

**CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MEETING MINUTES**

**JUNE 1, 2006**

The Common Council of the City of West Lafayette, Indiana, met in the Board of Works Room at City Hall on June 1, 2006, at the hour of 4:30 p.m.

Mayor Mills called the meeting to order and presided.

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

Absent: Keen, Satterly.

Also present were City Attorney Bauman, Clerk-Treasurer Rhodes, City Engineer Buck, Public Works Director Downey, Fire Chief Drew, and Deputy Police Chief Walker.

UNFINISHED BUSINESS:

Ordinance No. 14-06 An Ordinance To Amend West Lafayette City Code Chapter 60.00 Concerning The Requirement Of An Information Sheet To Be Posted With Fire Alarm Control Panels (Prepared by the City Attorney)

Mayor Mills said I don't think there were any questions before, but the Chief is here, if you have any.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 15-06 An Ordinance To Amend Ordinance No. 18-05, The 2006 Wastewater Treatment Utility Salary Schedule As Submitted By The Board Of Public Works And Safety For Approval By The Common Council Of The City Of West Lafayette, Indiana (Presented by the Board of Public Works and Safety)

Mayor Mills said I think everybody's seen this, but we added the, I think—didn't Diane Foster talk about this last time—?

Councilor O'Callaghan said we got a copy of it early.

Mayor Mills said okay, the IDEM certification pay, so now that's it's part of the salary ordinance. Any question about that. The lunch period was also in there, the lunchtime was also addressed. Otherwise, it's unchanged.

There was no further discussion.

Order of Business

Mayor Mills said we're going to take one out of sequence. We have a guest tonight. John Thomas [Area Plan Commission] is going to give us an update on the 2030 Transportation Plan.

2030 Transportation Plan

Mr. John Thomas [Area Plan Commission Assistant Director of Transportation] said my impression is that they've all received the Transportation Plan, the memo. This comes around to the Councils typically every four to five years. It's a part of the community's Comprehensive Plan. This is one of the elements of those. The Indiana Department of Transportation and Federal Highway Administration require that we update it at least every five years. There had been amendments to it that come along more frequently. Last year, there was the Purdue Road System amendment to the Transportation Plan that came before you. The Plan has been through all of the jurisdictions and been reviewed by City Engineers, the County Engineers, the Technical Transportation Committee, the Area Plan Commission's Citizen Participation Committee. It incorporates or uses a number of pieces of information to end up with the recommended Transportation Plan. A number of areas that we used, most importantly were forecasts for employment and dwelling units. In the handout, on page 16, you'll see a map of where we feel the forecast of employment growth will be in this community by the year 2030. That was generated in cooperation with those in the community that do economic development, and shows the number of new employees and where they will be. On the next figure, on figure 17, we start to take a look at the other variable that was of concern, the number of dwelling units, where are people going to live. Those are the two you want, where people are people going to live, where are they going to work. And on figure 2 on page 17, we grounded our initial analysis on dwelling unit growth in where building permits have been issued from 2001 to 2005, where are the new building permits being issued. And they show a pattern that is the south of Lafayette, a little bit to the east of Lafayette, and the north and northwest of West Lafayette. We also took a look, then, at where has there been recent subdivision activity, and incorporated that also into the next figure, figure 3, which shows where we feel the growth in dwelling units will be by 2030. Again, it shows north and northwest of West Lafayette, south of Lafayette where it has been, east and northeast of Lafayette. The plan took those forecasts, those were reviewed by our Technical Committee of the Area Plan Commission, they also took a look at the previous Transportation Plan that was adopted in 2001, forecasting out to the year 2025, took a look at the projects that were not yet constructed as a part of that plan, and added some additional projects that we felt were needed to meet those needs where people are going to live and where people are going to work. That ends up with, on page 20, the figure called Transportation Plan for 2030. You can see there are a number of recommendations there, there's a recommendation of six-laning I-65. There's a recommendation showing six-laning of State Road 26 from [US] 52 out to I-65. There are a number of locations where the community has felt that we needed a four-lane road, so even roads that have recently been constructed, such as 350 South, by the year 2030, those are going to be needed to be widened out to four lanes. State Road 26 is also up for widening to four lanes, the other side of I-65, [SR] 43 North, 231 South, a variety of roads in Lafayette. There are several new roads, as you can see the new roads, US 231 around the west of West Lafayette. We are projecting a need by 2030 to take that all the way up to State Road 43. We're changing a number of roads from a rural cross section, with drainage swales and no sidewalks, to a more urban cross section of curb, gutter, and sidewalk. 500 North, US 52 west of town, was rural, is now urban, and the type of road needs to reflect that. There are a number of new roads that developers will develop as an area grows. Some of those are north of West Lafayette, north of 350. As that area is

