

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
MARCH 2, 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 March 2, 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, Larry Leverenz, Kathy Parker, and Gerald Thomas.

Absent: David Sanders and Norris Wang.

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, and Interim City Engineer Marcus Smith.

President Bunder asked that everyone keep Councilor Wang in their prayers as he is in the hospital.

MINUTES

Councilor DeBoer moved for acceptance of the minutes of the January 30, 2020, Pre-Council Meeting, and the February 3, 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

Councilor Parker stated that there were three items at APC that affect West Lafayette. The first related to a rezoning for Evergreen Campus Rentals from R3W to PDRS. This has been in the works since November 2018, and it was passed by the Council in December 2018. Once bonding is accepted, the owner will be cleared to apply for improvement permits and begin construction. The second item was conditional primary approval of the Vita of West Lafayette Subdivision to build a senior living facility on Cumberland Avenue just west of US 231, which was approved by the Council at February's meeting. There will be no vehicular access along the Cumberland Avenue right-of-way. The final item was conditional primary approval to Kappa Delta Theta Nu Subdivision to re-plat four lots into one roughly half-acre lot at the southeast corner of Northwestern and Fowler Avenues. They have applied for a number of variances regarding building height, setbacks, and parking. West Lafayette is requiring a statement for no vehicular access to be platted along both Northwestern and Fowler frontages. Sole access will be the existing alley off of Fowler.

COMMON COUNCIL MEETING MINUTES, MARCH 2, 2020, CONTINUED

Councilor Leverenz added that the APC Ordinance Committee will be meeting Wednesday, and they will be discussing solar panels and how the County is going to respond to that.

PUBLIC RELATIONS: None

FINANCIAL REPORT

President Bunder noted that Controller Gray will prepare the Financial Report in the next day or so since this is the first business day of the month.

LEGAL REPORT

This report is on file.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer stated that the next Joint Board meeting will be April 21, 2020.

UNFINISHED BUSINESS:

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 2 of 2] **PUBLIC HEARING**

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

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

Controller Gray explained that this is to re-establish the Cumulative Capital Development Fund, which is mainly used for IT expenses, and has been used for capital items for Parks and Police. We have had the same 5% rate for several years.

Councilor DeBoer moved to open a public hearing on Ordinance No. 02-20. Councilor Thomas seconded the motion, and the motion passed by voice vote.

There were no comments.

Councilor DeBoer moved to close the public hearing on Ordinance No. 02-20. Councilor Thomas seconded the motion, and the motion passed by voice vote.

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	Aye
Parker	Aye
Sanders	Absent
Thomas	Aye
Wang	Absent

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

President Bunder announced that Ordinance No. 02-20 passed on second and final 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) [Continued from February 3, 2020] [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.

Director of Development Carlson provided a recap of how we got here with this Resolution. In August 2016, Ryan O’Gara (Assistant Director, Area Plan Commission) provided the Council with a rough draft of a heat map, similar to that seen now on Page 85 of the Downtown Plan. That was a starting point for the process to complete this current document of 107 pages. This was rolled out to the public in August 2019 at the West Lafayette Public Library. We have been receiving a good amount of feedback since then, most of which has found its way into these pages. This has also gone through the APC Ordinance Committee and the Commission as a whole at their January meeting.

President Bunder stated that we will take citizen’s comments before returning to the Council.

Kendall Smith (1801 Woodland Ave.) stated that he is the co-owner, with his wife Beatrice, of the property at 200 W. State St. where Chipotle Mexican Grill is located. This is designated as Block 20 on the Downtown Plan. He stated that they object to that property being designated as Conservation/Recreation. Block 6, for example, has been changed to be optional for Conservation/Recreation. Although he knows this Plan is only supposed to be a guideline for future planning, once the blueprint is down, that is what people look at. He does not think that their property is any more valuable for a park than the properties where Chauncey Hill Mall is. Those properties are under consideration for redevelopment and the tenants are mostly gone. This is the time to put greenspace into those properties and not taking out a taxpaying property that is vital to the downtown of the Village. He thinks that all of the potential areas for parks should be marked as optional for future growth of the City. He urged the Council to send the Plan back to the APC and ask them to reconsider some of the labeling on the parks and to involve the property owners in their decisions.

