

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
MARCH 5, 2007

The Common Council of the City of West Lafayette, Indiana, met in the Council Chambers at City Hall on March 5, 2007, at the hour of 7:38 p.m.

Mayor Mills called the meeting to order and presided.

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

Absent: Satterly.

Also present were City Attorney Bauman, Clerk-Treasurer Rhodes, Director of Development Andrew, City Engineer Buck, Public Works Director Downey, Fire Chief Drew, and Parks Superintendent Payne.

The Pledge of Allegiance was repeated.

MINUTES: Councilor Griffin moved for acceptance of the minutes of the February 1, 2007, Pre-Council Meeting, and the February 5, 2007, Common Council Meeting. Councilor Truitt seconded the motion, and the motion passed *viva voce*.

COMMITTEE STANDING REPORTS:

STREET AND SANITATION and WASTEWATER TREATMENT UTILITY: Councilor Keen presented this report.

Thank you. The month of January, there were 369 million gallons of flow through the Wastewater Treatment Utility, of which 98.86% of it was treated. The majority of what was overflow was through the Wet Weather Facility. Also, for February, there were 3,275 linear feet of sewer that was cleaned, with 7,631 feet of sewer that was televised. And that is all the report we have for now.

PUBLIC SAFETY: Councilor Keen presented this report.

Thank you. For February 2007, the West Lafayette Fire Department participated in the fire with the Otterbein Fire Department, in which there was considerable damage to some property in Otterbein. The one thing I wanted to report on that is with this whole comments and concern about the fire station, the West Lafayette Fire Department and all the other fire departments around, we all have mutual aid agreements in place. And so, regardless of where this fire station may end up being located, we still would have those mutual aid agreements in effect, so that West Lafayette will continue to help out when needed, and *vice versa*. One of the things I was happy to hear about was that our aerial truck, which is the one truck that we did send out there along with several of our firefighters, was one of the three trucks of several that did not freeze up, so that was a good thing. It was a very cold day. For the same month for February, the Police Department received just over 1,300 calls, which was actually up about 5% from the month previous. During that time, they also participated in a variety training exercises, including canine, special response team training, breathtex intoxication recertification, and over-the-counter drug abuse training. They also participated in several career fairs at Western Illinois University, Ball State—which is where my son goes, and Springfield, Illinois. They also would like to report that the next Citizens Police Academy starts on March 21. That will complete my report.

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Mayor Mills said I'll just add a thank you to our firefighters and Chief Drew. That day in Otterbein was, you may not remember, but a really very extremely cold day. We had crews out there for more than eight hours, assisting them with that fire. We do that whenever we're called upon to provide backup. So thanks to Chief Drew and all the firefighters who worked in very bitter conditions that day, outside of the City limits.

PURDUE RELATIONS: Councilor Plomin presented this report.

Thank you, Madam Mayor. I'll be brief. Spring Break is next week, so all the students will be gone, having fun at various Spring Break locations or going home to visit their parents. J.D. Barnes from the PSG Local Government Relations Team is here with a report from ongoing activities of PSG.

Mr. J. D. Barnes said thank you, Mayor Mills. Like he said, Spring Break is next week, so all 30,000 about of us will be gone. Elections are coming up for the Purdue student body president. The candidates have been petitioning and they are now down to the final five, I believe, and they'll be having debates and so forth the week after Spring Break, with elections coming the 26th through the 28th of March. With me, my chairman Mark Rhudy, will speak a little bit about the Day at the Statehouse for Purdue Student Government and Purdue.

Mr. Mark Rhudy said I just wanted to let you know what we're up to in my committee right now in Student Government. We are planning a Purdue Student Government Day at the Statehouse, which is going to be this Wednesday, March 7. Several of us are going to go down and talk with several representatives and have lunch with them, and just kind of correspond a little bit and see what each other are up to. And we're also planning Purdue Day at the Statehouse, which will be next April, and that is actually open to any interested Purdue student. So that's what we're up to right now in Purdue Student Government and my committee.

Mayor Mills said thank you.

Councilor Plomin said and that concludes my report, Madam Mayor.

Mayor Mills said I will say thanks to J.D. and Mark for both being here. I think we enjoy a very great relationship with Purdue Student Government, and we appreciate your involvement here and at the Statehouse, which is very necessary. Thank you.

PARKS AND RECREATION: Councilor Hunt presented this report.

Thank you, Madam Mayor. The Riverside Skating Center has had a wonderful season. They had an increase attendance of over 1,200 people, and the last day was March 4. So the Skating Center is closed. Recreational youth soccer begins at Cumberland Park this month. The 2007 adult recreational softball league meetings are scheduled for Tuesday, March 20, that's the coed league, and March 21, the men's league at 7:00 p.m. at City Hall. By the way, there's an older group, a mature group of men that meet, I think, Tuesday and Thursday on an informal basis, and it's always fun to see them going with all their athletic bags to the field. The Sagamore West Farmers' Market is scheduled to begin on May 2 and continuing every Wednesday, except July 4, through October 24. The next Park Board meeting will be March 19 at 4:30 at City Hall. That concludes my report. Thank you.

DEPARTMENT OF DEVELOPMENT: Councilor O'Callaghan presented this report.

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Thank you, Mayor. Certainly, there were many people at the Redevelopment Commission meeting just before this, the public hearing just before this meeting. Councilor Hunt and I were also at the February 16 Redevelopment Commission meeting. I don't think there's too much I need to report about that; everybody here has gotten lots of information about that activity of the Redevelopment Commission for the fire station. But also at February 16, there was discussion about the Chauncey Square development. That's a pretty exciting, and that project will—the developer's putting in \$23 million worth of investment in that area. So that will generate a good deal of income for that district. There's actually a lot going on in that TIF District, with O'Bryan's and Chipotle and Capp & Gino's and the Irvine development and many more. I guess I shouldn't start mentioning one that I don't get them all. But it's really becoming an economic engine in that portion of the City. But certainly a lot going on on north as well, with the Department of Development and with the new incubator coming to the Research Park that could hold up to 30 companies. MedInstitute taking over the Great Lakes building and expansion of College Park that was mentioned earlier today. The Purdue Research Park also recently held a job fair. Over 16 companies were looking to fill 100 jobs, so that's pretty exciting, that we have that opportunity to keep our Purdue grads here. And also on Sagamore West, we have the development going, with the Swiss Group. So lots of exciting things going on with the Department of Development. And not least of which is tomorrow night at 7 o'clock will be the second hearing for the Community Development Block Grant funds. And that'll be at 7 o'clock right here tomorrow.

PERSONNEL: No report.

BUDGET AND FINANCE: Councilor Truitt presented this report
Thank you, Madam Mayor. On February 28, the Budget and Finance Committee finally met to discuss a variety of different topics. We discussed the final budget order, the resolution, which some of you will remember, we agreed during a public meeting to spend some time after the first of the year to sit down and talk about a possible resolution involving an adequate General Fund balance resolution. So we did have, I think, some good dialogue. Nothing was really resolved in regard to that meeting, but we did have some dialogue in regard to that, which was, I thought, important to talk about this evening. And then, probably most importantly, we spent some time going through the 2006 year in review. I'd like to thank Clerk-Treasurer Rhodes for providing an incredible amount of information that I'm sure all of us spent time reviewing and reading. It was very helpful to kind of see a snapshot of how we went through 2006 and, hopefully, how we can prepare for a more robust and positive 2007. That concludes my report.

REPORT OF APC REPRESENTATIVE: No report.

REPORTS OF SPECIAL COMMITTEES:

Mayor Mills said I will just give you a very brief update. The Chamber of Commerce took a trip to Washington, D.C. last week, the annual spring trip. Both Mayors always go, as do many businesspeople in our community. We had an excellent visit. We spent time with both Senator Lugar and Senator Bayh, Congressman Buyer and Congressman Visclosky's staff. We went with the desire to have more funding for our area, support for some of our transportation projects, support for a grant proposal that the Purdue Research Foundation is putting together for the new incubator that Councilor O'Callaghan just mentioned. We received assurance from Senator Lugar's staff that they would work very closely with the Research Foundation and make sure that grant moves forward to the Department of Commerce. Very successful trip. We are very fortunate to have great reception when we go to Washington, D.C., because we've done this, as a community, for about 30 years. I think they all look forward to hearing from this group

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of businesspeople and elected officials, and it's our opportunity to really take our very pertinent issues here in our community to Washington. So, very successful, a very good use of time.

PUBLIC RELATIONS:

Employee Service Anniversaries

Mayor Mills said we have just two service anniversaries this month for March. Janet Shepherd in our Police Department is celebrating 25 years on the force. And Ed Smith, Police non-civilian, 25 years and, as parking control—so that was prior, you know he's retired now—as a parking control officer, he has been working for us as a civilian for five years. So 30 years total for Ed. We thank both of them for the great service to all of us in the community and appreciate their hard work.

FINANCIAL REPORT: Clerk-Treasurer Rhodes

Clerk-Treasurer Rhodes said the Council has received the State Board of Accounts ledger reports already. This evening, I just wanted to make one comment about your cash transaction report. You'll note, once again, I've done the adjustment so you can compare similar pay periods to last year. And I want you to look at a wonderful number, which is a comparison of this number of pay periods to last year, in terms of personnel expenses. Only a 2% increase in the General Fund. Look at this. This number will never be seen again. It has to do with some vacancies, actually, and less activity in regards to overtime in the Police Department related to you events that occurred last winter. So this has certainly been a help to us. Later in the Council meeting, we will be asking you, however, for a sooner-than-normal temporary loan, in order to meet expenses in the General Fund for cash flow purposes. The second thing I wanted to mention was the tax rate which, of course, we discussed at the Budget and Finance Committee. We have received our final tax rate; it is 0.7248 per \$100 of assessed valuation. That's about 2% lower than last year. The reason why it's a bit lower is that we are collecting some more property tax, of course, in '07 compared to '06, about 3.8%, but we have an increase in our assessed valuation of 5.8%. The reason why we have such an increase is largely due to a release of \$18 million flow through from the captured increment in our TIF Districts, based on an action of the Redevelopment Commission. If that \$18 million didn't flow through to us, our tax rate would have been virtually unchanged. And all of you, of course, understand what that would mean, given the impact on your assessments due to trending. So the release of that TIF increment is very vital, in terms of maintaining some control over our tax rate at this time. The impact of trending on the County was, I think, not intuitively obvious. What happened to West Lafayette was the assessed valuation that supports our tax rate went up about 4% in the City of West Lafayette. But in Lafayette, it fell almost 5%. And the County is down about 1%. Largely, they've fallen in the other areas due to reduction of inventory AV, which was a negligible impact in West Lafayette. Our TIF Districts grew 16%, if you include that \$18 million that they passed through. In fact, our TIF District assessed valuation, the amount that we've captured, is over \$200 million, and the amount of the assessed valuation that now supports our tax rate is a little bit over \$1 billion. So if you imagined a pie with six pieces, one-sixth of the pie is captured in the TIF Districts, and the rest of it is used to support the tax rate for basic City services. We don't have the overlapping jurisdictions tax rates yet; we're waiting to receive those from the Auditor. And then, of course, shortly you'll see a publication in the newspaper in which tax rates across the County will be published, and we'll really know what our tax bills will be like this May. That's all.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

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Ordinance No. 7-07 An Ordinance To Adopt The Provisions Of Ind. Code Section 5-4-1-18(b) For Blanket Bonding (Prepared by the City Attorney) Councilor Griffin read Ordinance No. 7-07 by title and moved that it be passed on first reading, and that the vote be by roll call. The motion was seconded by Councilor Keen.

