CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
SEPTEMBER 29, 2016

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on September 29, 2016, at the hour of 4:30 p.m.

President Bunder called the meeting to order and presided.

Present: Peter Bunder, Nick DeBoer, Steve Dietrich, Aseem Jha, Gerry Keen, Larry Leverenz, and Norris Wang.

Absent: David Sanders and Gerald Thomas.

Also present: Mayor John Dennis, Corporation Counsel Eric Burns, Clerk Sana Booker, IT Director Brad Alexander, Director of Development Erik Carlson, Facilities Director Tim Clark, Police Chief Jason Dombkowski, Parks Superintendent Janet Fawley, City Engineer Ed Garrison, City Controller Peter Gray, WWTU Director David Henderson, Street Commissioner Doug Payne, and Deputy Fire Chief Tony Schutter.

MINUTES
Councilor Keen noted that Councilor Jha's name is not spelled correctly in the minutes, and President Bunder stated that the correction will be made.

PUBLIC RELATIONS:
Beautification Award
President Bunder stated that Councilor Jha will present this award.

Council Appointment: Go Greener Commission
President Bunder stated that an application is available for the appointment of Clayton Nevins to the Go Greener Commission.

SPECIAL REPORTS:
Emerald Ash Borer Update – Urban Forestry Plan
Director of Development Carlson stated that during the Budget Committee meetings last month, there was a question raised about the emerald ash borer. The question was to ask if we have time to parcel out the money we are going to be spending over a few years rather than trying to finish things next year. To answer that he wanted to bring the experts from the Department of Development to talk about what the emerald ash borer does to the trees in the City. He brought Beverly Shaw, who is our Marketing and Grants Administrator and our Greenspace Administrator, and Bryce Patz, who is our Urban Forestry Intern.

Mr. Patz stated that at the beginning of 2016 we had approximately 638 ash trees within the City right-of-ways. The total amount of trees that has been submitted for removal this year has been 335. He provided a breakdown of the locations of the trees stating, that 150 are in University Farms, 108 along Sagamore Parkway, and 77 dotted throughout the City. He stated that 303 trees still remain in the City, and we expect in the next two years that the number will go down as the trees slowly die out. He explained that some homeowners are treating the ash trees, which is great as we only remove those trees that are hazards. The contract to remove on the trees on Sagamore Parkway was for $22,500.

Ms. Shaw stated that thanks to an Indiana Department of Natural Resources (DNR) grant for $18,500, we have updated our street tree inventory this year. We found that we have 9,525 trees. Also, as part of that grant, we are updating our Urban Forest Management Plan. She explained that we had a plan written in 2005 that guided us through the emerald ash borer and the loss of over 900 trees. Now we are writing a new plan that will be completed this fall. Ms. Shaw stated that increased funding for the Street Department is very welcome as we take down less than 20 trees in a normal year, and we expect to take down over 200 next year. We expect the new Street Tree Management Plan to have a further call for increased diversity, planting plans for streets that were hardest hit by the loss of ash trees, improved soil requirements for new trees. She stated that we will be updating the ordinance, which will require Council approval after working with Corporation Counsel Burns.

Director Carlson stated that if other types of trees die, they can stay where they are for a long time without becoming dangerous. However, once the ash tree becomes a dead tree the wood becomes very brittle and can break quite easily. This is one of the mitigating circumstances that is requiring this type of effort for the ash tree.

Councilor Wang asked if this issue is under control, if it is an epidemic again, or if it needs watched at this point. Ms. Shaw responded that it is a bell curve, and we are at the peak of the curve. She explained that we have known this was coming for approximately 12 years due to our relationship with Purdue entomologists, so we have not planted any ash trees. The trees were taken out of every engineering project that has come up. We are at our peak with about 200 trees coming out next year, and the rest coming out the year after. Then it is basically done.

President Bunder asked if there is a budget for replacing the trees. Ms. Shaw responded that we have been actively replacing the trees for 12 years. She explained that we have gotten a lot of grants from DNR, the Wabash River Enhancement Corporation, Community Foundation, and others. We have saved money back from the West Lafayette Tree Friends, which operates with donations, in order to do Summit Drive and Wilshire Avenue. The funding is there, and the Redevelopment Commission (RDC) is helping replant on Sagamore Parkway. We are counting on continued donations and grants to keep things rolling.

Councilor Dietrich asked what the success rate is for the homeowners who are treating the trees. Mr. Patz responded that it is a mixed result. He explained that it depends on what chemical is being used, how often it is being treated, and if it continues to be treated. There are a lot of different factors that can give different results. He explained that if someone has actively treated their ash tree for three years or so, then it is likely successful. If someone were to decide now to treat a very large tree it would be difficult to get that pesticide in now. Ms. Shaw added that treatment has to begin before the tree is 30% defoliated, so the timing and application is important.

