hopes there is a way to balance those concerns.

► Councilor Dietrich announced that this Thursday, the League of Women Voters is sponsoring a candidate forum at Morton Community Center.

► Mayor Dennis welcomed the Agronomy 498 students from Purdue University.

#### ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment, and Mayor Dennis adjourned the meeting, the time being 7:08 p.m.