

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MINUTES  
MAY 3, 2007

The Common Council of the City of West Lafayette, Indiana, met in the Board of Works Room at City Hall on May 3, 2007, at the hour of 4:30 p.m.

Council President Hunt called the meeting to order and presided. Mayor Mills was absent.

Present: Griffin, Hunt, Keen, O'Callaghan, Satterly, and Truitt.

Absent: Plomin.

Also present were City Attorney Bauman, Clerk-Treasurer Rhodes, Director of Development Andrew, City Engineer Buck, Public Works Director Downey, and Police Chief Marvin.

Beautification Award

Council President Hunt said there will be a Beautification Award presentation. Gerry [Councilor Keen] is going to do it. Actually, if I may, I'll say it now. It's to Tipmont EnviroWatts. They donated several thousand dollars—

Councilor O'Callaghan said if you don't mind, I'd really love to make that presentation, because I sent that info Bev [Shaw, Redevelopment and Neighborhood Planner], to make the grant, because they told me they had lots of money left over—

Council President Hunt said Gerry [Councilor Keen] has all the stuff, so—

Councilor O'Callaghan said and so I sent it to Bev to make the application—

Council President Hunt said it's really quite pretty. There's a picture of it I just gave Gerry [Councilor Keen].

Councilor O'Callaghan said that would be neat.

Councilor Keen said well, I'm looking for it. I've sat here for ten minutes and I've lost it already.

Council President Hunt said anyway, it's Tipmont EnviroWatts. A man named Ken Ritchey [General Manager, Tipmont] is going to accept it.

Councilor O'Callaghan said that would be the—

Council President Hunt said they gave \$2,000 for daffodils. The Tree Fund put in—what Gerry?—

Director of Development Andrew said that's a lot of daffodils.

City Attorney Bauman said that is a lot of daffodils.

Council President Hunt said and I think they're going to be past their prime. If you drive by real fast—

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Councilor O'Callaghan said I would love to do that.

Councilor Keen said all yours.

Council President Hunt said thank you, Patti [Councilor O'Callaghan].

Councilor O'Callaghan said thank you.

UNFINISHED BUSINESS:

Council President Hunt said Bob [City Attorney Bauman] suggests we start with Resolution No. 8-07.

City Attorney Bauman said I think you should approve the fiscal plan before the annexation ordinance.

Resolution No. 8-07 A Resolution To Confirm A Revised Written Fiscal Plan For The Annexation Of Certain Lands Into The City Of West Lafayette (Grace Baptist Church and Dorothea A. Hoadley) (Prepared by the City Attorney)

Council President Hunt said so we looked at this in April and had a public hearing. Any questions or comments?

Councilor O'Callaghan said do we just want to change the order of this?

Councilor Griffin said change the order?

City Attorney Bauman said yes.

Councilor Griffin said okay, fine.

Councilor O'Callaghan said and we can take that by consensus, can't we? To just change the order?

Council President Hunt said okay. Any questions on the resolution? Anything you want to add, Bob [City Attorney Bauman]?

City Attorney Bauman said no, I think we've been over this.

Council President Hunt said okay, any comments or questions?

There was no further discussion.

Ordinance No. 8-07 An Ordinance To Annex Certain Lands To The City Of West Lafayette (Grace Baptist Church and Dorothea A. Hoadley) (Prepared by the City Attorney)

Councilor O'Callaghan said this is the third time we've seen this, isn't it—?

Council President Hunt said we had the public hearing on—

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Councilor O'Callaghan said under ordinance and then the public hearing and on this again.

Council President Hunt said any questions or comments on this?

There was no further discussion.

NEW BUSINESS:

Resolution No. 11-07 A Resolution Confirming The Designation Of An Economic Revitalization Area For Property Tax Abatement For Medical Engineering and Development Institute, Inc. (Prepared by the City Attorney) **PUBLIC HEARING**

Council President Hunt said anybody—?

Councilor O'Callaghan said Cindy [Sigurdson]—

Director of Development Andrew said no, she's with Endocyte.