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developed, new roads will be incorporated as part of those developments. There's been a good deal of discussion in this community, in West Lafayette, of what those roads should look like, and where they should be spaced, where approximately they should be located. So the plan is a significant community effort that looks forward the next 24 years to try and identify our needs and then to identify how to meet those needs. It documents almost \$1 billion worth of needs by the year 2030. Almost 60% of those are funded, or ones that the State will fund, projects the State will fund—US 231, Hoosier Heartland—and this community expects to request a little over \$100 million in federal assistance, to build the local roads that are our responsibility. The Area Plan Commission has approved the 2030 Plan. We are now in the process of taking it around to the various jurisdictions within Tippecanoe County who are part of the Comprehensive Plan for Tippecanoe County, and bringing this before you, so you can adopt it also, as a part of the Comprehensive Plan. Any questions?

Councilor O'Callaghan said so that \$105 million in federal funds that the locals anticipate, is that the total project, or just the federal 80%?

Mr. Thomas said that's the federal 80%.

Councilor O'Callaghan said so then 20% of that would be the maximum—

Mr. Thomas said in addition to that, correct. And, you know, that's the County as well as Lafayette, as well as West Lafayette, yes.

Mayor Mills said any questions for John [Mr. Thomas]?

Councilor O'Callaghan said okay, I'll ask another one.

Mr. Thomas said that's all right, that's what I'm here for.

Councilor O'Callaghan said it's not exactly your bailiwick, but when you have the forecast of dwelling unit growth and building permits, do you know when the housing element of the Comprehensive Plan will be completed?

Mr. Thomas said I don't.

Councilor O'Callaghan said okay.

Mr. Thomas said I know that Margy's [Margy Deverall, APC Assistant Director for Comprehensive and Current Planning, is] working on it now. It's an active on her list. I don't know when the estimated completion date is, though.

Councilor O'Callaghan said okay.

Mayor Mills said anything else? Thank you so much, John [Thomas], for taking the time to come and talk about it. We appreciate it. Thank you, Councilor Griffin, for arranging this.

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There was no further discussion.

Order of Business

Mayor Mills said okay, sorry, we'll go back to the agenda, but I didn't want John [Thomas] to stay for the whole Pre-Council, because he has somewhere else to be. He's good enough to come and talk to us about the 2030 Comprehensive Plan. All right, where were we?

Councilor Griffin said Ordinance 15-06.

Mayor Mills said were there any questions about the salary schedules before we go on?

Councilor O'Callaghan said those were just changes from revision of the personnel policy.

Mayor Mills said they were changes, yes, really, as a result of the work on the personnel manual, put those in the salary ordinance.

Ordinance No. 16-06 An Additional Appropriation (Police Merit Commission, Legal, Cumulative Firefighting Building and Equipment Fund) (Prepared by the Clerk-Treasurer)

Mayor Mills said this is the additional appropriation, and there are several. We have, out of the General Fund, Police Merit Commission Legal Services, \$12,000, and Legal Department \$59,000, which will, we hope, see us through the end of the year. Then in Cum Fire Building and Equipment, we have \$7,000 for Repairs – Buildings and Structures, and \$13,000 for Other Equipment. I know that Chief Drew sent you all an email about some of the work that they have been doing. I know you're already aware of the work they've been doing at Station #1, but if you get a chance to go down there and take a look, I got a tour probably three weeks ago now. Very impressive what they've done inside, you wouldn't believe it was the same building, and they're doing all the work in-house, so, I mean, we're saving a great deal of money, because the firefighters are doing the work themselves. We hope to be able to complete the rest of repairs, since—

Councilor O'Callaghan said the firefighters in Breezy Point are the construction people all the time, so that's good. I do have one question. On the Other Equipment that we're making the additional appropriation, and then later in transfers, we transfer money from Other Equipment to Repairs, and I just wondered if we couldn't just appropriate it into Repairs and not do that.

