

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
FEBRUARY 3, 2020

The Common Council of the City of West Lafayette, Indiana, met in the Council Chambers at the Temporary City Hall – Former Happy Hollow Elementary School on February 3, 2020, at the hour of 6:30 p.m.

President Bunder called the meeting to order and presided.

The Pledge of Allegiance was recited.

Present: James Blanco, Peter Bunder, Nick DeBoer, Shannon Kang, Kathy Parker, Gerald Thomas, and Norris Wang.

Absent: Larry Leverenz and David Sanders

Also present: Mayor John Dennis, Corporation Counsel Eric Burns, Clerk Sana Booker, Street Commissioner Ben Anderson, Director of Development Erik Carlson, Facilities Director Tim Clark, Human Resources Director Diane Foster, City Controller Peter Gray, Police Chief Troy Harris, Fire Chief Tim Heath, WWTU Director David Henderson, Parks Superintendent Kathy Lozano, and Building Commissioner Chad Spitznagle, Interim City Engineer Marcus Smith, IT Interim Director Tracey Stanifer-Dewey.

CITY SUMMIT

State of the City Address

Mayor John Dennis presented his 13th State of the City address. Highlights are included here.

Mayor Dennis stated that we live in an interesting time where there are things going on not just locally, but also nationally and State-wide, that are challenging us in several different ways. One of the biggest things is the concerns that we have about climate change. To that end, the term “sustainability” is something that we focus on. He reviewed things that we are doing within the City with that understanding in mind. He believes that we have some of the best department heads in the State of Indiana, if not the country, who care so much about their jobs and the people they serve. They value the concept of service, and they exercise it every day. He spoke about the Resilience Clinic we hosted, where a group analyzed various ways that the City can be sustainable and drafted a plan for a future of our changing climate.

Mayor Dennis spoke about sustainable impact. In 2017, the City Council took action to reduce our impact on the environment. From that, came the West Lafayette Climate Action Plan, which implemented ambitious goals and reduction targets for our impact on the environment. Accomplishments for that this year include:

- Designation as a Bicycle Friendly Community with a Bronze Award from the League of American Bicyclists
- All of our new road projects include bike and pedestrian infrastructure to include multi-modal transportation and suspended sidewalks to accommodate trees that clean the air and create attractive pedestrian corridors.

COMMON COUNCIL MEETING MINUTES, FEBRUARY 3, 2020, CONTINUED

- Enhancements through the Redevelopment Commission for increased trails through the heart of the City to encourage more safe pathways to our schools, neighborhoods, and cultural amenities.
- Our fleet of vehicles will increase fuel efficiency and take advantage of technologies that reduce greenhouse gas emissions thus reducing our carbon footprint and the cost of providing services.
- In partnership with the Go Greener Commission, the Wastewater Treatment Facility has launched a composting program, utilizing our anaerobic digester to aid citizens in their effort to reduce landfill impact.
- The Community Adaptation Plan is our next step, planning how government and residents will adapt to a changing climate and community.

Mayor Dennis stated that the next focus is on sustainable growth. West Lafayette is growing like no other city in the State of Indiana. We have economic development unlike any other city of our size in the State as well. The Downtown Plan before Council is a result of a yearlong planning activity to revitalize the riverfront core of the City. It signals to the development community our intent for smart growth that is balanced with our need for green space in the city center. In a densely populated city, with few undeveloped areas, we recognize the importance of preserving the bald eagle habitat along our riverfront and expanding recreational areas for all residents, not just those at the periphery of our city. This plan integrates a walkable, bike-able, and livable downtown area for residents of Greater Lafayette. Some development items we focused on in 2019 were:

- All new planned developments are required to build recycling facilities and greenspace into their projects. We continue to work toward reducing our landfill contribution through recycling programs throughout the City.
- We are reducing the environmental impact of construction by preserving our historic neighborhoods and reusing significant buildings, like the Margerum Government and Community Center as our new City Hall instead of tearing down buildings that can be repurposed.
- Our new facilities leverage efficient systems and solar energy production, like The Wellness Center, which will open later this year.
- Creation of the Community Development Block Grant Five Year Consolidated Plan to address affordable housing and home preservation in target areas.
- The development of the Cason Family Park on the northwest side of the City, right next to the Morris Schoolhouse.

Mayor Dennis spoke about sustainable operations. The City of West Lafayette is in an enviable position. We have a globally recognized university here, we are experiencing growth that is nearly unmatched in the State, and we have interest from investors from around the world. Our \$120 million investment with Purdue University and Purdue Research Foundation on State Street has yielded over half a billion dollars in private investment. It is truly a remarkable time for our community. As our community evolves, we must consider how we deliver services to residents.