Councilor Keen said she's with Endocyte.

Councilor O'Callaghan said excuse me.

City Attorney Bauman said this is confirming the preliminary resolution. Again, the original statutory purpose to that whole procedure was for situations where you might have a business that would get an advantage from a tax abatement, and have an advantage over competitors. The kinds of businesses that we have come in and request tax abatements are typically, you know, have such unique niche that they don't really have any competitors here. So in a way it's kind of silly, but we're required by statute to do it that way.

Council President Hunt said any questions or comments on this? Josh [Director of Development Andrew], do you want to—?

Director of Development Andrew said we're getting \$172,000 per job, 130 new jobs in the facility that was obsolete and unoccupied.

City Attorney Bauman said well, they're basically talking about doubling—

Director of Development Andrew said yes. Going from 132 to 262.

City Attorney Bauman said the kind of jobs at that level is really astonishing and wonderful thing for our community.

Councilor Griffin said would you give me the \$172,000—what does that affect?

Director of Development Andrew said no, it's \$72,000. Salaries. I'm sorry.

Councilor Griffin said there are \$172,000—

Director of Development Andrew said no, no. There are 130 new employees—

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Councilor Griffin said okay.

Director of Development Andrew said the average salary is \$72,000.

Councilor Griffin said \$72,000, thank you. I had a 1 on the front of that—

Council President Hunt said yes, I did, too.

[overtalking]

Councilor Truitt said greater than usual.

Council President Hunt said within this document, there's a form that looks like this. It's called, "For use of the designating body." They're not paginated. And I was confused as to why that wasn't filled out. And Josh [Director of Development Andrew] explained—

Director of Development Andrew said you have to approve it, before I can fill it in. It would be presumptuous of me to fill it in prior.

Council President Hunt said and we're the designating body?

City Attorney Bauman said yes.

Director of Development Andrew said yes.

Council President Hunt said I thought so. Okay.

Director of Development Andrew said the Economic Development Commission recommends to you.

City Attorney Bauman said but by statute, you're the function of the Council.

Council President Hunt said any questions or comments?

Councilor Griffin said if questions were to come up on how specific—what would go in specific blanks—

Director of Development Andrew said the years of abatement for which type of equipment.

Councilor Griffin said right. Would you be able to answer those questions on Monday?

Director of Development Andrew said yes.

Councilor Griffin said thanks.

Director of Development Andrew said it's in the document, actually.

Councilor Griffin said okay.

City Attorney Bauman said although in some cases—

Director of Development Andrew said seven years—

City Attorney Bauman said where you allow an abatement for so many years, if the particular scheduled property under the State regulations doesn't have that long a useful life for depreciation purposes, the abatement is limited to the useful life. Period.

Councilor Truitt said Carl [Councilor Griffin], were you going down the path that, as far as, since these are blank on Monday, Josh [Director of Development Andrew] made the statement that the information's contained in the application, you—

Director of Development Andrew said it's in the supplement. And I can give the numbers to you right now.

Councilor Truitt said but it's more of a procedural thing?

Director of Development Andrew said right. Bob, is that right?

City Attorney Bauman said yes, and if you'll reference Resolution No. 11-07, and look at page 2, section 2—

Councilor Truitt said yes.

City Attorney Bauman said if you approve this resolution, you will be spanning the number of years that would get filled in.

Director of Development Andrew said would you like those?

Councilor Truitt said no, I'm okay.

Director of Development Andrew said okay.

Councilor Truitt said I mean, if somebody asks me that question, it's in there. So, I mean, that's—

Councilor Griffin said the public may wish to have some help finding it.

Councilor Truitt said yes.

Council President Hunt said any other questions or comments?

City Attorney Bauman said one other comment on that. If you look at page 2 of your building permit report, the top item.

Councilor O'Callaghan said some people may not have put that in there. Not in the resolution, the building permit—

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City Attorney Bauman said is the real property component of this project is a \$3 million remodel to that building. Again, it's a tremendous economic development project.