Clerk-Treasurer Rhodes said the reason why the Fire Chief requested a transfer is the immediacy of accessing the appropriation for continuing the rehab project. By doing the transfer, they can do ahead and continue the rehab now, rather than waiting the six weeks the cycle it will take before we can get an increase in the budget. So we're asking for the transfer in Resolution No. 14-06, and then replenish the appropriation line item from which did the transfer.

Councilor O'Callaghan said thank you.

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Mayor Mills said any other questions?

There was no further discussion.

Resolution No. 13-06 A Resolution To Amend The Comprehensive Plan For Tippecanoe County To Include The Transportation Plan For 2030 (Submitted by the Area Plan Commission)

Mayor Mills said we already heard this, so unless there's additional questions, we'll move on to the final.

There was no discussion.

Resolution No. 14-06 A Resolution Requesting The Transfer Of Funds (Mayor, Clerk-Treasurer, Police, Cumulative Firefighting Building and Equipment Fund, Cumulative Capital Improvement) (Prepared by the Clerk-Treasurer)

Mayor Mills said again, there are considerable... I am taking money out of my travel account to put in Information Printing. I'm trying to do very regular newsletters for the citizens, and they've been very informative. I've had a lot of good feedback on them, but I'm going to run out of money in Information Printing before the end of the year. I hope to do two more before the year's out. The Clerk-Treasurer is moving \$2,000 from Insurance to Legal Notices. As she said, there was an unusually large advertising expense that she didn't anticipate. The Police Department is moving \$9,000 from Salaries – Full-time to \$6,000 into Travel, and \$3,000 into Contracts. That's pretty self-explanatory. You have there, "Transfer into Travel will allow payment of expenditures by officers at training." And the Contracts will go for some outside training that we will be doing in the next month. The next one is to Fire Building and Equipment. The Clerk-Treasurer already explained pretty well what that transfer entails, and then the final is Development. We are taking \$6,000 from CCI Repairs – Buildings and Structures, and transferring it to Repairs – Services. Any additional questions about any of those? Pretty straightforward.

Councilor Hunt said what are we going to repair from the CCI? That's Cum Cap? No—

Mayor Mills said in the Cum Cap, yes.

Councilor Hunt said what are we having repaired there?

Mayor Mills said I can't answer that.

Councilor O'Callaghan said would Repair Services be more like for people who do the [unintelligible]?

Councilor Hunt said okay.

Mayor Mills said I am thinking of the computer-related repair, but I wouldn't swear to that either.

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Councilor Hunt said okay, it's not repairing the building.

Mayor Mills said no.

Councilor Hunt said okay.

Mayor Mills said Josh [Director of Development Andrew] will be there on Monday to answer questions.

There was no further discussion.

OTHER ITEMS:

Mayor Mills said other items?

Council Nominee to Police Merit Commission

Councilor Hunt said I have a couple of things in regard to the appointment that we need to do for the Police Merit Commission. Number one, here's the official resignation letter that I got in the snail mail from Sandra Dye. I copied a copy for everybody, and I'm going to give this to Judy [Clerk-Treasurer Rhodes]. Gail's [Administrative Assistant Gail Thayer-Copeland's] going to put it in the Police Merit Commission's official documents. Here's the letter. It's exactly what we got in the email, I believe. This is her letter. This is also the original.

Councilor O'Callaghan said you scanned it and emailed it to us.

Councilor Hunt said yes, I did. Exactly. I don't know that hers was signed then, I don't remember.

Councilor Truitt said yes.

Councilor Hunt said was it? Okay. I think we need to put that on the agenda for Monday evening, that appointment. Is that the time to bring that up, to put on the agenda now?

Mayor Mills said it is.

Councilor O'Callaghan said it could probably be under special committees.

Mayor Mills said you can make a move to do that.

Councilor Hunt said I move to put that on the agenda for Monday evening.

Councilor Griffin said second.

Councilor Hunt said and then I think we have two nominations. Is it in order to bring them up now?

Mayor Mills said sure. This is—

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Councilor Hunt said Patti [Councilor O'Callaghan], do you want to do that one?

Councilor O'Callaghan said oh, well, actually I was thinking that since we have two members absent, we might as well do that on Monday. I think everybody has the resumes of the two nominees, and—

Mayor Mills said I don't think you want to do any voting tonight, but you could discuss it, if you wanted to.

Councilor Truitt said and we can still bring other nominations between now and Monday.

Mayor Mills said yes.

