CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
NOVEMBER 25, 2013

The Common Council of the City of West Lafayette, Indiana, met in Council Chambers at City Hall on November 25, 2013, at the hour of 4:30 p.m.

Council President, Councilor Hunt called the meeting to order and presided in the absence of Mayor Dennis.

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

Absent: Keen and VanBogaert.

Also present were City Attorney Associate Murtaugh, Clerk-Treasurer Rhodes, Public Works Director Buck, Street Commissioner Downey, Fire Chief Heath, WWTU Director Henderson, Deputy Police Chief Leroux, Parks Superintendent Payne, Director of Development Poole, and IT Systems Administrator Wheeler.

COMMITTEE STANDING REPORTS

Councilor Hunt reported that there will be a pre-Thanksgiving Farmer's Market on Wednesday, and the ice skating rink opens on Friday, weather permitting.

PUBLIC RELATIONS

Council President Nomination

Councilor Hunt stated that this would be done on Monday.

Council Appointments

a. Redevelopment Commission

Councilor Hunt noted that there are two appointments from the Council, and she distributed resumes to the Council. One is Bob Schauer, who lives in New Chauncey. The other is to reappoint Larry Oates.

b. Go Greener Commission

Councilor Bunder stated that the Go Greener Commission appointment is Andrew Tuholski, and his resume has been distributed.

UNFINISHED BUSINESS:

Ordinance No. 28-13 An Ordinance Requesting An Additional Appropriation For The Joint Funding Of Amtrak Hoosier State Service Through March 2015 (Sponsored by Mayor John R. Dennis) **PUBLIC HEARING**

Councilor Hunt read Ordinance No. 28-13 by title only.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 29-13 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (GDI Construction) (PDNR to NB) (Submitted by the Area Plan Commission)

Councilor Hunt read Ordinance No. 29-13 by title only.

Joe Bumbleburg (Ball Eggleston PC), attorney for the petitioner, GDI Construction, stated that the ultimate user for the site would be a new Goodwill store. They are proposing to build on the site, which is immediately next to the Aldi store, by taking down the structure there now. The land that this sits on is a planned development, which was created several years to accommodate a particular use. However, that placed the property not in conformity with the zoning district along that district of Sagamore Parkway. The district, including the properties on either side, is an NB zone. He explained that this rezone would wipe out the planned development and return it to a consistent zoning pattern. Mr. Bumbleburg stated that Goodwill is one of the ultimate recyclers and they do a lot of good. There is no dumpster on the site, and whatever refuse there is will be hauled away by Goodwill. They will have approximately 25 employees in the store. He stated that GDI Construction builds most of the Goodwill stores throughout middle Indiana and it will be similar to the Goodwill store in Lafayette near Target. The existing store in West Lafayette is simply too small and does not have a protected donation system which would increase more and higher quality donations. The plan was approved by the Area Plan Commission (APC) staff and had a vote of 12 yes to 0 no.

Councilor Burch asked if this store is in addition to the current Goodwill store or if it will be a replacement.

Mr. Bumbleburg responded that it would be a replacement.

Councilor Hunt stated that when this property was voted on for the garage door business, there was concern from neighbors about late-night lighting. She asked if the neighbors were notified and if any attended the hearing.

Mr. Bumbleburg responded that under the code, he had to notify everybody within 100 feet in every direction and that was done, but none were at the APC meeting. He stated that he has been told that there is a neighbor who complains about the noise of the Aldi store, but the Goodwill store will not have anything on the back side except the standard ordinance-required buffer. He noted that with no dumpster, it should limit potential complaints.

There was no further discussion.

Ordinance No. 30-13 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (UZO Amendment #79 Extending The Date For Elevating Existing Residences In The Flood Plain) (Submitted by the Area Plan Commission)

Councilor Hunt read Ordinance No. 30-13 by title only.

Sallie Fahey, Executive Director, Area Plan Commission, explained that a few years ago after serious flooding, the APC proposed amending the ordinance to allow residences that had been substantially damaged or had sustained repetitive loss to be elevated if the homeowners wanted to do so. A few people have taken advantage of that in the intervening years. This was due to

sunset in July of this year. There have been people who have shown interest in making this a permanent part of the ordinance, but the APC staff has not had time to dig into that further so there was an extension to December 31, 2013, and now this extension request goes to July 1, 2014. She noted that there are very few properties, if any at all, within the City of West Lafayette that would be affected by this.

There was no further discussion.

Ordinance No. 31-13 An Ordinance Requesting An Additional Appropriation For The Cumulative Firefighting Building And Equipment Fund (Prepared by the Clerk-Treasurer)

Councilor Hunt read Ordinance No. 31-13 by title only.

Fire Chief Heath explained that the Department sold a 1987 fire truck and they are requesting the funds be used to purchase additional radios that are needed. There is a big change with rebanding the current radio system coming next year.

There was no further discussion.

Resolution No. 21-13 A Resolution Authorizing The Mayor Of The City Of West Lafayette To Enter Into An Interlocal Agreement With The City Of Lafayette, City Of West Lafayette, County Of Tippecanoe County And The Area Plan Commission Of Tippecanoe County (Purchase Traffic Counters) (Submitted by the Area Plan Commission)

Councilor Hunt read Resolution No. 21-13 by title only.

Executive Director Fahey stated that this was last done in late 2007. She explained that out of the federal funds that the APC receives as the Metropolitan Planning Organization for planning purposes, a certain amount is designated to pay for 80% of new traffic counters for Lafayette, West Lafayette, Tippecanoe County, and sometimes the APC office. This resolution would be to authorize Mayor Dennis to sign the interlocal agreement to purchase the traffic counters. The remaining 20% would come from the City Engineer's budget. She stated that Lafayette and the County would like to use 2013 budget money to do this.

Councilor Dietrich asked what one-third of 20% of this project is.

Executive Director Fahey responded that there is a chart with the agreement which shows the items that West Lafayette requested with the 20% total of $862.30.

There was no further discussion.

COMMUNICATIONS

► Councilor Bunder asked for an update regarding the fire at 111 Lutz Street, as the fatal fire is a concern to many of his neighbors and constituents.

Fire Chief Heath stated that we are working the State Fire Marshall's Office, cooperating with anything they need to help investigate the fire. There are no further developments at this time, but there is a full investigation taking place.

Deputy Police Chief Leroux stated that they are running a parallel investigation on the administrative side as far as code enforcement and if there were any administrative violations.

Councilor Hunt asked how many years it has been since there was a fire fatality.

Chief Heath responded that it has been approximately 36 years.

► Councilor Burch wished everyone a Happy Thanksgiving and thanked Street Commissioner Downey and his crew for doing a great job of picking up the leaves, limbs, and other items that got blown around the City. She and Councilor Hunt thanked Duke Energy.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment. Council Hunt adjourned the meeting, the time being 4:49 p.m.