Council President Hunt said and this is the building—has it been empty?

City Attorney Bauman said I don't know that it's been empty, but Chemtura has been phasing down their headcount until they vacated.

Council President Hunt said any other questions or comments?

There was no further discussion.

Resolution No. 12-07 A Resolution Approving The Designation Of An Economic Revitalization Area For Property Tax Abatement For Endocyte, Inc. (Prepared by the City Attorney)

Councilor O'Callaghan said that's where Cindy [Sigurdson, Accountant, Endocyte] works.

Director of Development Andrew said another success story.

Council President Hunt said would you like to comment about it?

Ms. Cindy Sigurdson said well, I was hoping that Ron Ellis [CEO, Endocyte] would be here, but he was tied up in a meeting. This is actually to add, over the next three years, 17 positions, and their average is going to be about \$79,000, and \$1 million worth of lab equipment.

Director of Development Andrew said which will be phased in

Ms. Sigurdson said over the next three years.

Director of Development Andrew said couple years. \$500,000—

Ms. Sigurdson said half of it is this year, '07.

City Attorney Bauman said you have another one of the—

Director of Development Andrew said success stories.

City Attorney Bauman said success stories in the Research Park.

Ms. Sigurdson said yes, an exciting time. We have products going into Phase 2 clinical trials here in the next two or three months, and Phase 1s were very successful, so we are excited.

Councilor Keen said did I read something that they are in substantial compliance with their earlier abatement?

Director of Development Andrew said yes. Didn't you get a \$15 million package from the State—?

Ms. Sigurdson said well, it was through our investors. We just had another round of investment.

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Director of Development Andrew said okay.

Ms. Sigurdson said we closed in March, and they kept it within the original investors. They did not want to open it up to outside investors.

Councilor O'Callaghan said again, another company that started from research at Purdue, Dr. Philip Low, so it's pretty exciting.

Council President Hunt said any other questions or comments? Thank you, Cindy [Sigurdson].

There was no further discussion.

Resolution No. 13-07 A Resolution Requesting The Transfer Of Funds (Police) (Prepared by the Clerk-Treasurer)

Council President Hunt said this has to do with a transfer of funds in the Police Department, from Salaries to Training, Motor Equipment, and Other Equipment. Chief Marvin, do you want to talk about these numbers, please.

Police Chief Marvin said yes. The money for training is for the grant we got from the Criminal Justice System for the RAD training. It's a reimbursement grant, so we have to have money to spend first and then submit it so we can get reimbursed. So we need to get that money into the Training account. The money for Motor Equipment and Other Equipment is for a squad car that was involved in a crash at Yeager and 52. The car was totaled. We're going to get a check from the insurance company, but obviously they're not going to pay what it takes to replace the car, so we need money to make up the difference so we can order a new car and replace some of that equipment.

Councilor O'Callaghan said everybody was okay?

Police Chief Marvin said yes, the officer had a back problem, was having some back pain, but he's okay now.

Councilor Griffin said the rest can be covered by insurance payment or not?

Police Chief Marvin said we believe it will, yes. At this time, we believe it will. The only issues would be some of the equipment when it gets changed over and put in the car, when it's actually up and working again, if we had some issues, something that they missed, we would try to get the insurance to fix it, but some of the equipment's older. But we think this will cover everything. That's why we have the \$3,000 in Equipment also. We think this will cover it all.

Councilor Truitt said the money available in the Salaries-Full Time is because of what?

Police Chief Marvin said open positions that we are still working on trying to fill.

Councilor Truitt said and when that money comes back in, that goes right back into which bucket?

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Police Chief Marvin said it will go back in the General Fund. We don't have to have it back in Salaries.

Clerk-Treasurer Rhodes said the insurance money would go back to the General Fund, that's correct.

Council President Hunt said any comments or—?

Councilor O'Callaghan said but the grant money now, didn't we do a line-item now for grants, so that the reimbursement from the grant to implement the RAD—

Police Chief Marvin said that was for the traffic safety grants, basically—Operation Pullover, those type of grants, DUI enforcement.