Jim Pasdach (owner of JL Records at 380 Brown St.) stated that he is asking the Council not to approve this Plan. The Levee has been through a lot. There are 13 businesses that were there in 1999 that are now gone. Wabash Landing has not been a help. It has been a hindrance that keeps as many people away as it attracts. There is a belief out there that there is no parking. Well, there is some truth to that. There is no parking at Wabash Landing. He stated that he lost \$1.6 million during the construction of Wabash Landing. He had to shut down for almost a year and go into personal debt to keep the store going, and he never had a chance to recoup before the economy crashed. The only way he would have a chance of recouping is if Mr. Taco Bell wanted to buy his property, but that is out the window with a blue line going through it. It is going to be an alley someday. He stated that even though the Mayor, who he trusts, has told him that he will not be going anywhere anytime soon, this Plan devalues his property. Mr. Taco Bell went back home. Nobody will want the property if they cannot develop it. It is cut up into two little lots. His property has been devalued after taxes have been increased four or five times. He asked if his taxes will go down now that his property is devalued, and then stated that he does not think

so. This is a real hardship, and he is not the only one. Mr. Pasdach referring to the 13 businesses that are no longer there, stated that he found out from the owner of Smitty's that it closed due to the construction at Wabash Landing. The construction was killing everybody down there, and now here it comes again. He stated that there is something a little sinister about this whole plan. He asked if once his property has been devalued if the County or City will come along in 10 years and offer a fraction of what it was worth. He stated that he got into it with a developer at Wabash Landing, when he was throwing his pie in the sky dream at everybody, and Mr. Pasdach told him it will not work. He told him, that as his grandpa used to say, you are trying to squeeze ten pounds of manure into a five-pound sack.

Patrick Hagmaier (375 Brown Street, and owner of The Pint, 111 South River Road), stated that he has some reservations about some of the changes that have been made. It is rare that he finds himself a bit disappointed in decisions made at the City level. He thinks that, in general, we do a pretty good job. He finds it hard to see the wisdom of removing the option of public greenspace and public parks for people and for the future of the City. His problem is that if the idea is to have people make more money and have profits go up, rather than the wellbeing of our citizenry, he does not see how that is responsible decision-making of this body. What we have to do is look at what we want our City to look like down the road and who will be utilizing it to create that space and have that space listed. Whether that is to pick specific properties, or to mark all the adjacent properties with greenspace so that people know that we have a strong intention of developing a park in this area as opposed to a crosshatching that says, "Maybe we will, maybe we won't." It takes away the teeth from our City government in order to be able to say that we want it, unequivocally. He understands that it will hurt in some places, and that property owners may not get quite as much. However, there are also points where people will be able to leverage the City in order to help incentivize the buildings that go in next to that area. He assumes that the City can do things like that since it has been done in the past. He stated that he questions the wisdom of not having a strong stance on caring about all of the citizenry, and all of the uses, and all of the numbers of people that are going to be down there, as opposed to giving the voice to the people who just have enough money to buy the land that is down there. The value of that land is very high, and you have to have a lot of money to buy it.

Zachary Baiel (124 Connolly Street) stated that he is asking the Council to vote against this particular Resolution and open the process again under a public steering committee model, as opposed to the private steering committee model that we saw, so that we can actually achieve good governance and understand the why and how behind this decisive Plan for the City's future. First and foremost, we must have difficult conversations regarding the public good publically. We must have these on the record so that we can see now and in the future to understand the why and the how the decisions happened that we see in the Plan before us. He asked if future residents will be able to reconstitute regarding the Downtown Plan before us with the private steering committee model. Sadly, the critical conversations, the questions, the debate that surrounded this is gone forever. Sure, we had the other public meetings, but there were about a year of private steering committee meetings where a lot of this was already hashed out. It is also very sad to not hear the Council speak prior to public comment. Thanks to the media coverage from Jordan Smith at *The Exponent* and Dave Bangert at *Journal & Courier*. *The Exponent* quoted Director Carlson stating, "What they [the property owners] are doing is protecting their investment, and what we are doing is planning a City. We have different metrics for what is good, and that is a reasonable conflict." Mr. Baiel stated that the public has asked specifically and repeatedly what methodologies and metrics were used to create the proposal, and yet there has been silence on this. The documents are missing, along with all of the dependencies, metrics, and measurables for the strategic elements. He asked how, without these elements, we can hold the City or the APC responsible for those particular items. He asked what the desired population