- We are evaluating current City processes and operations to optimize the interaction with the public so that they can provide public input.
- We will seek opportunities to reduce costs through green technology to serve citizens with new and enhanced programs.
- 2020 is an important year because of the Census. It is critical that we get this right because the more accurate count we get, the more accurately the count represents our community.

Mayor Dennis asked what we have to show for all of this great work – for all of the effort upon our department heads, upon our Council, upon our staff, and upon our support staff. The answer is that we have consistent ratings of a safe college town that is a great place to create or grow a family. We are:

- 25th Best College Towns and Cities in America (WalletHub)
- 11th Safest City in Indiana (SafeWise)
- 2nd Best School Corporation in the State of Indiana (Niche)

Honoring this history and legacy of those that came before us, like Mayor Sonya Margerum, and creating a community that our young climate action leaders can take us to in the next century. The State of the City is strong.

Mayor Dennis then stated that he wanted to read a letter that was addressed to him that he feels is of great importance at this time. It was dated January 9, 2020, from the YWCA. He read:

Dear Mayor Dennis,

Our mission at the YWCA Greater Lafayette is eliminating racism and empowering women. For 90 years, we have championed those goals. At no time in the memory of anyone now in our organizations has hate speech been so blatant in our community.

The YWCA Greater Lafayette urges the City of West Lafayette to take a strong stand in condemning the increasingly more visible messages and symbols of racism and intolerance that are showing up in our community.

We are thankful that it is still news in our community when the KKK flyers with messages of racism and hatred dehumanize our community. We hope that with our united efforts, such an event is never common place nor accepted here.

A member of our staff was the target of one of the KKK flyers. It was dropped in her front yard in a plastic bag that was anchored with a rock. She knows of six neighbors in a two-block area that were similarly targeted and all were families of mixed race. In years past, such messages were delivered with bricks thrown through windows. Still, this is a threat meant to be unsettling to those local families

We are reaching out to many of our long-time friends and supporters for unity in this time when hateful forces seek to divide us. We are asking the City of Lafayette, the City of West Lafayette, the Lafayette Police Department, the West Lafayette Police Department, the Tippecanoe County Sheriff's Department, and others to make it clear that we are to be a diverse and inclusive welcoming community. It is the hate groups that are not welcome here.

Mayor Dennis placed emphasis on the last line of the letter. He explained that we have been through this before and have been affected by this before. He expressed his extreme anger at the actions described in the letter. He challenged everyone present to, "if you see it, stop it; if you know who is doing it, report it to somebody."

MINUTES

Councilor DeBoer moved for acceptance of the minutes of the January 2, 2020, Pre-Council Meeting, and the January 6, 2020, Common Council Meeting. Councilor Thomas seconded the motion, and the motion passed by voice vote.

REPORTS OF CITY DEPARTMENTS ON FILE IN THE CLERK'S OFFICE

There were no comments.

REPORT OF THE APC REPRESENTATIVES

There was no report.

PUBLIC RELATIONS:

Mayoral Appointments With Council Consent: Historic Preservation Commission (HPC) – Aaron Thompson

Councilor DeBoer motioned to approve the appointment of Aaron Thompson to the Historic Preservation Commission. Councilor Thomas seconded the motion, and the motion passed by voice vote.

President Bunder thanked Clerk Booker and her staff who have been working to come up with a form that we can use for all of the committees to obtain biographical information from the appointees in a consistent format. He explained that when West Lafayette was smaller we already knew everybody who was coming before the Council to be appointed, but that is not true anymore.

Council Appointments: Go Greener Commission - Maureen Berry and Anita Joglekar

Councilor DeBoer motioned to approve the appointment of Maureen Berry and Anita Joglekar to the Go Greener Commission. Councilor Thomas seconded the motion, and the motion passed by voice vote.

LEGAL REPORT

This report is on file.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer stated that he wanted to inform the new Council members, and remind everyone else, what the Joint Board is because it has been a while since they moved on something substantive,. The Board was formed in 2014 as we were annexing Purdue University. It has a total of six members on it, three of which are appointed by the Mayor and three are appointed by the Purdue President. The purpose of the Board, which is technically called the Interlocal Cooperation Board, based on the Interlocal Cooperation Agreement, is to ensure joint oversight of both party's respective undertakings, to function as an advisory body to meet, confer, and make recommendations to the responsible executives of each representative's party. In practice, what this means is two things. One, is that as we were moving through the six years of overseeing the State Street Project, and now the Newman Road Project, the Board was tasked with oversight authority of where those bills were being paid, asking questions about those projects, and ensuring that both the City and University were in sync on them. Two, the Board frequently runs as a checkpoint agency, which means that, for example, when The Rise was being built in West Lafayette the developers came before the Board and answered questions. However, the Board could only make recommendations on those projects; it could not vote on them. He thanked Director of Development Carlson and Corporation Counsel Burns for providing him with some of this background information to present.