Mayor Mills said thank you. Mr. [City Attorney] Bauman, would you like to give us some background, please.

City Attorney Bauman said well, I was contacted by the City's insurance provider and asked to prepare an ordinance to authorize the use of blanket bonding, because it would save the City money on the insurance bill. In order to do that, the City Council must, by statute, expressly authorize that. It will still cover all the risks of the bonding, and yet, save us money.

Mayor Mills said thank you. Are there questions for Mr. [City Attorney] Bauman?

Councilor Truitt said just to confirm just a couple numbers from Pre-Council. Savings is defined as roughly \$2,000?

Clerk-Treasurer Rhodes said Councilor Truitt, I have the numbers.

Councilor Truitt said great.

Clerk-Treasurer Rhodes said the cost of our bonds, purchased individually, was \$2,125; the increase in our insurance policy premium due to extending a \$300,000 blanket bond to all employees was an additional \$875. So we save \$1,250. Thank you.

Councilor Truitt said that's part one, thank you, Judy [Clerk-Treasurer Rhodes]. As far as the individuals that are covered, we went through the Judge, the Redevelopment Commission, pension-related individuals within there, maybe—

City Attorney Bauman said those are individuals who are currently scheduled and covered by individual bonds. The blanket bond will then cover the entire City.

Councilor Truitt said so every one of our employees that—

Councilor O'Callaghan said handle money.

Councilor Truitt said that handles any fiduciary responsibility is now going to be covered?

Clerk-Treasurer Rhodes said we previously had a \$50,000 limit on employees, other than those carrying bonds.

Councilor Truitt said okay.

Clerk-Treasurer Rhodes said required by statute.

Councilor Truitt said and, from a risk standpoint, we talked about it, I just want to confirm—

City Attorney Bauman said it will be an improvement.

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Clerk-Treasurer Rhodes said yes.

Councilor Truitt said okay, great. Thank you.

Mayor Mills said other questions for Mr. [City Attorney] Bauman?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please?

Ordinance No. 7-07 passed on first reading, 6-0.

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 Griffin read Ordinance No. 8-07 by title and moved that it be passed on first reading, and that the vote be by roll call.

City Attorney Bauman said could I ask the Council to take the Resolution to adopt the fiscal plan related to this annexation first?

Mayor Mills said certainly. We haven't had a second, so, would you like to—

Resolution No. 5-07 A Resolution To Adopt The 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) Councilor Griffin read Resolution No. 5-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Truitt.

Mayor Mills said Mr. [City Attorney] Bauman.

City Attorney Bauman said I'll begin with if I could ask [City Engineer] Dave Buck to point out on the aerial photo where the subject property is. Okay. It's that little, relative to the City, very small spot where the old State Police post used to be. Mr. Milakis and Mr. Schroeder have purchased that property and want to build a second phase of Fairway Knolls planned development. On that would be two additional multi-family apartment buildings. In order to do that and get sewer service from the City, it needs to be annexed, and so the then-current owner of the property has filed the required petition to annex. The City's financial advisor has prepared a fiscal plan as required by State statute. By and large, that fiscal plan indicates that there will be no measurable increase in the cost of providing services to this area. The reason for that is it's quite small and it is entirely surrounded by areas which are currently served by City services. Representing the petitioner tonight, we have Greg Milakis. Do you want to say a few words or answer any questions?

Mr. Greg Milakis [one of the developers of the property] said I'll answer questions.

Mayor Mills said will you come to the microphone, please. Any questions for Mr. Milakis or Mr. Bauman?

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Councilor Truitt said I don't know if this is for Greg [Mr. Milakis] or for someone else. We talked about—and it's probably more related to the ordinance in regard to information about the actual zoning process that went through the County. Should we deal with that during the ordinance versus the resolution?

City Attorney Bauman said whatever your pleasure.

Councilor Truitt said I have a note here that we were going to be provided some information in regard to that zoning—

Councilor O'Callaghan said we were. We got it by email. We got all that information by email from [City Engineer] Buck.

Councilor Truitt said today?

Councilor O'Callaghan said oh, no. Couple days ago.

Councilor Griffin said about a week—

Councilor Hunt said oh, no, not a week. It was just after Pre-Council.

Councilor O'Callaghan said it was after Pre-Council, yes. It was probably over the weekend, maybe. We got the links to all the APC meetings and everything.

Councilor Truitt said right. Thank you. Fantastic. I obviously never got it, but that's not—Thank you, Dave [City Engineer Buck] for doing that. I appreciate that. That's one day after the meeting, that's awesome. Thanks.

Mayor Mills said are there questions for Mr. Milakis or Mr. [City Attorney] Bauman?

City Attorney Bauman said or Mr. [City Engineer] Buck?

Mayor Mills said or Mr. [City Engineer] Buck.

Councilor O'Callaghan said I guess I'll just reiterate one question that we talked about in Pre-Council was the idea about parking and how there had been some concerns about whether we need to yellow-stripe Palmer Drive and then, with this additional, if there would be more problems with parking. But the—do you want me to say?—the answers were about that the developer did add more parking than was required, and they're adding even more with the new PD and will continue to monitor that situation.

Mayor Mills said anything else? Any other questions? Any other discussion?

Councilor Keen said I had one comment.

Mayor Mills said Councilor Keen.

Councilor Keen said with this annexation, we are going to be assuming a \$1.5 million bond that is outstanding. Is that correct?

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City Attorney Bauman said well, not exactly. We will be assuming the pro rata portion—

Councilor Keen said right.

City Attorney Bauman said which would be—

Councilor Keen said that was going to be my next question, is what we're—

City Attorney Bauman said which would be nearly—yes. As Randy [Councilor Truitt] is giving you the signal, it will be nearly insignificant.

Councilor Keen said that was going to be my next question is how much of this is remaining and where are we at with that?

City Attorney Bauman said I can try to get you the calculation, but it'd be the assessed value of that, compared to all of Wabash Township Fire District.

Councilor Truitt said that's \$85,300 of assessed valuation, so it's going to be—

Councilor Keen said that's what the increase is?

Councilor Truitt said yes, but that would be the reason why it's increasing is because of that.

Councilor Keen said right. All right. Just wanted to make that point.

Mayor Mills said any other comments? Mr. [Gary] Schroeder [one of the developers] has arrived, too, if you have comments for him, or questions. All right. Thank you for being here.

Mr. Gary Schroeder [developer of Fairway Knolls] said thank you.

There was no further discussion.

Mayor Mills said all right, let's call the roll, please.

Resolution No. 5-07 passed on first and only reading, 6-0.

Mayor Mills said all right, now we will go back to the ordinance.

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 Griffin noted that there was a motion on the floor. The motion was seconded by Councilor Truitt.

Mayor Mills said all right, this is the ordinance to annex those properties into the City. Again, Mr. Milakis and Mr. Schroeder [the developers of the property] are here. Are there questions or comments for Mr. [City Attorney] Bauman, Mr. [City Engineer] Buck, or of the developers? Councilor O'Callaghan.

Councilor O'Callaghan said I guess, again, just to reiterate a little bit of what was discussed at Pre-Council, since a lot of people weren't there, this is a little bit different in that this PD was

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originally approved by the County, because it was in the County. And now we're annexing it. But those materials that Councilor Truitt referred to were all the details of the planned development. And certainly this developer worked closely with City staff, as they do with all the planned developments, and in particular we talked about working with Bev Shaw [Redevelopment and Neighborhood Planner] as the landscape administrator to make sure that any trees that are taken down are replaced and have an appropriate landscaping within that. So I just thought that would be important to get into the record for tonight as well.

Councilor Hunt said Madam Mayor, may I follow up Councilor O'Callaghan.

Mayor Mills said Councilor Hunt.

Councilor Hunt said I drove by there today and they were cutting down some trees. They didn't look too good, but some of them were big, and so I did talk at length with Bev Shaw [Redevelopment and Neighborhood Planner] about the plans that they have for replacing those trees. It's really a very, very nice list. I mean, large like there's going to be, for instance, 13 6-foot Colorado spruce that are put in there will be very attractive, and lots of other really nice trees that have pretty fall color and, as I said, really nice trees. Lots and lots of shrubs and some flowers and perennials. So I was pleased with that. In addition, Ms. Shaw said that, in the previous development that we passed, they'd put even extra trees than was planned. So it's unfortunate they had to cut down the trees, but there's going to be parking lots where they cut down the trees, and they really have some nice trees going in there, so I'm pleased with that.

Mayor Mills said okay, thank you. Any other comments or questions?

There was no further discussion.

Mayor Mills said will you call the roll, please.

Ordinance No. 8-07 passed on first reading, 6-0.

Ordinance No. 9-07 An Ordinance Regarding Approval Of A Lease Between The West Lafayette Redevelopment Authority And The West Lafayette Redevelopment Commission [Fire Station Project] (Prepared by the City Attorney)

Mayor Mills said we would move to Ordinance No. 9-07, but we will withdraw that tonight. That was to be the approval of the lease between the West Lafayette Redevelopment Authority and the Redevelopment Commission. In the previous meeting of the Redevelopment Commission, they did not hear this, or they did not vote on this tonight, and so we will withdraw and follow the rest of the progress of the Redevelopment Commission as they continue to look at the location for a fire station. That will be heard later.

There was no further discussion.

Mayor Mills said I will just add, for those of you who are leaving, we certainly will allow time for public comment at the end on the fire station proposal or anything else. So some of you have already spoken, you may not want to stay. But we'll address it again. So that's totally up to you. You can be sure that all the Council people will have the minutes from the Redevelopment Commission meeting.

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Ordinance No. 10-07 An Ordinance Providing For Temporary Loans From A Fund Having Sufficient Balance To A Depleted Fund (Prepared by the Clerk-Treasurer) Councilor Griffin read Ordinance No. 10-07 by title and moved that it be passed on first reading, and that the vote be by roll call. The motion was seconded by Councilor Truitt.

Mayor Mills said all right, thank you. Clerk-Treasurer Rhodes, do you want to address this one?

Clerk-Treasurer Rhodes said thank you. There are two requests here. One is a loan to the General Fund for operating purposes in the amount of \$1.5 million from the Wastewater, to be drawn as needed and repaid by December 31, 2007. Last year, we utilized the Wastewater Utility to make 13 loans, six of those were to Parks, four of them were to the General Fund, and three were for the Police pension. The General Fund borrowed \$540,000 last year. When we began the year, we were about half a million dollars below where we were the prior year. That's going to bring us two payrolls closer to be short of cash before we receive our property tax settlement in June. That's the reason why I'm requesting this loan authority a bit earlier this year. Last year, I did not use it until the end of April. The second request is for a loan for the Insurance Payment Fund from the Payroll Clearing Funds, and this is simply a housekeeping issue that involves the delay in receiving remittances through our third-party COBRA service provider, and requires us to make payments for insurance premiums due before we actually receive the funds as they come through another party. Are there any questions?

Mayor Mills said questions for Clerk-Treasurer Rhodes?

Councilor Truitt said Judy [Clerk-Treasurer Rhodes], the \$1.5 million number itself derived through what type of methodology, in regard to arrive at that number?

Clerk-Treasurer Rhodes said I estimated the number of payrolls I would need a loan both before the June settlement and the December settlement.

Councilor Truitt said we typically do this every year, correct?

Clerk-Treasurer Rhodes said that's correct.

Councilor Truitt said I mean—

Mayor Mills said cash flow.

Councilor Truitt said at least we have the last couple. And it's round about the same amount?