growth is for development over the next 50 years. Without this as a guide, what is guiding us? The fallacy of infinite growth? What types of affordable housing will be available? Absent this data, what models and methodologies have been used to understand the impact of the proposal? Are we just winging it with our gut, or letting desired property values be our guide? Since the February meeting, what has the Mayor, this Council, or the City departments done to reengage the public? That silence is an honest response because no additional effort was made to achieve good governance and to allow the public, who this plan is for, to understand the why and the how behind the 100-plus pages of decisions here. Over the past few months we have heard a lot about parks and the issues raised when classifying areas, even if it is an initial vision document, and not on totality a zoning document. If we wanted to make a strong statement about parks, they should have been included along with greenspaces in all of the previous planned developments over the past decade, such as The Fuse, The Rise, and Wang Hall. He asked why it is a sudden goal to achieve this now. Additionally, the plan could have included park narratives for each block, as opposed to signaling out particular properties. We could have looked at it in terms of a non-macro level, and having given actual thought to this wonderful idea, to have parks and greenspaces all over this particular plan as opposed to singling it out. He hopes that someone is putting forth an amendment for that.

Councilor Leverenz noted that he also serves on the APC Ordinance Committee, so in going through that process, one of the things that concerns him is the argument that property values are being decreased. However, he has not seen any data to support that. He sees the possibility of some property values actually increasing, and some properties getting better as the City is defining what the development of the City might look like. He would like to see some data as we move forward, including what has happened to property values in other cities with plans. He stated that his second point is that he wants to reinforce the fact that this is a conceptual plan, which is certainly subject to change. He worked for Purdue for 26 years and saw four or five master plans in that period of time. We would not throw all of this out and start over, but it can be adapted as circumstances or needs in the City change. He explained that from his standpoint, what we are trying to do here is to create a workable, manageable plan for the City so that the City can manage that growth. He has lived in cities and seen cities that have no plans, and those cities will often be sprawling with residential and business mixed in together with the infrastructure and traffic problems that go with that. That becomes a real problem. Councilor Leverenz stated that West Lafayette is not a village anymore, nor a town; we are a City. For nine or ten months out of the year there are 90,000 people in this City. He asked how we can manage that growth, and future growth, without a defined plan. For that reason, he thinks that this Plan gives us a feel for how we can maintain the values, services, and infrastructure that we are used to, that we like, and the vision we would like to maintain, while at the same time managing that growth. For that reason, he is supportive of this Plan.

Councilor DeBoer stated that when we came into this Plan, there were several long-term goals in mind. One of them was increasing densification so that more people can affordably live in this area. We needed to have more greenspace for these additional individuals to actually live and thrive and to have a communal space. We needed to try to make sure it happened in a logical way and decrease the amount of parking in the City. The entire Wabash Landing is asphalt with a sea of parking right now, as is Chauncey Hill Mall. This Plan exceeds in those goals. It falls short in preserving certain property he does not think should be considered historic, and it falls short in the amount of greenspace available, but it is a compromise. There are a lot of individuals, who are not here tonight, who will benefit from this Plan. There are a lot of reasons to vote for this Plan and a lot of reasons to vote against it. He stated that he is in favor of this Plan because it puts the best foot forward for District 1, and it is a starting point. These conversations will continue, things will change, and we will have planned developments and variances go through.

We tend to grant those when they go through the right process. We will make changes and be accommodating to requests. However, this is a time to at least put our foot forward and get this on paper as we work with landowners, citizens, and constituents to shape this over the years.

Councilor Parker stated that a lot of honest work went into this by 20 people who had different interests in the City. If we look at this as writing a book, this would be the table of contents. It is intended to be general, and the specifics will come later. She has heard people say that they wish they had been invited to the table, and she hopes that for future discussions that that will happen. This Plan will not be finished for decades, and it is changeable. It shows incredible foresight into where we want the City to go, yet it allows for flexibility. Our job here is to balance the needs for greenspace and recreation with the needs of property owners. From what she has heard from property owners, most are comfortable with the latest plans that include the accommodations of possible greenspace. She thinks it has been considerate of property owners, business owners, the historical district, the University, the environment, and public safety.