FINANCIAL REPORT

City Controller Gray stated that we are at 14% with encumbrances and expenses, while we are 8% into the year. Looking at only the expenses, we are at 11% for the end of January, but that was due to there being three payroll dates instead of the usual two. It will balance out through the year. He explained that the report has all of the funds that we submit to the Department of Local Government Finance (DLGF).

UNFINISHED BUSINESS: None

NEW BUSINESS:

Ordinance No. 01-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Indiana Beta Of Sigma Alpha Epsilon House Corporation) (R1 to R1U) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Councilor DeBoer read Ordinance No. 01-20 by title only.

Councilor DeBoer moved for passage of Ordinance No. 01-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Director Carlson explained that around two years ago, the Development Department and the Historic Preservation Commission (HPC) was visited by Sigma Alpha Epsilon House (SAE) to look at the ability to tear down a house at 424 Littleton Street and put a parking lot in front of the SAE House that would go within 6 inches of the sidewalk on the west side of the property. That idea was not met with great optimism that the HPC would find this to be an acceptable conclusion. This rezone request comes after working for quite a while with SAE and some of their neighboring property owners. The difference between R1 and R1U zones is that R1 have a minimum of 10,000 square feet lots, while the minimum for R1U is 4,000 square feet. Most of this neighborhood, including properties directly to the west and north, are already R1U zones as a result of the New Chauncey Neighborhood Plan a few years ago. This rezone would allow for a replatting of those properties. It would then create a land-swap where the owner of the two houses to the north of 424 Littleton would give or sell property to the SAE House. Having ownership of 424 Littleton would give SAE more land in which it can create a parking lot tucked in behind the houses, and not visible to the neighborhood as a whole. When and if that happens, it will have to come to the HPC to receive a Certificate of Appropriateness. He stated that we are grateful for the work they have done to allow the house at 424 Littleton to remain in place and to get this process to the next level.

Joe Bumbleburg (Ball Eggleston PC), representing the petitioner, noted that the SAE House has been in a long-term redevelopment internally and on the site, and this is another step of that. They have put the new sprinkling system in, and other remodeling is being done to modernize it. They are also getting a proper fire-suppression system. He stated that this rezone and following process is a win-win circumstance for everybody.

President Bunder stated that he takes this as a win for historic preservation.

There was no further discussion.

Clerk Booker called the roll call vote:

<u>Councilperson</u>	<u>Vote</u>
Blanco	Aye
Bunder	Aye
DeBoer	Aye
Kang	Aye
Leverenz	Absent
Parker	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 7 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 01-20 passed on first and only reading.

Ordinance No. 02-20 An Ordinance To Establish The Cumulative Capital Development Fund And Readopt West Lafayette City Code Provisions Concerning The Fund (Submitted by Controller) [No. of Readings 1 of 2]

Councilor DeBoer read Ordinance No. 02-20 by title only.

Councilor DeBoer moved for passage of Ordinance No. 02-20 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Controller Gray stated that this re-establishes the CCD Fund, which has been in place for a number of years. It goes toward a lot of capital items in the City, including IT infrastructure, and things for the Police and Parks Departments. He noted that there will be a public hearing at the March meeting.

There was no further discussion.

Clerk Booker called the roll call vote:

<u>Councilperson</u>	<u>Vote</u>
Blanco	Aye
Bunder	Aye
DeBoer	Aye
Kang	Aye
Leverenz	Absent
Parker	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 7 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 02-20 passed on first reading.

Resolution No. 01-20 A Resolution Of The West Lafayette Common Council Concerning Certain Actions And Proceedings With Respect To The Financing Of Certain West Lafayette Senior Living Facilities (Vita Investment Holdings, LLC) (Submitted by Economic Development Commission) [No. of Readings 1 of 1]

Councilor DeBoer read Resolution No. 01-20 by title only.

Councilor DeBoer moved for passage of Resolution No. 01-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, stated that the Economic Development Commission (EDC) approved a resolution and report for this bonding issue. The project is on 9 acre tract on the north side of Cumberland Avenue, just west of US 231. It is an excellent site for this project, which will include 177 senior living units. It will consist of nursing care, independent living, and memory care. The cost is approximately \$45 million, and \$35 million

of that will come from economic development bonds through the State of Indiana. This is a for-profit corporation, so they will be paying taxes.