Clerk-Treasurer Rhodes said I've asked for a little bit more this year, because we began the year with half a million dollars less that we have. Last year about this time, I had over \$1 million in cash in the General Fund. This year, I have about \$560,000. So we just need to begin the process a bit earlier, and we can expect that, as we need to use operating cash in this cycle.

Councilor O'Callaghan said and the numbers that you gave us at Pre-Council was that you asked for authority for \$1.2 million last year, but used \$570,000, so that—

Clerk-Treasurer Rhodes said perhaps I—

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Councilor O'Callaghan said just that we have asking for \$1.5 million doesn't mean that that's how much we need.

Clerk-Treasurer Rhodes said no, it partly depends on how cash flows from advance draws on our property taxes, as well as the COIT. There was some discussion, as you know, in the process of approving our 1782 Notice about the amount of COIT that we would be likely to receive because of Homestead Credits that are paid out of the COIT. We have a new Auditor. I think it's prudent to ask for a little bit more of a loan authority, in case our flow of revenue is a bit delayed.

Councilor O'Callaghan said it seems reasonable to me.

Clerk-Treasurer Rhodes said okay.

Mayor Mills said any other questions?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Ordinance No. 10-07 passed on first reading, 6-0.

Councilor Griffin said Madam Mayor, I move that we consider Ordinance No. 10-07 on second reading, that we suspend the rules to do so. The motion was seconded by Councilor Truitt.

Mayor Mills said all right, we have a request to suspend the rules and hear this ordinance on second reading tonight.

The motion to consider Ordinance No. 10-07 on second reading passed by voice vote.

Councilor Griffin said Madam Mayor, I move that we consider this on second reading at this time, and that the vote be by roll call. The motion was seconded by Councilor Truitt.

Mayor Mills said all right, is there any further discussion of Ordinance No. 10-07?

There was no further discussion.

Mayor Mills said all right, will you call the roll, please.

Ordinance No. 10-07 passed on second and final reading, 6-0.

Resolution No. 4-07 A Resolution Confirming The Designation Of An Economic Revitalization Area For Property Tax Abatement For SRJ Development, LLC (Prepared by the City Attorney) Councilor Griffin read Resolution No. 4-07 by title and moved that it be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Truitt.

Mayor Mills said all right, thank you. I'm sorry, I don't have the apparently updated agenda here. We will need to have a public hearing tonight, a confirming public hearing about this

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resolution and tax abatement, so at this time I will open the floor for any public comment on tax abatement for this property, SRJ Development. Anyone wishing to speak to this?

An unidentified member of the audience said we don't have much information.

Mayor Mills said I guess if you were here last month, you know—that's my fault. Mr. Shook is here to talk about this property, and why don't we get some background, and then we'll give you the opportunity again. We won't close the public hearing. Mr. Shook, do you want to—.

Mr. Steve Shook [owner, Coldwell Banker Commercial Realty Services; 1 Hitching Post Road, West Lafayette] said thanks, Madam Mayor, members of the Council, for your consideration of this resolution for tax abatement for a new building in the Purdue Research Park, next to the pond on Kalberer Road. This is a 26,000-square foot, single story facility that will have 19,000 square feet of office and research space that will be home for second-stage companies, companies that might come out of the incubator buildings in the Research Park and other companies that might not have a presence yet in the Research Park. We're asking for your consideration for tax abatement for that portion of the building.

Mayor Mills said thank you. I will just add that part of our trip to Washington was, of course, this grant that I mentioned for \$2 million for a new incubator facility that we need, because we are growing so many companies out of great research at Purdue into the incubator that we're out of the incubator space and, similarly, we need a graduation facility for those companies that are moving out of the incubator and aren't ready for their own space yet. Mr. Shook is providing that with this new building. So both are very good signs that the Research Park is alive and growing very, very well. We've gone from 104 companies in 2003 to 149 in just the last two years alone. We had an increase of 600 jobs. Many of these are small companies, again, that are developing the technologies at the University, but they are great engines in the economic development for our entire State, not just our community. We appreciate your investment in the Research Park. All right, questions or comments for Mr. Shook or Mr. [Director of Development] Andrew, who's here? Councilor Plomin.

Councilor Plomin said why are you requesting a 10-year abatement, when the timeframe's stabilization on the building is four years?

Mr. Shook said I'll defer to—

Mayor Mills said Mr. [Director of Development] Andrew.

Mr. Shook said Mr. Andrew on that one.

Mayor Mills said come and talk about the length of time for tax abatements, please.

Director of Development Andrew said we can do this for three periods—5, 7, or 10 years. That's a question of what he wants to choose to do the abatement length.

Councilor Plomin said the check boxes on the form I have say 3, 6, and 10.

Director of Development Andrew said I say the maximums. That's what I was talking about, Matt [Councilor Plomin]. You can take any variable. Normally, it's 5, 7, or 10, but they've chosen to go that route.

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Councilor Plomin said I understand that. I just wanted to know why.

Director of Development Andrew said that was their decision, to do that.

Councilor Plomin said whose?

Director of Development Andrew said the company's.

Councilor Plomin said he deferred to you.

Director of Development Andrew said pardon me?

Councilor Plomin said who do I need to ask this question of, to get a straight answer?

Director of Development Andrew said well, I'd talk to Mr. Shook. This is what they chose to, this is the length of abatement they chose to do.

Mayor Mills said and if I—

Councilor Plomin said I understand this is the length, but my question is why is it the length?

Mayor Mills said if I can interject—

Director of Development Andrew said go ahead.

Mayor Mills said Mr. Shook works with Cinda Kelly [Director of Business Development for the Lafayette-West Lafayette Economic Development Corporation] and the Development Corporation for the County, and the people in the Purdue Research Foundation, when we talk about tax abatement out there. Together, they determine what would be the best—

Director of Development Andrew said mix.

Mayor Mills said for the company that is applying for tax abatement. So it's a discussion of how best to provide support for that new business or facility that's going in. They have an option there of what they ask for.

Mr. Shook said these are young companies, and any help—this is going to be helpful to them on a monthly basis. And, yes, this building might fill up before a 10-year period of time, but you might have a young company that takes space there and it's going to help them over a longer period of time, and help them grow.

Councilor Plomin said thank you, Steve [Mr. Shook]. A good, solid answer.

City Attorney Bauman said Mr. Shook, to clarify that, do you use a standard commercial lease with a triple net?

Mr. Shook said yes.

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City Attorney Bauman said so the tax savings, then, on the abatement will pass through to these young companies?

Mr. Shook said it's a direct pass through to the companies, and it's very helpful to them.

Mayor Mills said Councilor Griffin.

Councilor Griffin said it would also be reasonable to expect, Steve [Mr. Shook]—really a question here—that in five years, some of the companies that are starting out there may have moved out and you may have new business coming in that will still benefit significantly from the continued abatement?

Mr. Shook said I think that's a fair assumption.

Councilor Plomin said thank you.

Mayor Mills said other questions? Councilor O'Callaghan.

Councilor O'Callaghan said well I guess I would also just note that the estimate is 59 jobs within four years with salaries of \$2.4 million, so those are really the kinds of things that we want to attract to the Research Park. So thank you for that.

Councilor Truitt said and I think the other statement to make, which I've made before, is that it takes individuals like Steve [Mr. Shook] and others to invest. I mean this is a \$4+ million investment in this location, not including the other projects that have taken place that have helped try to make the Research Park what it is today. I know everybody kind of gets up in arms a little bit sometimes in regard to abatement after abatement, but I think in order to keep thriving and being a vibrant city in these areas, we need to help reward individuals that are stepping forward, both companies and entrepreneurs that are working on these private-public type deals. I think the other thing that I like about it is it's not just going to be a shell building. I mean, there's already—you didn't really talk about any of the tenants that have already agreed to participate, but maybe you can just share just very quickly, because I like the partnership of what's taking place in there as well.

Mr. Shook said the office portion of this facility will be anchored by a joint venture operation, an MRI operation, joint venture between Purdue University and the Purdue Research Foundation, GLHS—Greater Lafayette Health Services—and Unity HealthCare. And physicians will be able to see patients on this MRI bed during business hours, basically, and research specialists will be able to use the bed after hours for their research. And so it's our anchor for about 4,800 square feet of the 19,000 square feet of office research, and then there'll be a physician office accompanying that, to make it about 7,000 square feet of that 19 [19,000]. So it's a nice collaboration, nice anchor.

Councilor O'Callaghan said you may need to make the racquet club 24 hours.

Mr. Shook said yes, you might have a point there.

Mayor Mills said I think that's her own personal agenda item, there.

Councilor O'Callaghan said no, I want two courts.

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Mayor Mills said okay, other questions or comments? If not, we will—

Mr. David Bridges said I have a question for Mr. Shook.

Mayor Mills said okay, we will go back to the public hearing. Thank you, Mr. Shook, and we'll let people come to the microphone. Mr. Haynes, did you want to make a comment during the public hearing?

Mr. Sam Haynes [713 Avondale] said you know, I come away from these meetings so many times, and you're all talking above my head. I don't claim to be real bright, but we talk about 10-year abatement. We don't say how much tax abatement there is; I haven't heard that mentioned. We are always talking about how, if we can get all these businesses in here and getting some of their money, that we can get our budget in better shape, and all I hear is we're borrowing here and borrowing there to meet certain payrolls or something. We've been doing this for years. You know, in 10 years, I'm 76 years old. I suppose it shouldn't matter to me whether it's three years or 10 years, but I'm thinking short-term, I mentioned that one other time. But these things get a minimum amount of information is put out, and then it's voted on, and a lot of people don't really know what's going on. Now, who's building this?

Mayor Mills said Mr. Shook.

Mr. Haynes said Mr. Shook, you're building the building?

Mr. Shook said yes. And Duke Construction is the actual builder, they'll build it.

Mr. Haynes said well, he's just the constructor, right?

Mr. Shook said yes.

Mr. Haynes said you're building it, and you want a tax abatement because you think your investment is not adequate to pay the taxes on it?

Mr. Shook said no, I'm seeking it for the tenants that might use it as their business residence.

Mr. Haynes said residence?

Mr. Shook said business office.

Mr. Haynes said business office, okay.

Mr. Shook said and more times than not, my estimate, these are going to be young businesses that come out of the incubator buildings, like the Purdue Technology Center or like the new incubator building that's proposed, and they've got tight budgets and they're young, and this abatement will be helpful on a monthly basis.

Mr. Haynes said helpful to you, too.

Mr. Shook said it's actually based on a situation where the expenses are paid in additional rent, so this would be a reduction of the operating expenses that the tenants will pay.

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Mr. Haynes said reduction in rent.

Mr. Shook said over all of the tenants, yes.

Mayor Mills said so the benefit, I think, Mr. Haynes, from our perspective is it allows those new, young companies that may have started at Purdue a place to go where they might have reduced costs, because they're not going to have to pay this tax, until they're up and going and they can start, you know, adding to the number of employees. If you look at SSCI, who was just recently purchased by Aptuit, that's one of our own, locally grown businesses that started very small, went into the incubator, went into the graduation facility, and, because they had the advantage to start that way, now they have 100+ employees. I can't even remember what the budget is, but not only do they bring property tax to our City, they also bring all the ancillary benefits to all of our businesses, because all of their employees make good salaries and have good disposable income to help support our economy.

Mr. Haynes said they bring tax income after a certain amount of years, apparently.

Mayor Mills said that's true.

City Attorney Bauman said well, actually, it phases in, so they'll start paying some taxes in the second year.

Mr. Haynes said so how much a tax abatement is this?

