

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
September 1, 2011

The Common Council of the City of West Lafayette, Indiana, met in the Lower Level Conference Room at City Hall on September 1, 2011, at the hour of 4:30 p.m.

Mayor Dennis called the meeting to order and presided.

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

Also present were City Attorney Burns, Clerk-Treasurer Rhodes, Assistant Superintendent of Parks Ainsworth, City Engineer Buck, Fire Chief Drew, Human Resources Director Foster, WWTU Director Henderson, Police Captain Leroux, Parks Superintendent Payne, and Director of Development Poole.

Mayor Dennis reviewed the agenda. Councilor Hunt asked to have the Council appointment to the Park Board Foundation removed from the agenda for the September meeting, since there is no foundation meeting until December.

ORDER OF BUSINESS

With consent of the Council, Mayor Dennis said that Ordinances No. 22-11, 23-11, and 24-11 would be discussed first, since they all deal with Wang Hall. The Mayor said there were many people in the audience who could describe aspects of the project.

NEW BUSINESS

Ordinance No. 22-11 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Rezone 516 Northwestern PD) (CBW, R3W, and R1U to PDNR) (Submitted by Area Plan Commission)

Mayor Dennis read Ordinance No. 22-11 by title.

Mr. Joe Hornett of Purdue Research Foundation described the project to the Council. He said he was proud of the project, from a personal standpoint, from a Purdue standpoint, and ultimately proud of what it means to the City of West Lafayette and the New Chauncey Neighborhood. The project is a 145,000 square foot building, significantly larger than what Wang Hall would have been on an academic building, stand-alone basis, which would have been about 40,000 to 45,000 square feet and would not have been a tax-paying entity of West Lafayette and Tippecanoe County. The building is two buildings in one shell. Wang Hall, for the School of Electrical and Computer Engineering, will be 55,000 square feet. For the same amount of money as an academic building, there will be an additional 15,000 square feet. More bang for the buck for Indiana taxpayers. The other portion is a 90,000 square-foot section for mixed use, for retail and office space. Working with the New Chauncey Neighborhood was an interesting turn, which should probably have started as early as when the University-PRF's commercial master plan was developed. There were four facilitated meetings and one general neighborhood meeting. Councilors Bunder and Hunt were full participants. Because of these meetings, the project is better and there is an understanding of a common goal, a project that is good for the City and not detrimental to the neighborhood. Because of the conversation, the long-term prospect for the redevelopment of New Chauncey has been enhanced. The project received endorsement from the Area Plan Commission staff, and an 11-1 vote from the APC. There is no TIF money asked for or required for this project. This is the first of potentially seven projects around campus, not only accommodating the academic needs of the University, but will also add to the tax

base for the City of West Lafayette and Tippecanoe County, because of further mixed-use development. It will be a four-story building, a complement to Armstrong Hall directly across the street. Because of some amenities as well as the turnover of Northwestern Avenue when US231 is relocated, pedestrian safety will be enhanced over time. Mr. Hornett thanked Councilor Hunt and Councilor Bunder for their efforts, saying that the bar was raised and the project is better for it.

Mayor Dennis said that the process itself owes a thanks to Councilor Hunt, Councilor Bunder, New Chauncey Neighborhood Association, and to the Research Foundation for taking the time to go through the process of identifying problems and working to compromise, so that there is an understanding of what is going on, to create good partnerships and good government.

Councilor Bunder thanked Carl Griffin and Joe Hornett for their perseverance and their maturity in beginning a conversation between the neighborhood and the Purdue Research Foundation. He thanked Mr. Hornett for bringing in Mr. Jim Schellinger as a facilitator, and to Mr. Schellinger for his important contribution to the effort. Councilor Bunder said that he and Councilor Hunt believe there is adequate parking in the garage for the project as it presented.

Councilor Hunt said she appreciated the time everyone spent, and asked Mr. John Hirschman to discuss the parking in more detail.

Mr. John Hirschman of Browning Investments, which joined PRF on the project, showed a color-coded diagram showing parking for the building, which showed 78 one-hour parking spaces outside the building. The lot will be heavily patrolled. Councilor Dietrich asked whether the patrols would be by Purdue or by the City. Mr. Hirschman said that the patrols would be done by a contractor for PRF. An additional 142 spaces in the garage will be reserved for the project and are not part of the general University "A" spaces for faculty and students. They will be marked "reserved" and will need a special parking tag. Violators will be ticketed or towed. The project will buy the spaces from Purdue. The Purdue Federal Credit Union will have 14 spaces for its 4,000 square feet of leased space in the building. Purdue has plans to expand the parking garage by 675 spaces at some point. This was considered as the building was designed.