Zeke Turner (Vita Investment Holdings) stated that this senior living project will be mixed-use and mixed-income. They have done market assessments in the area, and there is strong demand for the project. It is targeted towards a more affordable option for those who are middle- to low-income. Because it is a mixed-income project, there will be market-rate units available as well. The intention is to have multiple financing sources available to residents to live there, depending on their desires and needs. He noted that President Bunder had requested visuals for this project, so sketch renderings have been provided to the Council. He stressed that the bonds are conduit bonds, which carry no liability to the City. The conduit allows them to take advantage of the tax-exempt status of the City, but it has no effect on the rating of the City nor liability.

Scott Croft (Frost Brown Todd Attorneys LLC), also representing the petitioner, explained further that a conduit bond is a pass-through that allows the tax-exemption of the bonds to be recognized. To do this they need to utilize a municipality, which in this case is the City, so that the IRS will recognize these as tax-exempt bonds. He emphasized that there is no liability on the City for payment of the bonds, and it will not impact the City's credit in any way. It is simply a pass-through in order for Vita Investment Holdings to take advantage of tax-exemption of the City for the issuance.

President Bunder noted that this most recent conduit we have done was for Friendship House. He added that, during discussion at Pre-Council, the Council was happy to hear that there will be a large number of units paid by Medicaid.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Blanco	Aye
Bunder	Aye
DeBoer	Aye
Kang	Aye
Leverenz	Absent
Parker	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 7 AYES and 0 NAYS.

President Bunder announced that Resolution No. 01-20 passed on first and only reading.

Resolution No. 02-20 A Resolution To Amend The Comprehensive Plan For Tippecanoe County To Include The West Lafayette Downtown Plan As A Land Use Element (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Councilor DeBoer read Resolution No. 02-20 by title only.

Councilor DeBoer moved for passage of Resolution No. 02-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

President Bunder stated that there will be a slideshow presentation and comments will be heard. Then he will entertain a motion from the Council to table this item to the March 2, 2020, meeting. This should give the Council a chance to develop any amendments that they want to present, which should be submitted to the Clerk. He explained that if the Council takes no action in March, then the Plan is considered adopted.

Ryan O’Gara, Assistant Director, Area Plan Commission, provided a bit of history about the APC. Since 1965, the APC has been authorized to provide land use and transportation planning services for all member jurisdictions, which includes all entities within Tippecanoe boundaries except the Town of Shadeland. His role in the APC is comprehensive planning aspect of the community’s growth. Over many decades, the APC has been the stewards of the Comprehensive Plan of Tippecanoe County. The latest iteration of the Comprehensive Plan is from 1981, with amendments. Those amendments include those of specific neighborhoods within the cities. The City of West Lafayette initiated this process originally with the New Chauncey Neighborhood, adopted in 2013. After that the US 231 Plan was done. Those two efforts led us here, to West Lafayette’s Downtown. The history of our twin city community here, planned in a unified way, has informed our effort here. The objective is to blend with what is already here and across the river to create a seamless downtown experience from the five-point area of Lafayette all the way to Purdue’s campus at the top of Chauncey Hill. Mr. O’Gara reviewed the history of the City’s request for the Downtown Plan and the formation of the Steering Committee. He went through a slideshow presentation, which included discussion of some of the map areas found in the Plan. Six study goals and objectives of the Plan were established to promote and support:

1. Downtown Character & Historic Preservation
2. Downtown Residential Development
3. Downtown Business Development
4. Downtown Greenspace & Placemaking Development
5. Downtown Safety & Infrastructure Improvements
6. Downtown Connectivity with the Wabash River and Lafayette

Mr. O’Gara noted that we had two staff members from the City of Lafayette, one of which is also a citizen of West Lafayette, on the Steering Committee because we are one community and we wanted to have their input to create the seamless downtown. He explained that while looking at the transportation network, they focused on introducing a grid system to the riverfront area, which is sandwiched between two downtown grids. He noted that every road in the Plan is subject to further study, analysis, financial, environmental, feasibility, etc. These roads would also be triggered by and large by developers seeking to redevelop. The development community often questions what will be accepted on their property. This Plan is a way to try to answer that question and provide clarity for property owners in this area. It is the direction that the City wants to grow. Therefore, development of the streets will occur as a result of development projects coming to the fore. That is how it will be implemented – not by eminent domain or takings. It will unfold as years and decades progress just by private developers interacting with property owners and coming to an agreement on a sale and potential projects. This Plan is to provide a guide on how we would like it to be arranged. The objective is a grid, but whether we achieve some or all of these streets is not as important, and the alignment is subject to change. As the community’s needs unfold in the years ahead, some assumptions made in the Plan may not be applicable. There is a lot of flexibility; it is not a firm plan. It is a beginning of a conversation on how we more urbanize this town to make it available to all modes of transportation. Mr. O’Gara spoke about the land use portion of the Plan, regarding how we would like properties to grow. He noted that although Purdue Research Foundation (PRF) was represented on the Committee, land owned by Purdue Trustees is not included on the map. The riverfront area has a large section designated as Conservation/Recreation because development needs to be offset by greenspace to make the