Mayor Mills said dollar-wise.

City Attorney Bauman said well, it depends on what the assessment of the building is.

Mr. Haynes said we already know that, don't we?

City Attorney Bauman said well, no, we don't know that. The investment is about \$4 million. The assessment, presumably, will be somewhere in that neighborhood, but it won't necessarily be the same. And then, so based on that assessment and whatever the total tax rate is in any given year, that would be the amount of taxes that they would pay, but for the abatement. On a 10-year schedule, the taxes phase in at about 10% a year.

Mr. Haynes said 10%?

City Attorney Bauman said yes.

Director of Development Andrew said Sam [Mr. Haynes], they're also paying taxes on the land, I mean, the base they paid for the property, and then in improvements are phased in.

Mr. Haynes said as they should.

Director of Development Andrew said yes, as they should.

Mr. Haynes said thank you.

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Mayor Mills said thank you. Mr. Bridges.

Mr. David Bridges [1612 North River Road] said I just have a couple of questions for Mr. Shook, actually. The new facility is going to be, that you've written down here, is 26,262 square feet thereabouts, and that's going to be divided up, according to what you say here, into 7,000 square foot of restaurant or retail nature. Now, the tax abatement won't refer to that, will it?

Mr. Shook said no.

Mayor Mills said no, it does not.

Mr. Bridges said right, okay, got that. You say the remaining 19,000 square feet is for general office space, and yet that really doesn't tie in with some of the use that you were talking about, the MRI facility. That's not office space.

Councilor O'Callaghan said office research space. It's OR.

Mr. Bridges said it doesn't say office research space, it says "general office space."

Councilor O'Callaghan said that's what the zoning is.

Mr. Bridges said so, I mean, to build a lab is a completely different proposition from building general office space, and I sort of wondered, have you figured this into your calculations for construction, or are you just going to put in cubicles everywhere and let them rip it all out and rebuild according to their own requirements? I'm a little puzzled here.

Mr. Shook said we can budget, as the owner, of a certain amount of investment in the actual physical spaces, and we think that will accommodate the average office use. If a user, an office user or a research user, wishes to invest more, they can. And in the case of the MRI, that is the case. We provide about \$25 per square foot, a little more than that, for the space itself. That space will cost a lot more than that to build out, and the user, the MRI operation, will pay for the balance above which we provide.

Mr. Bridges said now, these firms that would put a lot of money perhaps in developing your facility, when the time comes to move on, you're going to be left with a gutted area of space. They're going to take their equipment with them, and you're going to have to rebuild that, aren't you, back to general office space, as you call it?

Mr. Shook said typically, you're going to have fitting costs, regardless, because you don't find the glass slipper when a new user comes in. You've got to have some fitting costs, and in this case, the user will take, if and when it moves, its trade fixtures, like the MRI bed, but it will leave the other fixtured items—sinks, walls, you know, typical office—

Mr. Bridges said that applies to apartments as well, I believe, anything that's fixed to the wall is left. Okay, you've clarified that for me. Thank you.

Mr. Shook said thank you.

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Mayor Mills said thank you. Are there any other public comments on this tax abatement? Anyone else like to speak? If not, we'll close the public hearing. Further discussion from the Council? Other questions?

There was no further discussion.

Councilor Griffin said is there a vote?

Mayor Mills said we need to vote. All right, will you call the roll, please.

Resolution No. 4-07 passed on first and only reading, 6-0.

COMMUNICATIONS:

► Councilor Hunt said I was going to say it later, but I thought it was very impressive that on Thursday and probably on Friday also after the blizzard, my trash and recycling were picked up. I really didn't have the trash out yet, but I was really very impressed, and several of the people on my route in my area didn't get theirs picked up on Thursday, but it was picked up on Friday. And so I commend the Street Department for that. And also, I've seen whatever that temporary pothole trailer that's going around, I've seen it several times in the last few days, and they fixed a big pothole at Northwestern and Hillcrest which jarred my teeth twice in the day after I went by it, so I want to thank them for that.

Mayor Mills said they've been out for the last 10 days fixing potholes at least.

Public Works Director Downey said I hate to correct Mrs. [Councilor] Hunt, but it all happens in the Sanitation Department, not the Street Department.

Councilor Hunt said well, okay.

► Public Works Director Downey said may I take this time to update you on the Western Interceptor and Barberry Lift Station?

Mayor Mills said yes, please. Will you come, Mr. [Public Works Director] Downey, to the microphone.

Public Works Director Downey said I mean, the Sanitation Department might be upset.

Councilor Hunt said well, okay. I clump them together.

Public Works Director Downey said I appreciate Mr. [Councilor] Keen for filling in for Mr. [Councilor] Satterly, but I would like to tell you that this month, March, along Lindberg there'll be some testing by INDOT on Lindberg Road, and so you should watch out for orange barrels and flaggers. Also, Atlas has completed through the golf course on the Western Interceptor, laid the pipe and they'll be along the Lindberg Road eastbound lane. You might see some traffic problems there, and they're starting to bore underneath Northwestern Avenue over to Windsor, and you might see some traffic problems there. I have a map to bring you up-to-date, if you care to have one. The Barberry Lift Station will start on March 19 at Kent and Covington, and we will proceed northbound to Cumberland and Covington. Hopefully we'll be done with the Barberry Lift Station probably June. That's all. Any questions?

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Mayor Mills said questions for Mr. [Public Works Director] Downey? I will just add my thanks. I did this already at the Board of Works, but most of you don't hear that. I think we did an incredible job during the snow events that we've had in the last few weeks, 17½ inches is really about a once in a 40-year snow for this area, and then we followed it on Saturday with 3 more inches. We had crews out on the street 24-7, starting at 1:30 on Tuesday morning, and I know that Mr. Downey was out at 1:30 and didn't go home until 9:30 the next night. They did an amazing job in moving that much snow that fell so quickly. I know there were concerns about snow in the south end of town, but our problem down there is we have so many cars parked on the street that we don't have anywhere to move the snow, cars are in the way and cars get blocked in, and people want us to do a better job cleaning, but we have no way to get in at that point and take any snow out, because all the cars are still in there, mixed with the snow. Mr. Downey and his whole crew, we had Wastewater people, we had Parks Department people, all of those departments pitch in when we have snow like we had, and you did an amazing job, Mr. Downey, and thanks to all of them, many of them many, many long hours in very cold conditions, trying to keep those main arteries open while it was still snowing. And then, of course, once it stopped, trying to get all of you out of your neighborhoods and out of your cul-de-sacs. It's a big job. We try to be as lean as we can the rest of the decade, because we don't need that many people for snow removal, typically. All of our people are cross-trained to do trash, recycling, snow removal, whatever. And we're really put to the test when we have this many inches so quickly, but I think they did a fabulous job and thanks to Mr. Downey and every department that was involved. We had Police officers and Fire officers in and out constantly, just to try to make sure that we kept those emergency routes open. Thanks to them all.

CITIZEN COMMENTS:

Mayor Mills said all right. Now we will go to Citizen Comments. Please come to the microphone, give us your name and address, and anything—fire station or any other issue that you have tonight.

► Mr. Jerry Schmaltz [234 Wood Dale Street, Woodview Estates] said I'm not a West Lafayette citizen, I live in Woodview Estates. My problem came to light kind of with the fire station situation. I sent a note to all of the Councilors and to you, Mayor—

Mayor Mills said yes, sir.

Mr. Schmaltz said a week or so ago, and I'm concerned about the drainage situation at the east end of Kalberer. Since you widened Kalberer, my property takes all the drainage from that end of that street and from the Woodview subdivision, and from Soldiers Home Road. So I'm concerned, especially about you putting a fire station and commercial buildings or even a church, that you're going to be paving more ground in that area, and I'm going to be getting more water. Right now, my property is suffering damage from this water. I have some pictures here for you.

Mayor Mills said and we have talked about this already—

Mr. Schmaltz said right.

Mayor Mills said as a staff—

Mr. Schmaltz said and I spoke with Mr. [City Engineer] Buck tonight—

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Mayor Mills said good.

Mr. Schmaltz said but I want to be here, because I don't have a Councilor that I can call.

Mayor Mills said sure.

Mr. Schmaltz said I'm not a resident.

Mayor Mills said you can call us anyway. We'll respond to you.

Mr. Schmaltz said okay. But I've also been in contact with the County, with [Tippecanoe County Commissioner] Mr. Knochel—

Mayor Mills said yes.

Mr. Schmaltz said and Mr. Knochel is literally pointing the finger at the City.

Mayor Mills said right.

Mr. Schmaltz said and the two of you don't seem to get together, and I don't know why.

Mayor Mills said it would have been interesting if Mr. Knochel had told us that you had a problem, because we didn't hear that.

Mr. Schmaltz said he told me he did.

Mayor Mills said yes, well, we never knew until you brought it forward to us.

Mr. Schmaltz said I don't know who he's talking to or who anybody's talking to here—

Mayor Mills said right.

Mr. Schmaltz said so the only way I can really do it is to come to you—

Mayor Mills said absolutely. We are happy to help you address that situation.

Mr. Schmaltz said I have talked with Mr. [City Engineer] Buck, and he's told me that he's going to get ahold of somebody in the County—

Mayor Mills said yes.

Mr. Schmaltz said and that, you know, however you need to get together and share the costs or do whatever needs to be done, I'd appreciate it.

Mayor Mills said we will do it.

Mr. Schmaltz said and as far as building a fire station or any other building there, Mr. [City Engineer] Buck doesn't think the drainage will go my way, but I really want to be assured that it's not going to go my way, because you people put more water down those drains, and you don't look at where it's going on the other end, and right now, I have enormous holes. I have a

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tree that's been undermined, and it's a big tree—I'm talking like a 60-foot, 70-foot tree—that a couple years ago was perfectly healthy. And now, it's broken off at the base and falling over and caught up in some other trees. And for me to take that tree out now is going to be around \$1,000, and I don't think I should have to do that. To tell you the truth, since you widened Kalberer, the water has increased enormously down there. I have a large hole there, the grate at the end of that about a 30-inch pipe has come off and it can't be reattached. I've gone down there and I've chased kids out of that pipe. They want to go down there. I actually had a kid come with a miner's cap with a light and want to go up that pipe to look for something. If you look at one of those pictures, you see a little white inside that pipe. That's where the kids have got in there and sprayed graffiti in there. So it's a dangerous situation for the kids. It's ruining my property. So what I'd like you and the County to do is get together, solve the water erosion problem, and repair the damage that has been done, as well as remove that tree that's been undermined and falling over. I would really appreciate that.

Mayor Mills said we will work on this together with the County.

Mr. Schmaltz said okay, and I have just a couple little questions about the fire station.

Mayor Mills said certainly.

Mr. Schmaltz said the first I heard about this was a week or so ago. Originally, I thought the fire station was going to be where your Option 1 was—

Mayor Mills said so did we.

Mr. Schmaltz said because I heard you speak at a meeting, and the way you talked, that's where it was going.

Mayor Mills said that's where we thought it was going.

Mr. Schmaltz said so I was really surprised to find out it's going to be up at that end. And I understand you have to have fire stations, but I'm really not nuts about that kind of noise in my neighborhood—

Mayor Mills said okay.

Mr. Schmaltz said and you can understand if you did something like that in the Chauncey neighborhood or Hills and Dales neighborhood, nobody would like that. So I think everybody involved in that process needs to really take into consideration what you're doing to the neighborhood. Just like if it were your neighborhood.

Mayor Mills said sure.