Councilor Thomas stated that this is the beginning of a process, and this Plan will change. This is a first step in what we feel is a good start for a city that is growing, and will continue growing over the next 20, 30, 40, and 50 years. We would be foolish not to have a plan. He has heard concerns from constituents about the value of their property, and he understands that. However, he agrees with Councilor Leverenz that this Plan will actually increase property values over the long term. We will have further discussions, but this is a good beginning.

Councilor Blanco stated that it is important that we have more public space, greenspace, and public art. That is something prioritized in this Plan. We want to have a general downtown and a Greater Lafayette downtown. He appreciates that CityBus, representing public transit, was at the table for the development of this Plan. We want to make this friendly for people who walk, bike, and use public transit.

Councilor Kang stated that she has the perspective of making sure the students like this Plan, because that is whom she is here to represent and who she is right now. As the other Councilors said, this Plan is beneficial and will help West Lafayette grow. It seems that there are property owners do not like this plan, but from the perspective of students, not a lot of students are property owners. As a representative of students, she will vote in favor of this Plan because it will help West Lafayette as a whole.

President Bunder stated that he rejects the notion that this procedure was a private event. This is the fourth of this type of plan he has been through, and this process looked exactly like the other three. The greatest challenges are, first, to get people to comment, and second, to stay committed through the years these processes take. It is difficult to do, and he applauds Mr. O'Gara for trying as hard as he did. He also applauds the APC staff for committing substantial hours, weeks, months, and years of staff time for these plans. These are not simple undertakings. One of the difficult parts is to convince people that these are vital for the future of the community and to get them to commit the long periods of time it takes to get these done. This is as well conceived and advertised as we can do and as we have done. President Bunder stated that he also wants to celebrate the Plan. This is a great plan. For the sake of the future of this community, it is an act of imagination and hope for what we can achieve as a community. He congratulated Mayor Dennis, and stated that the number of projects we have accomplished in the last ten years have transformed this community. This, in a way, is the capstone to this. It shows how we get from the hill down to the river by creating a new urban core closer to the river. He stated that this is exciting stuff, and it is part of the work we have done for the last decade. It is hard to convey, both to his neighbors and to this audience, how remarkable this has been. He reiterated that his two points were that one, this was not a private event, and two, it is part of a decade-long history

of transforming this City. It is remarkable, and you will be glad to say that you were around during this decade.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Resolution No. 02-20 passed on first and only reading.

At the suggestion of Corporation Counsel Burns, President Bunder stated that he wants to officially withdraw the proposed amendments to Resolution No. 02-20 that appear under Pre-Council Action Items on the agenda. There were no objections, and President Bunder took the consent of the Council to withdraw the items.

NEW BUSINESS:

Ordinance No. 03-20 An Ordinance To Annex Certain Lands To The City Of West Lafayette (3464 Bethel Drive) (Submitted by Tyler Ochs of Ball Eggleston) [No. of Readings 1 of 2]

Councilor DeBoer read Ordinance No. 03-20 by title only.

Councilor DeBoer moved for passage of Ordinance No. 03-20 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Tyler Ochs (Ball Eggleston PC), representing the petitioner, stated that this is a request for an annexation of 3464 Bethel Drive, which is off of Sagamore Parkway. The land is currently undeveloped. The plan is that this would be sold to a buyer once it is annexed, and then it would be commercially developed. Once developed, the tax base will increase. Additionally, since it is over 50% contiguous with its neighboring land into the City, there would be no additional resources necessary for the City of West Lafayette to provide. The fiscal plan [Resolution No. 03-20] highlights this, with the burden shown down by department. Due to this being one piece of land that is 100% owned, it has its own statute in Indiana Code that makes it a more streamlined process than the City's most recent annexation.

Councilor Bunder asked Mr. Ochs to speak about what is going to go on the property. Mr. Ochs stated that the person who is going to buy the property owns Village Bottle Shoppe, and he will be developing a liquor store on that property. He currently owns liquor licenses for the City of West Lafayette. Therefore, once it is annexed into the City, he will start commercially developing that land. The land is currently zoned General Business, so there is no need for a rezone. He can start commercially building as soon as his purchase is done.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 03-20 passed on first reading.