City more sustainable. It is almost impossible to put a price tag on a proposed park space because these are spaces that will be utilized in ways that private property cannot be used and people congregate. Their locations are important because most of our parks are found in floodplain areas, where buildings cannot go. This Plan tries to take another step forward to say that we want to preserve and expand the riverfront, which falls in line with the plans of the Wabash River Enhancement Corporation (WREC). However, we need to have spaces further into the Downtown area where people can congregate. He noted that West Lafayette Public Library did not have to build the plaza on their property, but they included that open space because it worked well with their mission. It was out of their benevolence that we were able to get that urban park, and he imagines many would consider it a loss if it were to disappear. In that same vein, we have included proposed park areas that are fairly evenly spaced. However, whether they are in these exact locations or not is, to some extent, immaterial as long as park spaces are created. This Plan is to think big, dream big, and include many ideas that may have some merit. Mr. O’Gara explained the areas of different densities and the historic core area. He then explained the public process that this Plan went through, and noted that every property owner in the study area was notified of a meeting held at the library, which was followed by a month-long public comment period. Another version of the Plan was made based off of the public comment before the rigorous APC public hearing process over several months, which included more changes.

Director Carlson thanked the APC, especially Mr. O’Gara, and the Steering Committee for their work and the public for their comments. He thinks that taking another month to ruminate on this is a good idea because this Plan is intended to be what the citizens of West Lafayette and Greater Lafayette would like to see for the future.

Councilor Thomas stated that he has gotten comments from citizens about the roundabouts on River Road with concern about the truck traffic, and he asked if it is correct that we are trying to move the truck traffic to other areas.

Mr. O’Gara stated that River Road’s future is in Chapter 5 of the Plan. River Road has always been a barrier between The Levee and The Village areas, but it is also the straightest route to I65. We speculate that when the US 231 extension occurs, then the need for River Road will diminish and may become slightly more urban. The roundabouts are not necessarily meant to all be together; they are possibilities, and it may be that further study will find that only one is appropriate.

Director Carlson added that with the roundabouts, as with everything in this Plan, there is nothing that will be taken from this document and ordained. It is meant to be conceptual. As individual pieces come in, then true feasibility will be studied at the time. He noted that Lafayette recently approved a rezone that was based off of something in the 1981 Plan.

Councilor Wang asked if it will be possible to have changes if there is even more tremendous growth in The Village area 50 years from now.

Mr. O’Gara responded yes. He added that it should be emphasized, especially to the public, that this Plan is in no way a zoning effort. It does not involve the law. The Comprehensive Plan is a statement of policy, and in Indiana, a locality is not compelled to have concurrency between their comprehensive plans and zoning. To a certain extent, the recommendations in this Plan can be ignored by this Council and future Councils. He explained that whenever a plan is adopted, the APC staff vigorously defends it in their recommendation in the Staff Reports. However, the Commission members or the City Council are free to vote against it. He stated that we have had many amendments to neighborhood plans before as needs and demands have changed over

time. The Council could always authorize the APC to do this again, including with a specific focus if preferred.

In response to a question from President Bunder, Mr. O’Gara explained that the goal was to try to achieve 2-acre blocks where possible. There are some areas where it is hard to get a perfect square, but that is one reason why this does not represent the final alignment.

President Bunder asked if it is true that the reason there can be progress on the south side of the riverfront, closest to the water reclamation plant, is that we already have the right of ways for the roads. Mr. O’Gara responded that the alignment of Wood Street on the Plan is already City right-of-way, but a street has just never been built there. The Plan supports the improvement of Wood Street to break up the super block with State Street and Tapawingo Drive.

President Bunder stated that he is excited about this plan and our ability to try and look 50 or more years ahead. It is rare that the public side is out in front of development; usually everything we do is reactive. This area has a lot of by-right land, so it is good to show our intentions.