Mr. Schmaltz said I mean, you wouldn't like it any more than we like it, and I understand you need it, but you really need to look at a different option. And I'll tell you, I have studied and studied those for the last week, and, after looking at everything, I honestly believe, first of all, if all of your infrastructure were in with those other-cross streets, you would never put it over by us. You'd be putting that fire station right in the center of those streets.

Mayor Mills said absolutely.

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Mr. Schmaltz said and I think you need to look at that Option 1, and, just like a gentleman said earlier this evening, you're letting the tail wag the dog by being so concerned about those new subdivisions way out in that corner, that it's telling you where to put a fire station, regardless of anything else that's going on in town. And you just need to take another look at it.

Mayor Mills said well, we will. But I will say that, I mean, we haven't made this decision quickly or lightly. We've studied it for quite a few months and, as you suggested, our original thought was to put it on Salisbury on the edge of the Purdue Research Park, because we knew we could have a cooperative partnership with PRF. They were the first people we approached about a new station, but we hadn't done the study of service provision at that point, and, after we did the study, that became, you know, a less popular solution for us, not only for providing coverage to all of that new residential area, but cross-coverage with our existing neighborhoods of University Farm and Barberry and Plaza Park. So we are trying to weigh all the considerations. Again, I don't know if you were here earlier—

Mr. Schmaltz said I was.

Mayor Mills said when I said that our recommendation is what we think is the optimal location. That doesn't mean it will be the location. That is for the Redevelopment Commission and the Council to decide, but our job is to present that as the optimal, because that's what we found when we did the study. And it's our responsibility to say, "We think this is the best spot."

Mr. Schmaltz said well, I think you need to put more weight on what you're doing to neighborhoods. You know, right now I think that's pretty low on your priority.

Mayor Mills said well, you know, we think public safety has to be the number one—

Mr. Schmaltz said I understand, but you're talking—and I understand response time is important; I know that. But I still think you're putting far too much emphasis on one little corner of the City. That's my opinion. Another thing. You sent, in the last week or so, a letter signed by you and the Fire Chief and maybe Mr. [City Engineer] Buck, I'm not sure.

Mayor Mills said right, Mr. [City Engineer] Buck.

Mr. Schmaltz said and in that letter, about the end of the fourth paragraph—I don't have it with me—is you made a statement that here is says, "The other option would be for the City to purchase the entire 8 acres at a significantly higher price and use the excess for City purposes such as salt storage and refueling station or other services." How much consideration has been given to that?

Mayor Mills said well, and I'll be blunt. Again, our responsibility is to provide the best service and to do it at the least cost to our taxpayers. That's my job.

Mr. Schmaltz said what's that got to do with the refueling station and a—?

Mayor Mills said well, if we are going to spend a great deal of money on 8 acres, when we need 2½, then we need to use the remaining acreage in a way that benefits the residents of the City.

Mr. Schmaltz said how much discussion has gone in doing that?

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Mayor Mills said benefits the residents?

Mr. Schmaltz said no, the putting the salt station in.

Mayor Mills said I'm saying—

Mr. Schmaltz said there's been none, has there?

Mayor Mills said oh, absolutely there has. When we first thought of putting a fire station on Salisbury, we had many discussions about how many acres would be required to have a station and, perhaps, perhaps, and this is perhaps, a barn, a facility for Mr. [Public Works Director] Downey to store a small amount of salt or whatever he needs, to save him from driving down to South River Road every time, to provide, you know, snow removal coverage out there. It's a very practical solution to him having to go back and forth, and we would do it in a way that would be aesthetically pleasing to any neighborhood. We know what the issues are there. But, again, if we are going to end up with many more acres than we need, then we ought to think about how else can we use it that would benefit the City?

Mr. Schmaltz said like a trailhead park. That would be pretty nice, wouldn't it?

Mayor Mills said well, we, quite frankly, we don't need a trailhead park right there. We need one further north, in the middle of all that residential—

Mr. Schmaltz said well, the reason I bring that up is, you're right; it's your property and you can do as you please, as long as it fits in the zoning, I guess—

Mayor Mills said and that's an issue.

Mr. Schmaltz said but when I read that letter, I viewed that as a threat—

Mayor Mills said no—

Mr. Schmaltz said that, "If you don't let us do it the way we want, we'll put a salt storage there." And many people read it that way.

Mayor Mills said I'm sorry. It wasn't intended to be a threat. It was intended to say, "If we're going to spend this much money, we have to be practical about the use." And, again, when we talked about the Salisbury location, we had the same discussion—How much property do we need to purchase, so that we could have another facility for salt storage for Mr. [Public Works Director] Downey? And it's a practical matter that allows us to provide the service at a reasonable cost for all of us. It's not a threat. It's the realities—

Mr. Schmaltz said okay.

Mayor Mills said of doing the best service we can.

Mr. Schmaltz said just one last point on that letter. It's been brought to my attention and I believe this to be true from what I've heard is that letter was sent out in two different forms. One of them had that statement on it and one of them didn't have that statement on it.

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Mayor Mills said and I will answer that. We went through maybe five or six iterations of that letter, trying to get it to say what we wanted, that we needed public input, trying to say that nothing was decided. And that's why the letter went out, so we could have public input, so people would get a list of all the meetings that were going to be made available for public input, but also to try to point out all the what we thought were pertinent pieces of information. We started printing that letter on the wrong version, and we maybe printed I don't know how many, 25? We should have tossed them. But there was so little difference in verbiage that we just said, "Stop. We're printing the wrong one. Start over." They went out.

Mr. Schmaltz said but you see what that does?

Mayor Mills said you're absolutely right. It was a serious mistake. Shouldn't have happened. We should have just thrown those out and started over.

Mr. Schmaltz said okay, fine. Thank you.

Mayor Mills said recycled. We recycle plenty anyway.

Councilor Truitt said Madam Mayor, which one should have been the one?

Mayor Mills said the one that talks about the salt barn, because that is the most fiscally responsible use of the entire 8 acres, if that's what we need to do. All right, please. Next person to the microphone.

► Mr. Dan Majewski [3500 Hamilton] said given the close working relationship we have with Purdue University and having a great engineering school here and having a wonderful IE program, I was wondering what the Technical Assistance Program said when you asked them to help us with this study.

Mayor Mills said well, we didn't ask them—

Mr. Majewski said I thought so.

Mayor Mills said because we have a very qualified City Engineer and a very qualified Fire Chief who put a lot of time and effort into this study.

Mr. Majewski said but what I'm saying is, there's other places here in town where Purdue goes out and asks where we can be helpful. We spent City dollars on our own, where you could have gone and had Purdue working with us to help come up with the best solution, spending fewer of our dollars, and allowing them to have some time to learn. That's what that Technical Assistance Program does. I just don't understand why we keep pushing Purdue and then we don't use it. Thank you.

Mayor Mills said sir.

► Mr. Wes White [136 Tamiami Trail] said [my address] puts me in the County, and I did speak earlier at the previous meeting, but I wanted to take one opportunity to address the Council. I am not here to argue or debate the location of the station, but I'm here to make sure a slightly different set of points gets made, if the fire station gets put on the corner of Kalberer and

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Soldiers Home. I'm asking that the City and the County work together to do what they can to make that intersection safer than it is now, and certainly safer than it would be. I'm certainly concerned about traffic that would come from any businesses, because we've all agreed that the "s" curve there is pretty blind and dangerous, and there certainly would be risks with emergency gear rolling out there. I enjoy taking advantage of the trail, but I have to take my family out on to Soldiers Home Road, and with more traffic, there's going to be more risk in doing that. So perhaps a consideration of improving the surrounding area there with perhaps a small bike lane, maybe some sidewalk. I understand that there's lots of issues around that, given the way the drainage and everything works, but to make sure that, with additional traffic, there's some consideration for crosswalks or something to try to make it less dangerous for those that live across the road in the County taking advantage of whatever may be in there next to the fire station and certainly the wonderful trails that are available. The other question I had, there was a comment made about the mutual aid agreements. And so, if in fact a fire station goes in at that corner, myself living in the County, how do those mutual aid agreement work? That is, if I had a fire at my house, would that station be the first responding, or would I be waiting for fire gear from further away, under the current situation?

Mayor Mills said under the current situation, the volunteer fire association would be the first to respond to you, because you are not in the City limits. Now the Chief is sitting there behind you. If they call us and say, "We need your help," we'd be there immediately, but the mutual aid—and correct me if I'm wrong, Chief Drew—is they're the first responder, we're the backup.

Mr. White said has there been any consideration to changing those to provide more flexibility, so—we're all talking about a decreased response time—so that if there's a new station in the boundary area, that those agreements might allow for reimbursement and quick response for all in the area? Because I'm certain that's—or at least I would imagine that perhaps there are some volunteer stations that are closer to City areas that might be useful mutual agreement. Is there any discussion about that at all?

City Attorney Bauman said I don't think there are any volunteer stations that are closer to any area in the City than the City's stations.

Mr. White said with the current annexation that's not even the case?

City Attorney Bauman said no.

Mayor Mills said and no, there quite frankly haven't been those discussions. I mean, as it stands now, people in the City limits that pay property taxes, you know, to the City, get City provision of services. The other people in the County get County provision of services. Again, there's that backup, mutual aid, but no other agreements exist.

Mr. White said I appreciate the clarification. Thanks.

Mayor Mills said I will just tell you, too, that it might be a few years, but we have on our capital improvement program improvements along Soldiers Home that includes sidewalk or trail—

Mr. White said great.

Mayor Mills said so as soon as we get a few other projects done, that will move up to the top of the list. So—

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Mr. White said I look forward to it.

Mayor Mills said if you're there for a while, we'll get to you.

Mr. White said I look forward to it. Thank you.

Mayor Mills said thank you. Anyone else, please.

► Mr. Steve Hare [Woodfield Estates] said thank you, Madam Mayor, Councilors. I spoke earlier. I don't think there's a necessity for me to repeat all my remarks. I just have one concern that I would ask the Council specifically, and that is that we continue, as this moves forward, the ability to have public debate and comment and input on this particular process. I'd like an assurance from the Council that they will make the public hearings available and continue to keep them open, so that we can continue discussing this.

Mayor Mills said absolutely. We always take public comment. We always advertise, and we will try to advertise more than normal, so everyone knows every opportunity.

Mr. Hare said very good. Thank you very much.

Mayor Mills said another? Yes.

► Ms. Donna Majewski [3500 Hamilton] said thank you, Mayor Mills and Council members. First, I'd just like to poll. Were all the Council members here for the Redevelopment Commission meeting? Okay. Sorry, I'm going to want to go through at least part of it again, for the benefit of the ones that were not present. I'm going to speak a little bit of some data of already-available space in our community, which is depicted on this board that shows where we have spaces, either office, R & D, business, or retail space. There's quite a bit of it. I've been a West Lafayette homeowner for 19 years. We first lived in Barberry Heights, and now in University Farm. During this time, I cannot remember a single period of time in which all available retail business space has been occupied. I appeal to you to consider the numerous parcels, already vacant space for businesses, office, and retail. These sites are of various ages and sizes and they include—and I'm going to just list some; there's actually 22 of them on the map, and that doesn't include some of the vacant lots that are undeveloped land, and the size of these are significant—

- The College Park has just done a beautiful expansion; this is definitely the type of space the residents would like to see—it's brand-new retail, and it's close to 13,000 square feet.
- Vistech has new space, R & D or office, also close to 13,000 square feet.
- There's the new space in the International Center building, and the new wing onto that building on McClure and Hentschel, and some of it is zoned for retail and office and restaurant, so there's a nice mix of business there, and that exceeds 60,000 square feet, when the new piece is ready in July of '07.
- Northwestern Avenue has an empty Smitty's, close to 25,000 square feet.
- The CTS building sits idle on the corner of Cumberland and Yeager at over 100,000 square feet.
- The old Pritsker building has 21,000 square feet of office space available.

