

Subject to approval at the August 4, 2014, Common Council Meeting.

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
JULY 3, 2014

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on July 3, 2014, at the hour of 4:30 p.m.

Councilor Hunt called the meeting to order and presided.

Present: Bunder, Burch, Hunt, and Thomas

Absent: Mayor Dennis, Councilor Dietrich, Councilor Keen, Councilor VanBogaert

Also present were City Attorney Associate Williams, Clerk-Treasurer Rhodes, Public Works Director Buck, Facilities Director Clark, Police Lieutenant Harris, Human Resources Director Foster, Fire Chief Heath, WWTU Director Henderson, and Director of Development Poole.

PUBLIC RELATIONS:

Beautification Award

Councilor Hunt stated that Councilor Bunder will present the award to the Graveel's on Sunset Lane.

UNFINISHED BUSINESS:

Ordinance No. 17-14 An Ordinance Changing The Classification Of The City Of West Lafayette From Third Class To A Second Class City (Sponsored by Mayor John R. Dennis)

Councilor Hunt stated that it is on the agenda to have the second reading for the ordinance for changing the classification of the City from a third class to a second class City, but the data from the census information is not available yet. The intent now is for that to be postponed on Monday.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 18-14 An Ordinance To Amend Ordinance No. 24-13, To Fix The 2014 Wastewater Treatment Utility Salary Schedule As Submitted By The Board Of Public Works And Safety For Approval By The Common Council Of The City Of West Lafayette, Indiana (Presented by the Board of Public Works and Safety)

Councilor Hunt read Ordinance No. 18-14 by title only.

Public Works Director Buck stated that the Board of Works approved an increase for the upper limit of the salary for the Engineering Assistant position to \$476.92 bi-weekly. He explained that 20% of that salary comes from the WWTU and 80% comes from the General Fund.

There was no further discussion.

Ordinance No. 19-14 An Ordinance To Amend Ordinance No. 05-14, 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 2014 (Submitted by Mayor John Dennis)

Councilor Hunt read Ordinance No. 19-14 by title only.

Director Buck stated that this is the 80% portion of that salary increase. The increase is to a maximum of \$1,907.70 bi-weekly.

There was no further discussion.

Ordinance No. 20-14 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Walk His Way, LLC) (R1 to R3W) (Submitted by the Area Plan Commission)

Councilor Hunt read Ordinance No. 20-14 by title only.

Catherine Benner (30 Robinhood Place), petitioner, stated that Stuart Boehning (Bennet Boehning & Clary LLP) is her company's representative and he will be present at Monday's Council meeting. She submitted a packet of letters of support to the Council, which are in addition to some previously submitted letters.

Clerk-Treasurer Rhodes noted that the letters would be scanned and transmitted to all of the Councilors.

Ms. Benner stated that this is an adult day center. It is a social day center; it is not a medical day center. It is for adults who need caregivers due to having Alzheimer's, dementia, Parkinson's, and other things that may keep them home. The center would provide a social outlet with people with like abilities and with trained caregivers, and it would allow the caregivers at home a chance to fulfill other responsibilities. Ms. Benner provided renderings of how the building will look. She explained that there is an existing two-story building, and to the west of it there will be new construction and the three-car garage there will be torn down. It will be approximately 4800 square feet with parking in the front off of Lindberg Road. She explained that there will be 20 to 25 guests throughout the week, and they will be there either a half-day or full-day. The guests will be dropped off, and lunch and snacks will be provided to them. The ratio of guests to caregivers will be four or five to one. She stated that it is a not-for-profit facility.

There was no further discussion.

Ordinance No. 21-14 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (UZO Amendment #82 Buildings in the Flood Plain) (Submitted by the Area Plan Commission)

Councilor Hunt read Ordinance No. 21-14 by title only.

Director Buck explained that several years ago there was a sunset, a time restriction, to raise existing structures out of the flood plain and above the protection grade. This ordinance would extend the sunset date to end of 2015. In response to an inquiry from Councilor Hunt, Director Buck stated that this does not affect any houses in West Lafayette to his knowledge.

There was no further discussion.

Resolution No. 12-14 A Resolution Appropriating The Necessary Funds Resulting From The 2014 Community Development Application Of The City Of West Lafayette Under Title I Of The Housing And Community Development Act Of 1974, As Amended (Submitted by Department of Development)

Councilor Hunt read Resolution No. 12-14 by title only.

Director of Development Poole stated that this is the yearly acceptance of the Community Development Block Grant (CDBG) money and appropriating it into the appropriate accounts.

There was no further discussion.

Resolution No. 13-14 A Resolution Requesting The Transfer Of Funds (General Fund: Facilities) (Submitted by the Clerk-Treasurer)

Councilor Hunt read Resolution No. 13-14 by title only.

Clerk-Treasurer Rhodes stated that this is a transfer needed to adjust the budget for expenses assumed to be paid later in the year. The transfer is from the account for Repair/Maintenance Services-Buildings and Building Systems to the Principal-Capital Lease account for copiers.

There was no further discussion.

Resolution No. 14-14 A Resolution Appropriating Insurance Recovery Received For Damage To City Property (Police) (Submitted by the Clerk-Treasurer)

Councilor Hunt read Resolution No. 14-14 by title only.

Clerk-Treasurer Rhodes stated that this is to appropriate insurance recovery for damage to a Police vehicle in the amount of \$506.67.

There was no further discussion.

COMMUNICATIONS

Director Poole stated that we are fortunate here in West Lafayette as we are getting a lot of development. As a courtesy to the Council, he explained that he would like to take a different approach on the planned developments. This will be to give a preview of developments in current negotiation the month before they go to Council to approval. It will be a brief idea of what the Council will see in August. He introduced the South Street Station planned development. It is a four-story building in-between Salisbury and Littleton Streets where South Street dead ends into it. It has 40 units with 75 beds and 47 parking stalls. This is approximately 1.2 parking stalls per unit, which is higher than seen in the past in the Village. There will be a more detailed presentation at the August meeting.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, expanded on Director Poole's comments by saying that they are trying to change the process so that the Council gets the planned developments a month before instead of a week before the meeting to allow more time for questions or comments. He stated that the preliminary plan was submitted and deemed approved by the Area Plan Commission (APC). Directors Poole and Buck have had a lot of

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input into it as well as the Police and Fire Departments. He stated that the development has a little art area on the west side. He noted that the Council has been provided with pictures and the narrative that gives a complete pictures of the development for review. He stated that these properties are in very poor shape and the client has stated intent to demolish the buildings regardless of what happens with the APC and this may occur before the development comes before the Council. In response to an inquiry from Councilor Hunt, Mr. Teder stated that the exact property location is 42 N. Salisbury Street, 48 N. Salisbury Street, and 149 Littleton Street and he described the surrounding area and the access for the Fire Department. He stated that they intend to improve the easement on the Ann Tweedale Cooperative property, which has always been a dangerous situation.

Councilor Bunder asked if the parking is in the Chauncey Square Garage.

Mr. Teder stated that there are 13 spaces along the south side, 10 spaces in a garage underneath, and the remaining spaces will be in Chauncey. He explained that it was part of the Chauncey planned development to give a license agreement for additional spaces.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment. Councilor Hunt adjourned the meeting, the time being 4:53 p.m.