Don Teder (2110 S. 9th Street, Lafayette) stated that he wants to speak to Block 27 and the Tommy Johnson Park area. He thanked the Council for the work done on this Plan and stated he is happy with the way it is, but he wanted to make a couple of points. He stated that he wants the Council to understand that he is not opposed to parks. He is fine with the park on his property on Wood Street, and he has two properties there that adjoin the Tommy Johnson Park. He explained that he is here to ask that the Council not destroy the value of his land by labeling it a park. If it is labeled as a park, then there is only one buyer. The City says they will have the developer of Chauncey Hill Mall buy it for greenspace. That developer loves this label, because he knows that makes him the only buyer. No one else will be interested in buying it. He stated that if he does not allow the developer of the Mall to buy it at the price that he offers, then there is nothing he can do with it other than hope that the next administration does not start condemning properties. The label destroys the value. He does not think that him carrying the financial burden of this park is equitable for all. An example might be that if the City were to come to one of the Council members and ask to tear their house down for a park, then you may say that is great because you love parks, but then the City passes an ordinance that destroys the value of your house. The City might ask that you board up five of the ten rooms of your house, and that means that you cannot use it for its highest and best use, and if you sell it to somebody else they cannot use it either. After going to all of these meetings, and trying to emphasize that he is okay with the park, just not the destruction of value, his main concern is that the City will label it a park but not take action on it for the next ten to fifteen years. He will need to maintain the old buildings, but will be unable to sell them to anyone. No investor will buy it knowing it is designated as a park. He stated that this, to him, is the definition of destroying value.

Andy Gutwein (618 Northridge Dr.) stated that he is speaking this evening particularly about Block 6 in the Plan, of which he and his family own a portion. He stated that he is fine with the way it is currently designated, but it was originally designated as a proposed park or conservation area. He was concerned, as Mr. Don Teder just spoke, about the impact on the value and future development potential for that property. The way the Plan is before the Council now, Block 6 is designated as Downtown Village with a proposed park area hashed over that as an option. He has no option with it being designated as a potential nice spot for a park. He wants to make sure that the underlying Downtown Village use remains in place and does not slide back to become designated strictly as a park area. President Bunder thanked Mr. Gutwein for his service on the Park Board.

Frank Rosenthal (2856 Ashland Street) stated that he has lived here around 30 years, and he is excited about this process of planning what will happen in our community—plotting our destiny, so to speak. He does not have property in the Downtown area, but he sees it as the heart of our community. What we do there affects the rest of us. How we handle it is also a model for how we will handle lots of other kinds of development, which is coming in the future, whether we like it or not. He does not have much disagreement with anything in the Plan, and he wants to commend the hard work that went to putting it together. However, he is concerned about the lack of specificity, particularly in the section dealing with greenspace. He sees good general statements, such as creating a streetscape plan to protect the natural environment, but he does not see ingredients of what is needed to protect the environment. He sees a statement that we want to explore trail opportunities, and he would like a more definitive statement about what we feel is needed with those opportunities and trail connectivity. He thinks we can build on this Plan and be more specific so we can hold the people who will be implementing this for many years to our vision. There will be densification changes coming, and he has not seen how dense it will be, or if we have a maximum density we would consider appropriate. In terms of priorities, he would like to see more about what we will do with the combined experience of enhancing greenspace and providing quality of life for the expected high-density population of the area.

Kendall Smith (1801 Woodland Ave.) stated that he and his wife, Beatrice, are second-generation life-long residents of West Lafayette. As owners of property at 200 W. State Street, noted as Block 20 in the Plan, they are here to protest the West Lafayette Downtown Plan's designation of their property as Conservation/Recreation. He stated that they are both happy to see a comprehensive plan develop for the future of our small City, and they also thoroughly enjoy all of the parks and trails that make it a joy to live in West Lafayette. They also believe that urban greenspaces are important to a healthy and enjoyable city environment, for both community members and Purdue students. He stated that their family has owned the property since the 1970s. His wife ran a travel agency there for many years, and after the decline of that industry, they searched for a tenant there. They chose Chipotle Mexican Grill, partly based on their belief in serving healthy, organic, and sustainable meals. The company prefers stand-alone locations rather than mixed-use facilities, and today this location is one of their best performing properties. The Smiths believe that this restaurant is an important part of the Downtown formula, and it is also a significant portion of their investment portfolio. With all of the Village development, its value has continued to grow. It is currently in an LLC with stock owned by B&I and the Smiths' two children. Mr. Smith stated that the language on Page 94 regarding Block 20 states, "This block, designated Conservation/Recreation and located in the historic center of Chauncey Village, contains one of the most iconic historic buildings in the city. Designed by architect Louis Sullivan, 210 W. State Street is recommended for repurposing as a civic-use building with the rest of the block serving as the second of three public park spaces in Chauncey Village." Mr. Smith stated that he saw these plans presented during development at the public meetings, and he noticed that their property was proposed as a park. However, he did not realize that the City was planning to make a resolution that would permanently label it as a park. He stated that this action will virtually condemn their site for future private development. It will reduce the property value immediately, as there will be no future buyers except the City. The valuation would benefit the purchase by the City down the road, but at the expense of the citizens. He stated that it does appear to be a good location for a pocket park; however, two properties in Blocks 21 and 23 would also be excellent locations. This would be a good time to include optional park spaces in them while their owners are contemplating site development. He asked that before the Plan is finalized that Block 20 be relabeled as being recommended for Downtown Village with an option to incorporate Conservation/Recreation into part of the block. It is the same language used for Block 6, as Mr. Gutwein mentioned. He also asked that Blocks 21 and 23, currently Chauncey Hill Mall, be labeled similarly include that option.