Councilor Hunt said in fact, I received a telephone call—I don't know, it was this morning or this afternoon, it was somewhere about noon—from a Mr. Hodson. I think that was his name, Phil Hodson, and he wanted to be nominated to the Commission by the Council, and I explained what it was and that, if he would email me an agenda, it would be fine. He lives in district 5.

Councilor Griffin said a résumé.

Councilor Hunt said pardon me, a résumé. And I gave him my email, and then later in the afternoon, I got an email from him, saying that he didn't have time to get all the stuff in order, but he did want to be active in the community.

Mayor Mills said and I apologize, but I got an email this morning, too—I can't remember the name—from another gentleman who attached a résumé, and I will go print it out while you're still here, asking to be considered. I totally forgot about it. I can't remember the name.

Councilor Hunt said this man, again, he didn't want to be nominated, but he did—

Councilor Griffin said he did or did not?

Councilor Hunt said he did not want to—in the phone call—and later on in the email, he said, no, he couldn't get all of his information together, but he did want to be active.

Mayor Mills said I also have—

Councilor O'Callaghan said it's good to know his name, so that if there are—

Councilor Hunt said I sent him an email, telling him almost all the committees and commissions and who to contact.

Mayor Mills said I also had an email from a gentleman at Purdue who was interested in knowing whether he could be considered, but he doesn't live in the City limits, lived in

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Battle Ground, so I just sent him a response that said, "You know, you have to be a resident of West Lafayette to be considered."

Councilor Hunt said this person lives near Barlow on North Salisbury.

Clerk-Treasurer Rhodes said I'm going to ask kind of an uncomfortable question, but have you caucused already about your decision on the nomination? The reason why I'm asking is that the oath of office for the Police Merit Commissioner who's going to be elected on Monday has already been typed and prepared. And there's a name on that oath.

Councilor Hunt said there's a name on the oath?

Clerk-Treasurer Rhodes said yes. And perhaps there's a miscommunication, but I'm just going to ask outright. Have you caucused?

Councilor O'Callaghan said no. Not all our members are in town

Mayor Mills said no, we have not caucused.

Councilor Truitt said what's the name?

Clerk-Treasurer Rhodes said Ginny Nead. So it was just clearly a nomination you presented, so—

Councilor O'Callaghan said well—

Clerk-Treasurer Rhodes said other than having some kind of—

Mayor Mills said that's a mistake—

Clerk-Treasurer Rhodes said mistake and some question—

Mayor Mills said or something that was typed up ahead of time.

Clerk-Treasurer Rhodes said I just wanted to know—

Councilor O'Callaghan said we don't even have all our members in town.

Clerk-Treasurer Rhodes said in any case, Mrs. Nead's résumé, we haven't received. If you'd be kind enough—

Councilor Hunt said here.

Councilor O'Callaghan said it's always good to know about. Typically when we have something like this, it seems as though the vote is for the person's name, as opposed to doing one and doing yes or no, and then doing another one and then doing yes or now. That seems like the process that seems to make the most sense.

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[overtalking]

Councilor O'Callaghan said the vote on all the nominations are there, and then the vote, rather than being an AYE or NAY is the name of the person that you're voting for.

Councilor Plomin said does it require a majority or a plurality?

Councilor O'Callaghan said I imagine a majority.

City Attorney Bauman said I think under the State law for Council action, you would require a majority.

Councilor Hunt said I don't know what that is.

Councilor Plomin said plurality is the one with the most votes, but doesn't necessarily get 51%.

Councilor Hunt said oh, I understand. Okay.

Clerk-Treasurer Rhodes said majority of votes present and voting.

City Attorney Bauman said I'll double-check, but I think State law requires four votes to take action. So if there were only four members present, you know, it would have to be unanimous. I'll double-check that, but I think that's what it is.

Councilor Hunt said I would think, given the immediacy of the need, that we would have to nominate somebody that would be available for the hearing on Wednesday at 1:00, if that's what I saw on the schedule that came out today.

Councilor Griffin said that's where I got the letter that I got emailed.

[overtalking]

Councilor Griffin said so we will have these and any new nominations. New nominations may come before the Council up to the evening of the Council. Is that right? Of the Council meeting?

[overtalking]

Councilor O'Callaghan said it must be a nomination from a Council member.

Councilor Griffin said right.

Mayor Mills said it's your appointment to the Merit Commission.

Councilor Griffin said so we'll have any of those to consider.

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Councilor Hunt said but we will need to have somebody that nominates this person that we don't have their name yet.