Councilor O'Callaghan said okay, so this grant wouldn't fall under that, and so this would go just into the General Fund?

Clerk-Treasurer Rhodes said that's now what the Chief told us to do. He wished to pay for it here, because it's a one-time special project, rather than ongoing enforcement that spans normally two years for many of the Criminal Justice Institute grants in the Police Department.

Police Chief Marvin said yes, this training equipment should be purchased and over with in the next month or two, and then we'll be done, submit it for reimbursement. And then we'll be ready to start the training with the public yet this fall. So it should be a short-time.

Councilor O'Callaghan said good. Remind me the initial, R-A-D.

Police Chief Marvin said Rape Aggression Defense.

Councilor O'Callaghan said oh, that's right.

Police Chief Marvin said yes.

Councilor O'Callaghan said thank you.

Council President Hunt said any other questions?

There was no further discussion.

OTHER ITEMS

► Council President Hunt said I got a letter from Adam McCoy in Willowbrook [Apartments]. Essentially, he's complaining about a loss of privacy. And I did answer, and that was my answer.

► Councilor Truitt said I'll do my thing really quick, Ann [Council President Hunt]. I attended Board of Works. For those that were there, they've already heard this announcement, but May 7, which is Monday, starting at 4:30 in the parking lot of the Little League Complex, we will have our dedication ceremony for the new ball park and the unveiling of the new name of the field, from FOP to Community Field. Thanks to a special gift from a local long-time resident of West

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Lafayette that had the right to pick the name and did not want the family name attached, but instead wanted to have it named Community Field, which is very nice. The infield will remain Skeehan Field, in honor of Dr. Skeehan's son who passed away. It's an unbelievable project that has taken place. If you haven't been out there, take a moment. For those that had kids grow up in the program, it's a very emotional situation. For those individuals and the neighborhood, it's been very supportive. We'll have a "light" band, which is Bob's [City Attorney Bauman's] favorite description of a band that's not too large, but it's "light," that will be playing starting at 4:30, and it's a band from the West Lafayette High School called The Lincoln Street Band, which is just really—

Councilor O'Callaghan said it won the West Lafayette Youth Council Talent Show that last three years.

Councilor Truitt said they did? Well, they are very—Larry Allen [West Lafayette Junior/Senior High School principal] called and said how exciting it was that they were playing. So they will be playing, tours of the facility, and then—Curt [Slyder, *Journal & Courier* reporter], you're not going to report on this, right, if I, but you already know this—we're flying in the game ball via helicopter. That will arrive at the ball fields at 6:50, and they'll land at center field, and they'll deliver the balls to the honorary whoever-it-is, I don't know. Rob Kochon's in charge of that. And then we'll throw out the first pitches, and then we'll start a softball game and then a game at around 7:30. So it's going to be a pretty neat time. The *Journal & Courier* will run an article tomorrow by Bob Scott [*Journal & Courier* reporter] in his Friday deal, and then Elliott [McKinnis, WLF1-TV reporter] was out yesterday. So it's a great deal, and the City obviously was a big part of the success of the renovation due to the contribution, so it's a community field and a community success story. So come on out and see it.

Councilor Griffin said you know I thought your comment on the music was actually a déjà vu to Wrigley Field, when you said that there was going to be a "light ban." There were going to be no lights on Community Field.

Councilor Truitt said no, there is— There are brand-new lights on Community Field.

Councilor O'Callaghan said B-A-N-D, not ban.

Councilor Truitt said no, we have enough bans.

[overtalking]

Council President Hunt said any other comments or questions? Congratulations.

Councilor O'Callaghan said to all the groups that worked on that..

Council President Hunt said any other comments or questions?

ADJOURNMENT:

There being no further business at this time, Councilor Truitt moved for adjournment. Motion was seconded by Councilor O'Callaghan and passed by voice vote, the time being 4:47 p.m.

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Respectfully submitted,

Judith C. Rhodes, Clerk-Treasurer  
Secretary of the Common Council