Cristie Weida Dombkowski (320 Laurel Drive) stated that she is the manager of Weida Apartments, a property owner in West Lafayette, and a listed member of the Plan's Steering Committee. She was asked to be a part of the Committee by Mr. O'Gara in September 2018, but she declined due to the timing and time commitment. However, in January 2019, she felt obligated to jump back in after her mother, who owns Levee Plaza along with her father, was blindsided by a call from the *Journal & Courier* asking her what she thought about the APC's plans for the Plaza. Ms. Dombkowski stated that she had not realized that when she was invited to be a part of the Committee that her parents' property was a large part of the plan. Unfortunately, she was only able to attend two meetings and the public meeting at the library. Levee Plaza is 11 acres of the now-defined Wabash Riverfront. It is Blocks roughly 38 to 44. Ms. Dombkowski stated that they would like it put on record that they do not agree with the proposed plan with this area. They do not agree with City streets being laid out throughout their property, as this compromises the value and future development and potential of the property. Further, they do not agree with the Conservation/Recreation for Block 32 on the Future Land Use Map. It is currently designated as multi-family, which encompasses The Launch apartments and three multi-family units owned by she and her family. She stated that changing the land use to a park completely devalues the property. The narrative states that Block 32, "experiences periodic flooding events, even within areas not zoned Flood Plain." She would like it put on record that the properties owned and/or managed by Weida Management have never experienced flooding. The properties include 426 N. River Road, 500 N. River Road, and 518 N. River Road. Also, no property owner in this area would ever agree to change this use designation. She noted that there are consequences to this vote, which have a monetary impact to property owners. She stated that she has to disclose this information if and when she sells her property. She asked the Council to take this into consideration.

Zachary Baiel (124 Connolly Street) asked that since we keep hearing that parks are incredibly important, why we do not include narrative for every block to have parks and greenspace as opposed to just having discretionary markings on the map. The future will surely thank for us. He asked what an additional month would provide the Council or the public. If this is a 50-year-out Plan, surely we can spend a few more months to make sure that we reflect the community, as we heard is the desire of Director Carlson and Mayor Dennis. He stated that the old adages goes, "if you do not have a seat at the table, you are probably on the menu." If there was any doubt before, the West Lafayette community is certainly on the menu with the proposal before us today. To that end, he is sure others here would support tabling the Plan to hold at least two more public meetings with an opportunity to actually achieve good governance with this Plan as opposed to being blindsided by various aspects. While we have a community that is excited about developing Downtown, the system and the processes that the City and APC have utilized to create this proposal, with the private Steering Committee model, intentionally obfuscates the discourse, or absence of, and that leads to the document we have before us. The public was left without any objective source information to reconstruct the conversations, questions, dialogue, and logic that led to all of the items before us. Finally, if the proposal is adopted, we must also include dependencies, metrics, and measures for the strategic elements to ensure visibility of the Plan's progress and hold the responsible parties accountable. We heard that the APC said that the Mayor and City Councilors were on the Steering Committee as representatives of the public; however, there were no other public meetings that occurred hosted by those representatives over the first 12 months. When we did finally have the meeting in August, it was not well publicized, including being absent on the City and County website. Once again, failing that good-governance check. He asked how we can achieve having a Downtown Plan that is celebrated in the community. He stated that when we actually engage the public and allow them to ask questions, we might hear things regarding the proposed value system during the urban design process that this particular Plan is predicated on, or the values that we are trying to modify, achieve, or

suppress with proposal, or what the desired population growth is over 50 years. Without this as a guide, he asked what is guiding us and what types of affordable housing will be available. The Plan mentions reviews of ordinances and real estate markets, and he asked if we have done any of these presently. There is no appendix or resource information included in the proposal. In absence of this data, he asked what methods and methodologies have been used to understand the proposal, or if we are just winging it with our gut, or letting desired property values be our guide. He asked how different development trajectories impact the other parts of the City and its neighbors. By omitting these perspectives, he must assume that they were not analyzed. He encouraged the Council to table the resolution and hold public meetings.

President Bunder noted that a Plan delivered by the APC will go into effect if the Council does nothing, so the timeline is short. We must take some action tonight, and he confirmed with Corporation Counsel Burns that we have another 30 days after that.