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- Additionally, there's smaller spaces still in the Phase I of the Research Park. There's an end capped at 4,000 square feet, and another unit behind it at close to 2,500 square feet.
- The Town Square, or now called the Town Center, which is the old Jewel/Osco building, still has close to 9,000 square feet available in three different units.
- There's four units empty in the PayLess Plaza that are for lease by Heritage Property.
- There's also space in Vintage Square.
- And we don't want to forget our new development, Wabash Commons. There's an existing unit where Big Apple Bagels was, and now there'll be 45,000 square feet of new space plus the four out lots.

So if you total this up in just the ones I found the square footage on, there's more than 300,000 square feet. That's over a quarter million square feet of empty space already available. So let's fill up what we already have, instead of building more. Additionally, I'd like to speak to the safety concerns. Neighborhood businesses on that corner that would attract children are unwise. The amount of traffic on Kalberer Road makes it unsafe for children to cross this road, and Soldiers Home Road is not conducive for business traffic. It is two-lane, curvy road, with several access points for driveways and side roads. There is a school zone on the south end near Cumberland and, where present, the road has poor shoulders, with the exception of access points into new subdivisions. I'd just like to remind you that in 2003, an attempt was made to rezone this same parcel of land from residential to neighborhood business. The developer Derrin Sorenson withdrew that petition at the start of the City Council meeting at which it was to be voted on. And University Farm did present a petition with several hundred signatures at that time. So if this presentation sounded familiar to some of you, it actually was. I pulled up the old file and edited the presentation that I prepared on February 13, 2003. There was one key difference, however. The amount of available business, office, and retail space has increased since that presentation. So, in conclusion, just remember there stands idle over a quarter million square feet of business, retail, office, and research space in West Lafayette. Commercial development, whether it's planned or otherwise, on the corner of Kalberer and Soldiers Home Road was not needed nor wanted in 2003, and it is not needed or wanted now. Thank you for your attention.

Mayor Mills said thank you. Mr. Haynes.

► Mr. Sam Haynes [713 Avondale] said again. I come over here this evening, because I wanted to make one point, and I got involved in this other thing, but I think that the parking situation down at the Levee, I think the City needs to get involved in that. It seems disgraceful what's going on down there. Maybe the City needs to reimburse the lady for part of her—maybe she needs some tax abatement. They're using her parking, very little of it now, apparently, after they lay in the weeds to wait for somebody parks there too long and take them out. But I think we have an obligation to get involved in that down there and get that straightened out. The whole thing was poorly planned. The parking garage is not convenient for people that have any problem with walking very far, and there's a lot of us around. I can walk pretty good, but my wife don't walk very well, and she's heavy; I can't carry her.

Councilor O'Callaghan said she may be listening to you saying she's heavy.

Mr. Haynes said she probably is. Well, I can't lift much anyway. I should have said I can't lift much any more. But, anyhow, that's the point I wanted to make. And the other thing that

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comes across here this evening, that we sure lack a lot of getting the information out. Someway or other, it all comes to a head at the last minute. I think we need a better job of communicating some of these problems, because these things come up and they don't seem to have enough time. It's all, "Okay, we're going to do it now, we're going to vote on it now." And I think we need a little more communication. You know, we have a lot of people here that are already educated above their intelligence, so they ought to be able to figure it out.

Mayor Mills said can I give you some responses to those?

Mr. Haynes said yes, yes you can.

Mayor Mills said the Levee situation, we have been involved, as early as 2½ years ago, we met with all the business owners in Wabash Landing and those in the Levee that would sit down with us, on several occasions, to try to work out some resolution for the situation. We provided about \$2,000 worth of new signage on private property, on Mrs. Weida's property, to try to prevent people from being towed, in addition. The meetings were good, but nobody, basically—you know, everybody wanted it to be resolved, but nobody was willing to be part of the resolution. They wanted us to find a solution, but they didn't want to help us implement the solution. It's difficult, because it's private property. The property owner is well within their rights to do what they want, so it's difficult for us to say, you know, "You're acting illegally," because they're not. By law, they're within their rights. It's very interesting, because the Levee Plaza itself has a parking variance. You know, that's one of the complaints we hear, that some of these other businesses have been given variances. They have a variance for half the spaces that they needed, and that's been grandfathered in for many, many years. So they themselves don't have enough parking required by the zoning ordinance.

Mr. Haynes said that's so true.

Mayor Mills said so, you know, there have been suggestions made that they should start charging and rent spaces. I'm not even sure that, under the zoning ordinance—and Mr. [City Attorney] Bauman can probably answer this—would even be legal, because they don't meet the requirement themselves. They have a variance now. How can they rent space when they don't even have the number of parking spaces that they're required to have, because they have this variance. So, of all the things that I've been involved with since I've been Mayor, this is the most frustrating to me. It's a black eye for the City every time someone gets towed. It's bad for all the businesses down there. I wish I could find a way to encourage them to all share every space. The whole area would be open for any person, and it would be, you know, first-come, first-serve. But, as you say, not everybody likes or can walk very far, and, at this point, instead of realizing that each business benefits by the number of people that come down to that area, they all are winners, because more and more people come down, because we have great businesses down there. Instead, they would rather tow people's cars.

Mr. Haynes said where do they park at?

Mayor Mills said who?

Mr. Haynes said the people that come down there?

Mayor Mills said well, many of them park in the garage, and the rest of them look in, hopefully, whatever space—

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Mr. Haynes said there's not much parking, but, you know, the other thing—one hour parking for a handicap—with the help of my wife, I could tell you who, but I can't now. But she knew of a lady that parked in a handicap. She had lunch or dinner somewhere, she went over to the next door to look in. It took her over an hour to come back, she had a ticket in a handicap parking.

Mayor Mills said down there?

Mr. Haynes said down there. And that's kind of irritating.

Mayor Mills said yes.

Mr. Haynes said well, anyhow, thank you very much.

Mayor Mills said thank you, Mr. Haynes. Okay, please, other comments. Come to the microphone.

► Mr. Tom Lidester [1211 Ravinia Road] said I'm speaking primarily because I don't know how the system works. I want to make sure the Councilmen and women that weren't here hear the comments. You know, the main thing that I think—the takeaway here is this listening, and I think it's important, to me, at least, in hearing all the comments and myself personally reevaluating the mile and a half radius and realizing that, really, 3½ minutes is the issue. I've expressed, and others have too, that none of this data deals with that 3½ minutes; it's all a 1½-mile radius. And so I think this concept of listening—you know, I've had the wonderful opportunity, I spent a couple hours with [City Engineer] Dave Buck Monday, a week ago Monday. He called, and asked to come in and talk with me, and then we had the opportunity. I joined some people from the University Farm meeting; we talked again about it. I've seen no movement off of this 1½ mile. And I guess as I value or weigh these options, I look at them, not in terms of, "This one's 98% of perfect, this one's 95% of perfect," but I think our ISO standards says 90% of the people need to be within 3½ minutes. As I spoke earlier, at 55 miles an hour, you can drive from Option 1 to that northern whatever-it's-called—Prophets Ridge—you can get there inside that 3½ minutes. And so, to me, that issue of the response time, the options ought to be acceptable or unacceptable. And I think instead of 1 being better than 2, or 4 being better than 1, they're acceptable within the spec or they're unacceptable, as that issue is weighed. Then, to your point, the fiscal conservative nature of the City, you need to weigh, can we afford \$40,000 an acre to store salt? Can we afford \$40,000 an acre to have a refueling station? Can we afford all the controls that need to be put in place to keep all that salt and gasoline from going in that retention pond and down this poor man's lot? So, it was kind of like it's a trust thing. And I'm speaking for all the people that have called me, because I got a lot of calls. I didn't really want to keep doing this. You know, I have to ask these nice young guys to help inspect my properties and make sure I'm doing a good job for the customers I build homes for, so I'm not trying to make things tough. But, you know, it takes a little imagination here to say, "We've got to have their trust and we're going to represent their interest." So with several options being acceptable, now you weigh the costs, it seems to me \$40,000 an acre, when you have an option of \$25,000 to \$30,000 is unacceptable. But, again, if we think \$320,000 is money we've got, we should go for it. But I don't know if it's fiscally responsible. And then, lastly, I just want to talk about, just one comment about the idea of planned business development. I know little about planned development, other than you make little trade-offs between you get closer lot lines and—for a park or, you know, all these little trade-offs. But to plan business, if you roll back 30 years ago, we didn't have the internet, you know, we didn't

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have self-service gas stations, we didn't have cell phone, wireless stores, we didn't have video arcade businesses. The businesses that exist today are way different than they were 30 years ago. The businesses 20 years out, believe it or not, are going to be way different than they are today. So if you start with a list of acceptable businesses, you're really going to tie—you know, you're going to really tie that down. And government can't, I don't think, interfere to that micromanagement level of business. Personally, if I were a businessman, who would want to rent that space if every neighbor within two miles hated the idea it was a business development? I mean, why would you even open a business. Think anybody would stop? But, enough said, I just wanted to take time, and I want to thank the guys for giving me an opportunity to speak to them privately. But I'm looking—I haven't got it yet tonight—for that feedback that says, "I heard you. There's more than one acceptable from a life safety point of view option, other than Option 4." Because everybody's kept that tone. And I've had a number of people ask me, "What else is being weighed we don't know about?" Because we keep holding the line on this Option 4, even though I've had a number of comments that there are other acceptable options from a public health point. And then if you take all the other issues you weigh in, of having 500 residents upset. I mean, there's some responsibility to that. And I really—I know you can't take it off the table, but I mentioned to [Councilor] Randy Truitt the other day, the City ought to just officially say, "Option 4 is not going to be considered, so all you can go back to your jobs and you don't have to be anxious and worrying." Because I get I don't know how many emails and how many phone calls, and I'm not even in the government. Thank you for the opportunity.

Mayor Mills said and if I can just address that, and I tried to answer that earlier. Maybe I didn't do a very good job, but our responsibility, we think, is to provide to the Redevelopment Commission and the City Council, what we feel, through the study we've done, is the optimal location for public safety, all right?

Mr. Lidester said so you're going to rank it at 98 beats a 97, 100 being perfect?

Mayor Mills said I'm saying that we think that site provides the very best coverage to the new area, the cross-coverage to the existing residences, after all the study we did. I also said, if the Council weighs every other issue, public opinion, etc., they may not find that that's the desired site. But we have a responsibility to give them the information, that that is our optimal choice, because that provides the best fire service for our citizens. That's our responsibility as government. They don't have to choose that choice—

Mr. Lidester said I think the government, though, has more responsibility than that. I think the government is responsible to say, "This has the premiere responsive time, based on our—"

Mayor Mills said and we have, Mr. Lidester.

Mr. Lidester said but I think we're also responsible for the comfort level of the people who've made decisions to live in an area zoned a certain way. And you can't just exclude it and make it this one issue thing, and really be fair to your citizens.

Mayor Mills said and I don't think we are. We've provided all these other options, we've given the background information, and given the pros and cons of each site, and how we arrived at the optimal by our standard.

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Mr. Lidester said but Option 1 had response time unacceptable to that, and it's not unacceptable. It's inside 3½ minutes.

Mayor Mills said well, and, again, that's not the only criteria, response time.