City Attorney Bauman said you think he request to be appointed, but only the Council members can make a nomination.

Mayor Mills said so please hang around a couple minutes, and I'll print that out for you.

Councilor Hunt said so it'll be on the agenda. [unintelligible]

Mayor Mills said anything else besides this? Any other discussion?

State Road 26/Tapawingo Drive South Construction

Councilor Plomin said I was driving on [State Road] 26 today, and I saw that it's down to one lane by Tapawingo. Is that going to stay that way?

City Engineer Buck said for a little while.

Councilor Plomin said how little?

Councilor O'Callaghan said it was in the paper

City Engineer Buck said well, it's somewhat dependent on weather and how fast the progress is made. I asked that same question this morning in our progress meeting, and it's going to be at least a month.

Councilor Plomin said okay, so it'll be back to four lanes by the time students return.

City Engineer Buck said absolutely. That's why we waited to start until now.

Councilor Plomin said well it looks, from the holes that are in the ground, like there's going to be a median put in.

City Engineer Buck said they're changing the median, and they're changing the turn lane configuration at Tapawingo and over at [US] 231/Williams.

Councilor Plomin said okay.

Councilor Hunt said it looked like they're putting a left-turn lane into nothing. That's not what's going to happen is it?

City Engineer Buck said no, they're putting a left turn lane in, and putting the road in next.

Councilor Plomin said so it's going to be back to four lanes when school is in session?

City Engineer Buck said yes.

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Councilor Plomin said okay.

City Engineer Buck said hopefully, much before then.

Councilor Plomin said okay.

Mayor Mills said hopefully.

City Attorney Bauman said no, that was the whole schedule for the project was to make sure that that work that affected those two thoroughfares would be done while the main sessions of school were out.

Councilor Plomin said it looked to me, though, like it was a permanent change.

City Attorney Bauman said well, it's permanent, but it won't be—

City Engineer Buck said restricted.

City Attorney Bauman said yes. The pavement's going back in, but the median will have to move to allow to there to be the left turn lane there.

Councilor Hunt said it was nice to have the warning.

There was no further discussion.

Motion to adjourn

Councilor Griffin said move adjournment.

Discussion Regarding Wastewater Treatment Reports and Rates

Councilor Truitt said I have one more item. Even though I'm with you on that, I'm not going to second [unintelligible].

Councilor Griffin said throw another motion out there.

Councilor Truitt said what's the internal temperature in regard to the Umbaugh miscalculation situation, if you want to call it that? We have this rate increase going into effect in July, and I was just kind of curious as to what other Council members felt in regard to that information.

Councilor O'Callaghan said I guess I feel comfortable with leaving things as we have them.

Councilor Truitt said why is that?

Councilor Plomin said with no increase?

Councilor O'Callaghan said what?

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Councilor Plomin said leaving things with no increase?

Councilor O'Callaghan said the way that it is scheduled now—

Councilor Truitt said with the 10% increase.

Councilor O'Callaghan said that's how it's scheduled. And we had such a thorough presentation at Pre-Council from all the projects that are going on, and then at Council, from Umbaugh and Associates, I just feel like it's crucial that we have the revenue to do those projects that we need, and I'm grateful that we have stairstepped these in and not done a great big increase all at once, and so I think we're in good shape to leave it the way it is.

Councilor Griffin said to not do it, I think, runs the risk of being underfunded or running low on funds. [TAPE CHANGE]. We should keep it the way we intended.

Councilor Truitt said Matt [Councilor Plomin].

Councilor Plomin said I think it would be, from the analysis that he sent back, we still cover our reserves in '07, if we phase in 10% a year later. We can save the ratepayers money and still have the 150%.

Councilor Truitt said what's our debt service requirement? 135%? Is that what we need to maintain, or is it 150%?

Clerk-Treasurer Rhodes said 125%.

Councilor O'Callaghan said to be eligible for SRF Program.

Councilor Truitt said so even with the no rate increase, we still maintain that proper coverage ratio all the way out to 2009, even though we're operating in a deficit, as the Mayor pointed out.

Councilor Griffin said yes, but we've got a lot planned in the next 12 months.

Mayor Mills said yes, and I think that's the point. We're not attempting just to cover the debt service. We have big projects on line to do in the next few years.

Councilor Plomin said are they in this analysis?

Mayor Mills said yes, they are.

Councilor Griffin said and the only reason that we—

Mayor Mills said and they were presented at Pre-Council.