Bob Hockema (623 Ridgewood Dr.) stated that he supported this Plan from the beginning. He explained that in December 2018 he purchased the property at 400 Brown Street, which is in Blocks 48 and 49. The reason he purchased the property was to develop something great for West Lafayette in the future that would be near the riverfront. In December 2018, he went to the APC and requested to be on the Steering Committee as an owner. He explained that his concern is that although the current administration says there is no chance of eminent domain, this is a long-term plan, and future administrations could change their stance on that. With focus on the riverfront, he has concerns with Tapawingo Drive as the two bridges are connected and it becomes a major thoroughfare. He asked if that road would be safe for bicyclists and walkers, or if it would become a dividing point between the new Downtown and the Riverfront. West Lafayette has a chance to do something great here with a wedding venue or restaurant on the waterfront, whereas the City of Lafayette is impeded by the railroad tracks. His property is currently 287 feet off of the river and there are 14 acres of land to the north, south, and east of the property. Mr. Hockema stated that he wants to make sure that the best use for the community is done so that people can enjoy it. He thinks there is a mixed balance of development and parks near the water that people can enjoy, as demonstrated in great riverfronts throughout the country. He repeated that he is in support of the Plan, but he asks that the underlying riverfront zoning be kept on Block 49.

Ed Garrison (275 S. 990 E., Lafayette), noted that he is the former West Lafayette City Engineer as of last Friday. He attended each and every one of the Steering Committee meetings. He can say that the focus of the meetings were to paint a picture of what they thought would be best for the City of West Lafayette with the future growth and redevelopment. They did not take into consideration who owned what property. He knows that if he owned the property and felt like he was adversely affected, they would see him up here speaking on the other end of the shoe. However, what they worked on was what they felt the best picture of could be. Over the course of the last several years, we have negotiated several planned developments. We have learned a lot. He looks at each development as a puzzle piece for the City, and we had been working on it without knowing what the puzzle would look like when put together. This Plan gives us something to look at before we end up with Picasso. He empathizes with anyone who does not like this, but this does not change the zone. Anyone who owns the rights to the property has rights to build whatever it is zoned as. If they want to do a planned development or negotiation, then it does make it more difficult without having an offer to offset it. It could be that the park is a block away, two blocks away, or five blocks away, but we need to consider parks as part of a future plan of the City or else it just will not happen.

Councilor DeBoer motioned to table Resolution No. 02-20 to a time certain of the March 2, 2020, Council meeting. Councilor Wang seconded the motion, and the motion passed by unanimous voice vote.

REPORT BY THE MAYOR

There was no report.

COMMUNICATIONS

► Councilor Parker stated that this week has been named Gun Violence Survivors Week. Mayor Dennis will be issuing a proclamation tomorrow morning at the Board of Works meeting. It is this week because by the end of the week, the number of gun deaths in the United States will surpass the number of gun deaths that our peer countries around the world will have for the entire year. There are simple things we can do, such as store your gun safely.

► Councilor Wang asked if there are any plans for the property that has the old CVS Drugstore at the corner of Salisbury Street and US 52. Director Carlson responded that it has been around 11 years since the merger of CVS and Osco, and CVS moved across the street. He explained the CVS rented the building there, and the person who owns the building, who lives out of state, rented the property from a local family. After the lease expires, the building reverts back to the property owner. That lease was set to expire this past weekend. He spoke to the property owner in January, and they wanted to make sure that everything went through. He hopes to know more and see plans by this time next month.

► President Bunder noted that Target opens in April.

CITIZEN COMMENTS

► Zachary Baiel (124 Connolly Street) stated that he is not sure where the public should look for the posting of any future meetings regarding the Downtown Plan. He stated that some people had emailed their representatives, but had not heard back. Mr. Baiel asked if the last pass-through bond that we did was for the Faith Ministries Church and Community Center. Corporation Counsel Burns responded that it was one, but Friendship House was most recent. Mr. Baiel thanked Mr. Garrison for his service as City Engineer. He stated that he did not see the Council Work Session posted that took place before the meeting, but it was refreshing to hear public records discussed as he came into the meeting. He noted that the Indiana Coalition for Open Government is a statewide 501(c)(3) who has an education as a top component of its mission, not only for governmental bodies, but also for the public, so feel free to contact himself or indianacog.org. He stated that he is excited to hear about the data standardization that is coming from the Clerk's Office in regards to some committees, as he is always happy to hear about the City systems as they are designed and implemented. He thanked Mayor Dennis for presenting the State of the City this evening. A few items come to mind regarding the climate discussion that was given there. He asked for clarification about the Resilience Committee meeting with the Go Greener Commission, about the local Resiliency Coordinator, and about the best way to local people to get involved with that group. We heard that the City was designated with a Bronze Rating as a Bicycle Friendly City, which is great to hear; however, he did not see information on the website similar to what the City of Lafayette received and posted regarding the rating and ways the community can improve. He asked that that information be shared.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment, and President Bunder adjourned the meeting the time being 8:15 p.m.