There was no further discussion.

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) **PUBLIC HEARING**

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

Councilor Hunt asked if the Street Department had any objections. There were no objections raised.

There was no further discussion.

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) **PUBLIC HEARING**

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

There was no further discussion.

Ordinance No. 25-11 An Ordinance Adopting An Amendment To The Deferred Compensation Plan For The City Of West Lafayette (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 25-11 by title.

Clerk-Treasurer Rhodes said that there is good news for City employees, that the State of Indiana Public Employee Deferred Compensation plan has now adopted rules that enable the City to offer Roth contributions. The current pre-tax contributions will still be offered, but now Roth contributions will also be available. The ordinance approves the amendment to the plan.

There was no further discussion.

Resolution No. 13-11 A Resolution To Amend The 2010 CDBG Appropriation (Prepared by the Department of Development)

Mayor Dennis read Resolution No. 13-11 by title.

Councilor Bunder asked the source of the money. Director of Development Poole said that one of the social service programs in Family Services no longer exists, and so the decision was made to use it for curbs and sidewalks.

There was no further discussion.

UNFINISHED BUSINESS

Ordinance No. 16-11 An Ordinance Establishing The Rental Housing Inspection Fund And Appropriations (Prepared by the Clerk-Treasurer) **PUBLIC HEARING**

Mayor Dennis read Ordinance No. 16-11 by title.

There was no further discussion.

Ordinance No. 17-11 An Ordinance To Revise The 2011 Budget For The General Fund And The Economic Development Income Tax Fund (Prepared by the Clerk-Treasurer) **PUBLIC HEARING**

Mayor Dennis read Ordinance No. 17-11 by title.

There was no further discussion.

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) **PUBLIC HEARING ONLY**

Mayor Dennis read Ordinance No. 18-11 by title. There will be a public hearing only, no vote.

There was no further discussion.

Ordinance No. 19-11 An Ordinance To Fix The Salaries Of Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana, For The Year 2012 (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 19-11 by title.

There was no further discussion.

Ordinance No. 20-11 An Ordinance To Fix The 2012 Wastewater Treatment Utility Salary Schedule As Submitted By The Board Of Public Works And Safety Of The City Of West Lafayette, Indiana (Presented by the Board of Public Works and Safety)

Mayor Dennis read Ordinance No. 20-11 by title.

There was no further discussion.

Ordinance No. 21-11 An Ordinance To Set The Salaries Of The Elected Officials, City Of West Lafayette, Indiana, For The Year 2012 (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 21-11 by title.

There was no further discussion.

COMMUNICATIONS

► Mayor Dennis reported that there would be five public hearings at the Council meeting. The two vacations (Ordinances No. 23-11 and 24-11) require two readings. The Council has the option to suspend the rules and have two readings on one night. That would require a unanimous decision on the part of the Council. Mayor Dennis said that there was no need to poll the Council now about whether the votes would be unanimous. Councilor Dietrich disagreed, saying that if there would be objection, then there was no sense to offer the motion. Councilor VanBogaert said he had no objection. Councilor Dietrich said he had no objection. Councilor Hunt observed that the Wang Hall rezone (Ordinance No. 22-11) requires only one vote. City Attorney Burns said the public hearings on the vacations would occur anyway. Councilor Bunder said the advantage to having two votes on the vacation ordinances is because there is only one vote on what is the major item of business, Ordinance No. 22-11.

► Mayor Dennis said that this weekend would be the Fill the Boot campaign for the MDA Campaign. Fire Chief Drew said that firefighters would collect near Station #2, Station #3, and at Wal-Mart.

► Councilor Hunt mentioned that the state annual IACT conference would be October 9 and 10 in Indianapolis. There is money, if anyone wants to go. Clerk-Treasurer Rhodes said that Monday, October 10 is Municipal Day, and there is a one-day bargain rate.

► Assistant Superintendent of Parks Ainsworth announced that Friday at 2:00 p.m. is the Naturalization Ceremony, and Saturday is Global Fest from 10:00 a.m. to 9:00 p.m.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment, and Mayor Dennis adjourned the meeting, the time being 4:46 p.m.