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Councilor Griffin said we're looking at the amount we do right now, the fact that the timing of these, we haven't started spending the money, the bulk of the money.

Councilor Plomin said right.

Councilor Griffin said but we're on the cusp of doing so.

Mayor Mills said right, because we were waiting for all the approvals from IDEM, and we have those now.

Councilor Griffin said I think if we don't do this, we're going to run the risk of hog-tying ourselves and not being able to move forward with these projects the way we've scheduled them.

Councilor Plomin said I don't understand that—

Councilor Truitt said all those projects are—

Councilor Plomin said because all of those projects are in our debt service coverage, with no increase, and we still have the option of then increasing in '07.

Councilor Griffin said well, that's not my understanding of it.

Councilor Truitt said this would be the third year of our rate increase.

Mayor Mills said this is the third year.

Councilor Truitt said so we would have a chance to revisit '07. Or in '07, we would have a chance to revisit.

Councilor Plomin said I just think that—

Councilor O'Callaghan said but we do that every year.

Councilor Truitt said well, yes, more so now, deliberately, than what we have in the past, but I think we have a fundamental belief that we spend down our balances on the general budget that we're responsible for. I agree with Matt [Councilor Plomin], that I think this is an opportunity, from a ratepayer's standpoint, to provide some relief under this situation. I disagree with your analysis, which is fine. But I was just kind of curious as to what the temperature was, so—

Mayor Mills said do you have anything you want to add to this discussion, Mr. [Public Works Director] Downey?

Public Works Director Downey said well, we've got a lot of them under review, and ready to go. The digesters and the backup generator definitely has to go. I mean, you've got very little choice. You got a bad review from IDEM inspection back in March, and it was

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due to that we had no backup power. I doubt that we'll ever use that backup power, and I hope we never do, but it's a law that we have to have it. We've had some other problems with some testing and stuff that need to be done. The fats, oils, and grease makes great sense to me, but then again, that is an expense, \$700,000, but it's like the Governor, you know, we need to take care of our own. And if we can take that methane gas, rather than just shooting it up in the air, and create some energy and knock down the peak. Duke Energy is not going to get any cheaper. And natural gas is not going to get any cheaper. You need to do those. We break ground in October, right across the golf course. That's definite. There's no backing down now. And we hope to be breaking ground on the south end to meet '07, and have them both come together, and the only part that's left is with INDOT, and INDOT finally consented that we can be—

Mayor Mills said in the right-of-way.

Public Works Director Downey said in their property line, and that was— I almost got shoveled through a windshield, trying to get that far.

Mayor Mills said that is really—

Public Works Director Downey said a memorable moment.

Mayor Mills said really exciting news, because—

Public Works Director Downey said those three rate increases was agreed upon earlier, back three years ago, was to cover all those costs, and that doesn't have anything— Part of that cost is to take care of the North River Road Interceptor, and we hope to do that without bonding it, and if you leave the rate in there, that will help. One other thing, we're putting Purdue on meters. There'll be no guessing any more, there'll be no more guessing whether we got 10% or 20% loss between the well head and the building. That discussion will be gone here in about 18 months. They have agreed to put every building on a meter. That could create you some real problems, if it's true what they say—

Councilor Truitt said right.

Public Works Director Downey said they're losing 20% between the wellhead and—there was a guess at 30%—but we'll take 10%. If it's true that they're losing 10%, and I know they showed you that they're rising, but my revenue doesn't show it, my day-to-day doesn't show that. And I know you're counting on Lauren Lakes and Prophet's Ridge and all those to be up and popping and bringing in revenue, but I don't see that. I don't see Catherwood Gardens down here on the point being developed.

Councilor Truitt said right.

Public Works Director Downey said I see three, four houses down there, and that's it. I haven't received any flush. I'm not getting anything.

Councilor O'Callaghan said again, I'm just real comfortable.

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Public Works Director Downey said you've got to take all that into account.

Councilor Griffin said you've got some uncertainties and as good as we think these are, these predictions, there are some uncertainties.

Councilor O'Callaghan said to go with what we have planned and then, depending on how these uncertainties come out, we may not need any increase in 2007, and that would be a bonus. But to not go ahead with what we have and be able to take advantage of the opportunities— The department has done so well meshing projects, so we don't have to tear up roads at different times and things like that, I think it's great to have the money on hand to do the projects at the right time when they can be done.