Mr. Lidester said thank you.

Mayor Mills said thank you.

► Mr. David Bridges [1612 North River Road] said Madam Mayor, I was trying to follow your argument with respect to the Weidas. It was a little convoluted, because with one breath, you were telling us they don't have enough spaces there for the buildings, right?

Mayor Mills said right.

Mr. Bridges said but with the next breath, you're saying, "Oh, well, it would be nice if they could share that space—"

Mayor Mills said well, no—

Mr. Bridges said "with Wabash Landing." And why? Because Wabash Landing was so poorly designed—

Mayor Mills said I wasn't—

Mr. Bridges said and there isn't enough parking there.

Mayor Mills said I wasn't suggesting that they share it. I said—

Mr. Bridges said you used the word "share," Madam Mayor.

Mayor Mills said well, if you'll let me finish, Mr. Bridges. I said that I had received suggestions from people that they rent out spaces, and even though that sounds like a great idea, I don't think they can legally do that, because they don't meet the parking standard themselves, without a variance.

Mr. Bridges said now, when you want to share something with somebody, it's usually to talk in terms of *quid pro quos*. I'm sure the Weidas would be quite prepared to make some of their space available, even though parking had been so badly planned in Wabash Landing, if you were prepared to give them some kind of tax inducement. That's what I mean by a *quid pro quo*. You can't continually complain about them towing parked vehicles from their property if you're not prepared to talk to them in a way that's going to give them some advantage to help us out. And it's so logical.

Mayor Mills said and then are you suggesting we give property tax abatement to every other business in the City that has parking situations?

Mr. Bridges said no. You want that space. Let's face it. The people want it—

Mayor Mills said we don't need that space, Mr. Bridges.

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Mr. Bridges said oh, really? So why are they towing?

Mayor Mills said we have 900 parking spaces in the parking garage. 900 spaces.

Mr. Bridges said that's absolutely wonderful. The only problem is that the parking garage is way over at one side of the Landing. If you want to, for example, go to the Irish pub that's just opened up.

Mayor Mills said right.

Mr. Bridges said they have the minimal number of spaces available.

Mayor Mills said they have required spaces by the zoning.

Mr. Bridges said they have the minimal number. I can't find a space there, I'm sure. So what do I do? I go to Wabash Landing and, of course, well it's one-hour parking there, so that's hardly friendly. Then I go down to the garage. I've got to walk all the way from the garage back to the Irish pub, or, alternatively, I don't know what it is—\$10 valet parking? Something like that—that's what they're doing. That's how they're getting 'round it. So it's a pretty poor situation. And I think if somebody were to carry out, it would probably be you, Madam Mayor, were to carry out a reasonable conversation with the Weida's, saying what you are prepared to do in return, I think things might work out a little better than the obvious animosity that's going on at the moment between the City and that private parking lot. That's my point.

Mayor Mills said thank you. Other public comment? All right, Councilor Griffin.

► Councilor Griffin said it's been very helpful for me to hear the diversity of opinions. Well, all of the diversity of opinions, but I particularly want to address the diversity of opinions on the fire station. And I just want to throw one out, certainly as not one that many people may wish to adopt or change from, but I do, Mr. Schmaltz, live in New Chauncey neighborhood. I do, as I have most of my life, have a fire station within about six blocks of my house. I grew up in the 400 block of Chauncey, and I grew up hearing those sirens. Not a lot; heard them once a day. It really came to be sort of a comforting sound for me. Seriously. And it was really comforting sound about two and a half years ago, when we had an electrical fire in our house. I'm sorry, I get a little choked up about this. We had an electrical fire in our house, and while my daughter was still on the phone, talking to 911, I heard the trucks come out of the station. That's a really nice sound. And they were at my house in about a minute and a half. So, you know what? Boy, I don't think it's a down side to a neighborhood. I really don't. And I respect those of you who don't want it in your back yard. I respect that. I really do. But, boy, it was really nice to have them pull up to our house and to say, "Is everybody out?" and everybody was. And it all had a great outcome. But, boy, I'd be petitioning my Council people, "How can you get this closer to my—?" Because, well, we all have noises that irritate us, and we all have noises that comfort us. Thanks.

Mr. Schmaltz said may I respond to that?

Mayor Mills said yes.

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Mr. Schmaltz said first of all, I gave the impression that I'm really dead-set against a fire station. I can say I'm really not. I think in my letter that I sent to the Councilors, that I said that, that I'm not just dead-set against a fire station. I am pretty much set against a fire station and a shopping center or a salt pile or a fueling station. And I think it's fiscally irresponsible for the City, and it's not my taxes, so—it's irresponsible for the City to be buying that expensive land and putting that fire station on it. And I've studied those surveys and I've looked at them all week, and I think you can get as good a coverage from a different location for less money. Now, if this Council decides that you're going to put a fire station there and a trailhead park or maintain some nice property, I probably wouldn't be arguing a whole lot about it. The sirens don't bother me, and I realize you need the public safety; I'm not against that.

Councilor Griffin said I was not directing—

Mr. Schmaltz said okay. Thank you.

Mayor Mills said thank you.

► Councilor Hunt said may I make a comment?

Mayor Mills said certainly, Councilor Hunt.

Councilor Hunt said as President of the Council, I'd like to say that we have heard you. I'm not sure quite what the next thing to do, but can I definitely tell you we've listened to—I think most of us were at the hearing starting at 6 and going to—what?—7:30. I heard everything you said. Like I said, I'm not sure the next step, but we did hear you, and we will work on trying to meet the best option. The other thing I'd like to say is, as a nurse, let me tell you, 2½, 3½ minutes, there's a big difference there. Chief Drew has told us many times about the difference in a fire as it escalates. And I certainly believe him. As a nurse, again, let me tell you, 2½ minutes versus 3, certainly versus 4—and the CPR regulations are 4—you know, 4 you have brain death. So I was a little surprised I didn't hear more about the safety tonight, but maybe that's my priority, as a nurse. But I do assure you, as President of this Council, we certainly listen to what you say, and I'm sure, as a group, we'll work together on what to do next. You have our emails, and many of you have already written and called, and I've talked to many people and read many emails, so I assure you, we've listened to you.

► Mr. Jim Venable [Ellison Drive] said I'd like to make a quick response to that, just real quickly.

Mayor Mills said will you come up, so we'll have the minutes, please.

Mr. Venable said I've learned a little bit about this. My wife and I purchased property in Arbor Chase, and we currently have a house being built there, and because of the weather, it's been dead for the last few weeks, but Westmoreland I see dotted there. We drive that road every day, just to see how things are going, and it's a bit troubling to see that as a major thoroughfare that's going through a planned subdivision right now. And yet, on top of that, the fact of, when we purchased that property, there was going to be a church there and now things are going to change drastically. And by the time our house is built in maybe May or June, who knows what's going to happen there? So just keep that in mind, that's a public safety thing, and having emergency vehicles going through that neighborhood—there's no houses that are there yet, but that's going to be a neighborhood. So I think that's a very important thing to consider.

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Clerk-Treasurer Rhodes said sir, may I have your name?

Mr. Venable said Jim Venable.

Clerk-Treasurer Rhodes said thank you.

Ms. Diana Venable [Ellison Drive] said Madam Mayor.

Mayor Mills said come to the microphone, please.

Ms. Venable said I'm his other half. As I've sat here tonight and I've listened, it's all about making decisions based on the facts that you have. And as Jim [Mr. Venable] alluded to, when we purchased our property in December, that corner was advertised as the future site of Maple Ridge Community Church. We were looking at Raineybrook in south Lafayette. We did a comparison. We got realtors' input, we got our developer's input. We were assured that there was not going to be anything that was done to those properties, those lots—that was going to bring that value down. As I sat here tonight, I have to tell you, I'm growing so disheartened in what I hear. We didn't receive any letter talking about a salt dump or a fueling station. We currently reside—we're leasing there at Ellison Drive here in West Lafayette. We haven't got any letters or been kept up to date on some of the options and other things coming statements from the City of what's going to go in there and what's going to happen. I have to tell you, as a resident of Lafayette, I just am so concerned about the choice we've made and the things we're hearing. I don't know where the City takes responsibility of educating the people making the decisions to purchase in Arbor Chase, what's going on—there was no notice of request for rezoning published, not even today's date. How do you educate the people making those decisions to purchase in those areas? What's going to happen? I honestly would not have purchased our home in Arbor Chase based on these things I'm hearing tonight, quite honestly. Raineybrook does not have proposed fire stations. That's great; I don't mind that. But I am opposed to retail sites like they've talked, other, you know, residents. There's no guarantees you're going to keep the people in there. You get them in there, who's going to regulate the people that come after, when they don't succeed at the businesses that have gone in there initially? I just feel, as a new homeowner, we were not given all the facts when we made our decision. I have to say I'm terribly disappointed in the new neighbor that we've got as a City of West Lafayette.

Mayor Mills said well, can I give you some responses to that, please?

Ms. Venable said certainly.

Mayor Mills said I'll try to do them in the order that you brought them up. Like I said at the beginning, we have been talking about this fire station since early 2004, when we made the decision to annex. And at that point, we did not know where the site would be. If you look at the report online, you'll see that we looked a variety of sites, and when we first started, internally, our first response was, "Well, Salisbury makes sense." Through the course of the many months that followed, we realized that we were wrong, that Salisbury didn't make sense. The development was all east of that, a huge number of residences were there. The site on Soldiers Home provides coverage down Happy Hollow Road, which is a difficult area for [Fire Station] No. 2 to get to now, because there's no direct shot. So the cross-coverage, again, was very important in the whole big scheme of where the best location is. You haven't seen rezoning publications, because we have just filed with the Area Plan Commission. It seems

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backwards, I'll admit, but we have to move forward on the bond issue first, so that we have money to go through the rest of the process. And this is hypothetical, but assuming that everybody loved the idea of the station on Soldiers Home and Kalberer, that would have been put forward by the Redevelopment Commission tonight to say, "Yes, issue the bond or start the bond process for the station." It would have come to the Council, and then they would have had a similar discussion. At that point, then, we would have made known to everyone that now the question was, "What happens around the station? Is there going to be planned development or not?" And this is the process: It goes first to the Area Plan Commission, where there's opportunity for public comment, where everyone is noticed within a certain number of miles around the proposed zoning change. And then the same thing would happen when it came to the City Council meeting, it would be heard two consecutive months—no, that's wrong, because it's a rezoning, it would only have to be heard once—but, again, much public notification. So we have not tried to prevent that from happening, and that's the reason the letter went out last week, to try to alert—it went to every homeowner in West Lafayette. And I don't know whether you're—are you not in the City limits?

Mr. Venable said we're in the County.

Mayor Mills said so, it went to every resident in West Lafayette, to say, "This is what we want to do. This is the timetable. These are the public meetings. This is website, where you can find out all the information. If you don't have a computer access, come to City Hall, we'll give you a copy of everything." You know, Mr. Haynes complained earlier that we obviously don't get the information out quickly enough, and we work on that regularly. We give press releases to everything we do. We do quarterly City newsletters that have all kinds of news, because we know that's an issue. It's difficult to reach every resident, and often I think it's because people are busy, they see it, they may not read it thoroughly. It doesn't pertain to their immediate neighborhood, so they're not as concerned as when it's in their backyard. It's not an excuse; we obviously have to do a better job of getting information out, but we try. We try very hard to make everything accessible. Anytime anything new happens in the City, it goes on the front page of our website, you know, so it catches people's attention, if they check it regularly. I do understand your concerns. You know, those are the kinds of things that you'd like to know up front—

Ms. Venable said exactly, to make an educated decision.