Joint Board Report
Councilor DeBoer reported that there will be a Joint Board meeting on October 18, 2016.

UNFINISHED BUSINESS:
Ordinance No. 26-16 An Ordinance Providing For Temporary Loans (Parks) (Submitted by the Controller)

Controller Gray stated that this is to ensure we have funds available for the Parks expenditures before we get the tax levy in at the end of the year.

There was no further discussion.

Ordinance No. 27-16 An Ordinance Setting The 2017 City Budget And Setting The 2017 Tax Levy On Property And Tax Rate (Submitted by the Controller)

Controller Gray stated that the budget has not changed since the public hearing.

There was no further discussion.

Ordinance No. 28-16 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 2017. (Sponsored by Mayor John Dennis)

Ordinance No. 29-16 An Ordinance To Fix The 2017 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)

Ordinance No. 30-16 An Ordinance To Set The Salaries Of The Elected Officials, City Of West Lafayette, Indiana, For The Year 2017 (Submitted by the Controller)

Controller Gray stated that this will be the second reading for the salary ordinances.

There was no further discussion.

NEW BUSINESS:
Ordinance No. 31-16 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Core-Up Master JV, LLC) (The Hub at West Lafayette PD) (R3W to PDMX) (Submitted by Area Plan Commission)

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, stated that this rezone received a favorable APC staff report and a unanimous yes vote from the APC. The project is located at Pierce and Wood Streets. It will be a $40-$50 million project, known as "The Hub of West Lafayette." He stated that the site presently has 83 beds and 40 parking spaces. The Hub will be a ten-story structure with internal courtyards, three levels of parking, 168 parking spaces, approximately 200 bicycle spaces and 20 motorcycle spaces, and up to 4 Zipcar spaces. It will have the ability to have up to 2490 square feet of retail on Pierce Street. He stated that every amenity they can have will be in location, including a gym, steam room, tanning space, game room, swimming pool, and a public park space. He explained that the park space has not been fully developed yet, but they will work with the Engineering Department when the time comes. There will be 270-300 furnished apartments, which will include a couch, desk, television, bed, washer, and dryer. There will be a maximum of 599 beds. Mr. Teder stated that they will increase the real estate taxes for that site from approximately $50,000 to $650,000, which is a tremendous boost for the City. He thinks this is the crown jewel for the Village area, and it is something that everybody is going to be proud of.

Councilor DeBoer stated that there is a statement in the APC Staff Report that he thinks is a profound shift from what we have seen. He read a part of the following portion of that report:

> "Finally local data on parking utilization gathered for three large planned developments in West Lafayette, and generally fully leased at the time the data was gathered, rounds out the picture:

- Chauncey Square (expansion approved in 2011), 386 bedrooms, 455 parking spaces, 250 spaces leased by residents, only 64% of garage used by residents during the fall 2015 semester

- Grant Street Station (approved in 2012), 281 bedrooms, 282 parking spaces, 141 spaces leased by residents, only 50% of garage utilized by residents during the fall 2014 semester

- "Fuse" 720 Northwestern Avenue (approved in 2012), 489 bedrooms, 367 parking spaces, 249 spaces leased by residents, only 51% of garage used by residents during the fall 2015 semester

Clearly we have been over-parking our large, near-campus projects. And while most of the other communities identified in our analysis are larger than ours, their quality of transit and provision of alternative modes of transportation (car sharing, bike sharing, etc…) largely mimics our own with few exceptions. The main difference lies in the provision of public parking infrastructure. Many communities have been lowering or eliminating minimum parking requirements in their core areas in direct proportion to the availability of public (and sometimes private) parking infrastructure."

Councilor DeBoer stated that this is not the APC he knew several years ago. He stated that this is amazing, and he thinks we need to take a look at these statistics and be aware going forward that we have a lot of available parking out there. By requiring these new developments to come in and have even more seems unnecessary and adds more vehicles to our streets. Councilor Keen stated that he would echo that.

There was no further discussion.

Resolution No. 18-16 A Resolution Requesting The Transfer Of Funds (Parks CCD) (Prepared by the Controller)

President Bunder read Resolution No. 18-16 by title only.

Controller Gray stated that the Park Board is working on a project for the swimming pool lining. This transfer takes available funds in from various line items within the Parks portion of the Cumulative Capital Development Fund to move into the Capital Improvements section in order to be able to utilize those funds.

There was no further discussion.

COMMUNICATIONS

►Councilor DeBoer asked about the missing sidewalk along State Street next to the hotel. He asked if there are plans to reopen that any time soon. City Engineer Garrison stated that the sidewalk needs to go back in, and we will contact them right away. He stated that there were a lot of issues while doing the asphalt work, and the same company is doing the sidewalk, but we have waited long enough.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment. President Bunder adjourned the meeting, the time being 4:48 p.m.