Mayor Mills said and Mr. [Public Works Director] Downey and Mr. [City Engineer] Buck worked very hard to get that interceptor in the right of way. Really, for the last year and a half, close to two years, we have struggled with INDOT. We have a letter in hand that says, "You can do it."

Councilor Truitt said and my statement is not to be construed as saying "No" to projects. What I'm saying is we have an opportunity here to look at new financial data that was presented to us, and look at it in a total different light. And for us to just say, "Oh, no, we're just going to keep going on" is, I think, not doing—we're not doing our proper due diligence.

Councilor O'Callaghan said or, to look at it another way—

Councilor Griffin said what we're saying is we've looked at it. If you have concerns— I mean, you have no concerns about what Dave [Public Works Director Downey] said about the uncertainties—

Councilor Truitt said oh, no, there's a huge— No. I'm not doubting anything.

Councilor Griffin said okay.

Councilor Truitt said I'm not doubting any of the projects that we have to do. I wish we didn't have to do them, but I know we have to do them. I'm just saying that I would like to have an opportunity to discuss in more detail. Maybe I'll do that for Monday, is maybe put together some more thoughts a little bit clearer where I'm coming from. It would have been nice for us to have a Budget and Finance—maybe I should have done that, maybe I should have called one of those meetings, but—

City Attorney Bauman said there's a Council committee for wastewater, I think.

Clerk-Treasurer Rhodes said I just have one question. What projects, originally proposed in the original April 19, 2006, proposal from Umbaugh for rates, what projects could not be funded in that proposal that can be funded now with the extra \$1 million in revenue that wasn't included in their April 19 projection? Because we've had a discussion here about how we won't be able to do all these things, but perhaps you can clarify why the newfound

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\$1 million potentially makes it possible to do projects that you presented that otherwise were not possible, given that you also have \$1 million of undrawn drawdown on one of your SRF loans?

Public Works Director Downey said the \$12.8 million originally estimated, Judy [Clerk-Treasurer Rhodes], and we're talking estimated in 1991, \$12.8 million was estimated at that time. That's no longer true any more. So I don't expect the Western Interceptor to be built for \$12.8 million. And what that cost will be, I don't know. I've got another good guesstimate.

Clerk-Treasurer Rhodes said so the rates that were proposed on April 19 were not sufficient, it turns out, for the Western Interceptor Project?

Public Works Director Downey said I originally anticipated that \$25 million to pay for the North River Road Interceptor that's in the flood plain. I intended it to pay for the Western Interceptor at the original estimate of \$12.8 million, and I intended it to pay for the digester project, including the fats, oils, and grease, but I don't intend for that \$25 million to cover those. Maybe the \$25 million will cover the digester project and the Western Interceptor, but as far as the North River Road Interceptor, I don't think it'll cover it. I also planned, in those monies, to do Barberry and Green Meadows, and, in three years, when we get our—hopefully we'll get our \$1 million back from the federal government, okay, I hope to let you have that \$1 million that was left over from the Wet Weather, but I'm scared to let you have it now.

Clerk-Treasurer Rhodes said okay, but back to my question. On April 19, the financial review presented all these projects and a rate basis to support it. What has changed between now and April 19, to make the \$1 million a "make it or break it?" Maybe I'm misunderstanding this, but the question—

Public Works Director Downey said maybe I'm misunderstanding you.

Clerk-Treasurer Rhodes said maybe the \$1 million underestimate in projected revenues is a cushion or contingency that you want, but I didn't hear that. I thought it was make it/break it for projects that wouldn't be done otherwise.

Councilor Griffin said I heard it as contingency, because of not knowing what the design changes there will be in, for example, the subdivision development, and the uncertainties of what's really going to happen. I'm speaking for myself, not for David [Public Works Director Downey]. That's why—

Mayor Mills said just to remind everyone, you had that change at the last Council meeting. This is not a new sheet that you just received with that adjustment.

Clerk-Treasurer Rhodes said no, it is not true. I did not email them [H.J. Umbaugh & Associates] until after the Council meeting, because I did not want to ask them in public about it. I waited until after the meeting.

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Mayor Mills said that was on your thing on the night of the Council meeting.

Clerk-Treasurer Rhodes said no, the adjustment in the revenues, because of the refund to University Place, didn't occur until the email I sent them after the Council meeting. They had provided you with scenario with no rate increase.

Mayor Mills said you are right.

Clerk-Treasurer Rhodes said because I believed the Council was going to have a work session, and that's why I emailed them after the meeting, believing that you were going to have a work session.