Mayor Mills said before you purchase a property. I will say that the collector roads is an issue that everybody should be keyed in to now, because the Area Plan Commission does transportation planning for our County, and they do transportation planning 30 years out. So what is available if you go on the APC website at the County is the Transportation Plan for 2030. They are constantly looking at the future and, if you were to go back for the last several Transportation Plans that they have done, you would see those collector roads. There has to be a way for traffic to get north and south, east and west, in addition to our existing roads with all the development that occurs. We may not like it, but it's the reality of growth. And so those are not new plans. Those are plans that have been on the books for a while, but unless you're paying attention to what's going on at the Planning Commission, you probably don't see those things.

Ms. Venable said exactly.

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Mayor Mills said I don't know how we do a better job of getting that kind of information out, because it's so specific, yet it's not, you know?

Ms. Venable said right.

Mayor Mills said you have to be interested to know where to go to look.

Ms. Venable said and then the educating of the developers and the builders, they are a key—

Mayor Mills said well, they are aware, because—

Ms. Venable said tool—to let you know what's going in around you.

Mr. Venable said well, we asked our builder, what was it, about a month ago?

Ms. Venable said yes.

Mr. Venable said and it was like—

Mayor Mills said about the roads or the fire station?

Mr. Venable said the fire station.

Mayor Mills said well, and, again, a month ago, nobody knew about the fire station, because we had not had the conversation. We approached Maple Ridge Church before Thanksgiving last year, and said, "That's the site that we think is the best." Maple Ridge Community Church was not interested in selling us that property. They had put time and effort into site plans for the church there. Again, they had assured people in 2003 that that was what was going to happen. And we said, "Okay, that's really where we think the station needs to go for the best fire coverage, but okay." We continued looking. We looked at lots in Arbor Chase, quite frankly, right at the entrance of Arbor Chase, because that was very close to the corner of Kalberer and Soldiers Home. What did develop, when we talked to the developer of Arbor Chase, was the idea that, if the church were provided with another piece of property that let them do the same plans they had without losing money, without losing anything, would they be interested in swapping. So it was our initiation, it was not the developer's initiation, it was not Maple Ridge's initiation. We went to them and said, "We think this is the major spot for our fire station," and tried to work with all those parties to arrive at something that would be feasible for all three of us. So it's been very quick. And that discussion, and maybe you can help me with dates, Dave [City Engineer Buck], but that discussion has only happened in the last three weeks, that we even got them to sit down at our table together and say, "Would you be interested in, you know, an exchange of property, so that we could purchase the 2½ acres we need?" So it's not that we were keeping people in the dark. We had not arrived at the end of the study, and the suggestion to them that that location was the prime one for us.

Mr. Venable said a lot of things are—

Mayor Mills said it moves quickly.

Mr. Venable said but there's a lot of things that are moving, and a lot of ripples going out.

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Mayor Mills said absolutely, and—

Mr. Venable said and a lot of ripples.

Mayor Mills said and, unfortunately, you know, you plan, you try to plan in advance—

Mr. Venable said we did.

Mayor Mills said well, I know, but we all are a little bit hostage to things falling into place at the right time. It's unfortunate. You'd like to be able to say five years out, "This is where a fire station will go," but we don't know how development is going to occur, and, again, when this came to the Council in 2003, there was none of that development. I think Prophets Ridge was already started, but Lauren Lakes wasn't even a blip on the horizon at that point. So the growth is driving a lot of this, and we don't have any way to be able to plan for that. That happens as the community changes. Whether we like it or not, we have to try to address it.

Mr. Venable said but the biggest point is the community upheaval, because of that decision. I think that really needs to be considered very—

Mayor Mills said and, again, that's what—

Mr. Venable said very much.

Mayor Mills said we're doing here tonight.

Mr. Venable said right.

Mayor Mills said that's what this Council is listening to, that's what the Redevelopment—

Mr. Venable said and, you know, you might—

Ms. Venable said thank you.

Mayor Mills said Commission listened to. We appreciate you taking the time to come and give us your thoughts. That's what it's all about. Yes.

► Mr. Lidester said I have a clarifying question. On the bond or the lease—I don't really understand the finances involved—but, I understand that one of the issues in this communication confusion is that the bond or lease has to name the site. So essentially, if everyone hadn't reacted and the City Council or the Redevelopment Commission approved that bond tonight, it would have had that site named. And then, even though there would be public knowledge with Area Plan meetings and all that, that might change the business rezoning, but you couldn't stop the fire station from being there, because the bond's a done deal. And I've had people tell me this, and I'm just—it's like somebody said, "Why don't they come up with what they think it ought to be, and then put a sign up, 'Here's what we propose. Give us your comments in the next 30 days,' and then at that point, move forward with the bond and all the other discussion, so everybody doesn't feel so anxious." And that's just common—

Mayor Mills said and I understand that.

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Mr. Lidester said and I don't understand that rule, and I'll sit down and let you comment on it.

Mayor Mills said we did have to have the address, but, again, the rezoning—we would have to rezone that piece of property for a fire station. So, even though the bond application has been made, the property would have to be rezoned for the fire station—

An unidentified member of the audience said what's the zoning for a fire station?

City Attorney Bauman said well, or—

Mayor Mills said sorry. You're right. It wouldn't be rezoned. It would have to receive a special exception, so we would have to go through the whole public process to get a special exception, even to just build the station there.

Mr. Lidester said okay, so then if the people had this same kind of an outcry, you just redo the bond with a different address or—?

Mayor Mills said yes.

Mr. Lidester said you're not like locked in, you know, where you paid Wall Street \$8 million and are shelling out money—

Mayor Mills said and our issue, Mr. Lidester is one of time. And, you know, we're obviously going to be slowed down now. We understand that. We already knew that we would not be in a new station by August. We've already made plans to have a temporary facility for the Fire Department. But, by State statute, we must provide, by August 17, the same quality of fire service to that newly-annexed area that we provide now to the rest of the City. By statute. So we don't have a choice about when we start providing service. We'll have to go into a temporary building. We're resigned to that. We're okay with that. But we would prefer that that temporary building not be three years, you know. The process is lengthy. The sooner we can all agree on the right site, the more quickly that station will be up and running, and will provide the kind of service that we get out of Station No. 2 now. So it's a bit of a timing issue for us. Will you come up, please.

► Mr. Majewski said I'm just curious. Where's the temporary location?

Mayor Mills said well, we would have put it on whatever lot we establish. Now, we'll have to find a different temporary location. Because the decision hasn't been made.

Mr. Majewski said okay. I'm kind of curious, because all of the concern around the commercial-type development, if you went a few hundred feet down the street to Option 5, you're talking seconds of difference in travel time.

Mayor Mills said right. That is the second option.

Mr. Majewski said and that doesn't require any additional buying and trying to finagle a three-way deal.

Mayor Mills said it requires buying three lots from the developer in a very—

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Mr. Majewski said which he was happy to help us with this other—

Mayor Mills said in a very residential area.

Mr. Majewski said option.

Mayor Mills said he's very happy to sell us those three lots.

Mr. Majewski said okay.

Mayor Mills said that's not—again, that is not the best location, and, you know—

Mr. Majewski said but it doesn't require the commercial development, which is the safety concern that everybody else has—

Mayor Mills said no, it does not.

Mr. Majewski said you know, you're trading one risk for another risk, and I think it's more likely that a kid gets hit by a fire truck or some other traffic going through that area, than—I don't know how many calls you plan on making to those outer—but we should have some sort of statistics that'll tell us we're going to make eight trips out there. And I don't want to put a value on a human life or anything, but there should be some numbers, and I don't see any of those in here.

Mayor Mills said well, because we run fire runs throughout the entire City in residential neighborhoods. That's where we go.

Mr. Majewski said I understand, and the idea would be to travel the least congested roads until you absolutely have to get into close residential, because you get your best speed.

Mayor Mills said absolutely. We do that every day.

Mr. Majewski said and going through Arbor Chase on those narrower streets is not a very safe way to go. I was just looking the other day where I saw this kid throwing a ball up on the roof, and out it rolls into the street and he was right there. Right behind it, never looked.

Mayor Mills said and Arbor Chase will not be the route for any fire truck until Westmoreland is completed, because it doesn't go anywhere except into your residential—

Mr. Majewski said I understand, but eventually it will, and you've got homes and people and kids running around. Thank you.

Mayor Mills said okay, anyone else?

► Councilor Plomin said can I make a short, brief comment?

Mayor Mills said Mr. [Councilor] Plomin.

Councilor Plomin said what would the timeframe be for the Chief, and Dave [City Engineer Buck], and you to rank these five options?

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Mayor Mills said we did.

Councilor Plomin said are the all acceptable sites?

Mayor Mills said I guess it—well, I think the Chief has to address that. He's the one who's looked at the public safety issues.

Fire Chief Drew said we can discuss them. You know, Option 5 was just talked about. Option 1 is something to be talked about.

Councilor Plomin said so those are the top three—4, 5, and 1?

Mr. Lidester said I'd like to say thank you. That's the first feedback that [unintelligible] we've had tonight is from Chief Drew.

Fire Chief Drew said okay.

Councilor Plomin said thanks.

Mayor Mills said okay.

► Mr. Lidester said I have a hypothetical question for the Chief. If those connector roads were in place, would that change your ranking of which option you would recommend?

Mayor Mills said would you please come to the microphone.

Councilor Griffin said Chief, would you repeat the question?

Fire Chief Drew said yes. If the collector roads were in place would that change our ranking? I would say we've not really dealt with it to that degree, just knowing that they're not going to be there at any time in the near future. So, on the initial look, yes, that looks like a very good location, right there at the cross section of the collector roads. And then, as I mentioned earlier in the Redevelopment meeting, that would have the additional benefit of the fire station would be on the corner. Everybody would see that for months, and, in some cases, years, prior to the developments happening there.

Mayor Mills said unfortunately, the County, the Area Plan Commission, will not even program that into the transportation improvement program until development continues, because it goes through the subdivision process. That's how those roads get built, as those subdivisions develop, the developer is responsible for those roads being built. So, if they develop quickly, the roads will be there quickly, but we have no way of basing that fire station on that. It could be five years, it could be 15 years before development continues out there enough that the roads are constructed. That's the problem.

► Mr. Venable said I think the biggest problem with Westmoreland, though, is you have a two-lane road in a residential area. Typically, you have cars parked out in front of houses—

Councilor O'Callaghan said they're not allowed to park them outside.

Councilor Truitt said no parking.

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Mr. Venable said well, we lived in Orchard Heights for 18 years, and specifically the covenant said, "No parking on the streets," and there was all kinds of parking on the streets. But I don't know—will it be yellow-curbed or what?

Mayor Mills said yes.

Mr. Venable said but I guess you'd have to take that into consideration—

Mayor Mills said right.

Mr. Venable said you've basically got one lane, if you have two cars on either side.

Mayor Mills said I mean, unfortunately, there are many City streets that that exact situation exists, and those are some of the main traveled roads for the fire truck.

Mr. Venable said you probably, though— Okay.

Mayor Mills said Salisbury Street. Stadium. Those are, you know, kind of main collectors and there's cars parked.

Mr. Venable said let's try and avoid. I mean, I think we'd try and avoid those.

Mayor Mills said absolutely.

ADJOURNMENT:

There being no further business at this time, Councilor Griffin moved for adjournment. Motion was seconded by Councilor Truitt and passed by voice vote, the time being 9:45 p.m.

Respectfully submitted,

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