Mayor Mills said no, you're right. I remember that now. Deen [Rogers, H.J. Umbaugh and Associates] and you were emailing back and forth.

Clerk-Treasurer Rhodes said right.

Public Works Director Downey said well, I don't know anything about your emails back and forth, I'm not privy to those—

Clerk-Treasurer Rhodes said I send them to your financial manager.

Councilor Plomin said it seems like in some cases we estimate that land's going to be built out completely by our schedule, as in the annexation. In other cases like this, we estimate that the land won't be built out, so we need the \$1 million contingency from the ratepayers. They don't seem to line up.

City Attorney Bauman said the annexation didn't project that it would all be built out immediately—

Councilor Plomin said according to our schedule, though. And we're also using the schedule to plan this build out and the revenue increases in it. And so, if we're being conservative in these estimates, why weren't we also conservative on the north end annexation and the build out there?

Mayor Mills said we were conservative. I think we've been conservative in both schedules for build out.

Councilor Plomin said we used the same schedules for both, the same estimates for both. But for this, we've got to be more conservative than the estimates, so we need to have debt service that's hundreds of thousands of dollars more than it should have been otherwise, then it's required.

Mayor Mills said again, we're not just talking about debt service. We're talking about having money on hand to move the projects forward that we need to do in the next year.

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City Attorney Bauman said otherwise, without the rate increase, you would go into a negative balance here.

Councilor Plomin said [unintelligible]

City Attorney Bauman said no, if you look at the income, the net revenue goes negative without the increase.

Councilor Plomin said revenue is always money in. It doesn't ever go negative.

City Attorney Bauman said the net does.

Councilor Plomin said the net operating income—

City Attorney Bauman said yes.

Councilor Plomin said turns into a deficit. But right here, we have \$3 million at the ending available balance on hand, and that goes to \$2.9 million at the end of '07, and \$2.4 million—we're not running out of money. We do have an operating loss situation—

Councilor Truitt said we do that same thing with out general budget anyhow. We have situations where we're using the remaining balance in order to fund our operations, because we run into situations where revenues and expenses don't equal. I mean, we're not bringing in enough money, we fight it every single budget period. So all I'm trying to— I agree with Matt's [Councilor Plomin's] analogy of being consistent in our approach as it relates to fiscal matters.

Public Works Director Downey said now, you're saying I've got \$1 million there too much. Is that what you're saying, Judy [Clerk-Treasurer Rhodes]?

Clerk-Treasurer Rhodes said no, what I heard was Councilor Griffin and other Councilors mentioned what happens if things don't turn out. But I heard you answering questions, talking about projects that are already built into the rate base going forward, for example, the digester and the Western Interceptor. That's what I was asking you to clarify whether the project list had been changed since April 19 or not. What I'm hearing is, no, it's not.

Public Works Director Downey said correct.

Clerk-Treasurer Rhodes said okay.

Public Works Director Downey said but you know, another thing, if you draw down my cash reserves in Wastewater, then what is Judy [Clerk-Treasurer Rhodes] going to have to do to run the rest of City? What is our poor policemen going to operate on in those first three or four months, when we need a loan that the Wastewater plant loans the City tax-free, or interest-free.

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Councilor Plomin said do you ever loan between Wastewater, more than \$3 million at any given time?

Clerk-Treasurer Rhodes said no.

Councilor Hunt said well, we have to have a reserve also.

Councilor Plomin said not \$3 million.

Clerk-Treasurer Rhodes said temporary loans range from \$5,000 to—

Public Works Director Downey said total?

Clerk-Treasurer Rhodes said to \$100,000.

Public Works Director Downey said from Wastewater?

Clerk-Treasurer Rhodes said yes.

Public Works Director Downey said but what about the other departments that you borrow funds from? What do they amount to? I remember looking at \$1 million at one time.

Clerk-Treasurer Rhodes said we've asked for that and, sorry, haven't been able to use that. I am happy to say that West Lafayette taxpayers have paid their taxes.

Mayor Mills said anything else?

Property Tax Advance Draws

Councilor O'Callaghan said at the last Pre-Council meeting, we expected the property tax draw to be mid to third week in May. Did that happen?

Clerk-Treasurer Rhodes said yes. And we're receiving another advance draw tomorrow. The County Auditor has been super about pushing money out.

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 5:16 p.m.

Respectfully submitted,

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