Resolution No. 03-20 A Resolution Of The City Of West Lafayette Adopting A Fiscal Plan And Definite Policy For Annexation Of 3464 Bethel Dr. Annexation Area (Submitted by Tyler Ochs of Ball Eggleston) [No. of Readings 1 of 1]

Councilor DeBoer read Resolution No. 03-20 by title only.

Councilor DeBoer moved for passage of Resolution No. 03-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

There was no discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Resolution No. 03-20 passed on first and only reading.

Resolution No. 04-20 Resolution Of The City Of West Lafayette Approving Applications For Tax Abatement (Saab Aeronautics Indiana, LLC) (Submitted by Department of Development) [No. of Readings 1 of 1]

Councilor DeBoer read Resolution No. 04-20 by title only.

Councilor DeBoer moved for passage of Resolution No. 04-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Director of Development Carlson stated that this is the next, and ultimate, step in a tax abatement for Saab's factory for aeronautics. This is to be located in the Discovery Park district on the west side of the City, which is part of one of the great outcomes of the State Street Project. People may wonder what a road has to do with an airline plant, especially since the road does not directly service that plant. However, this very much does. When Mayor Dennis and Purdue President Mitch Daniels began discussing the State Street Project, they created a bond between the City and University toward growing the City in a thoughtful and wide way, as the Council just approved with the Downtown Plan. Due to having the type of relationship that is not seen in many, if any other, places in the country, we have become an attractive beacon for companies looking to innovate and create. With this, we were able to land Saab. Due to some of the complexities with our TIF structure, with funding the reimbursements of the State Street plan, it has been requested that we go through this abatement process instead of the usual incentive process through the RDC. This would stop money from coming into the TIF District, which keeps us from needing to renegotiate our plan with Purdue and Purdue Research Foundation (PRF). He noted that several people are in attendance to answer questions, including Lafayette's Director of Development, Dennis Carson, because Lafayette has done abatements more frequently than West Lafayette. It has been a little over a decade since our most recent abatement.

Councilor DeBoer suggested that we start by delving into the State Street financing mechanism and how that is structured so that it does not necessarily impact our coffers in the short- to medium-term. He has been fielding questions from both constituents and the press about that, and he thinks it is worth a refresh about that structure.

Director Carlson stated that the State Street Project was a \$120 million project of some soft and mostly hard costs. That was split nearly 50/50 with Purdue. There was an additional \$30 million of indirect costs that Purdue took on as part of the project with demolishing Freehafer Hall and other items. Our initial agreement with Purdue was that they would pay for the road and start developing TIF 2, also known as the US 231 South TIF District. Funds that are coming into that TIF, until we hit the initial \$92 million outlay, are going to Purdue for reimbursement of the funds that they are spending for the State Street work. That is with the caveat that the TIF District expire in 2039, and if those funds have not been present in that TIF in that time, our obligation to reimburse them is complete. Then, in 2018, we added a reimbursement plan with PRF on top of that for \$105 million in infrastructure. PRF was charged by Purdue to start developing land that had become theirs in a land swap with Purdue. In order to create money to go into that TIF, they had to start building things on that land that were taxable. However, there were utilities and roads missing from land that had been soccer fields or owned by the University. He explained that all of the utilities that went through that property were from Purdue's own power plant and other utilities; however, State law says that they cannot use that on commercial properties. There is a lot of development needed to put in a building, such as a road and utility corridors. Therefore, that \$105 million was on top of the initial \$92 million. The difference in this one is that once we get to that point, which the lawyers have dubbed "the waterfall," 90% of those funds that come in go toward PRF for reimbursement while 10% comes back to the RDC. As with the initial deal, if that money does not appear in the TIF District, it does not get refunded. We are extraordinarily grateful for the infrastructure that they have put in. The City was not in a position to be able to put that infrastructure in during this process with the way our tax structure is set up. That was the deal that was made and approved by this body in 2018. With that, instead of bringing in many lawyers to change "the waterfall," and go through the whole process to put Saab up front in this,

we decided that the tax abatement was the most prudent and quick way to get where we needed with that.

Councilor DeBoer asked for an explanation on why PRF would ask for an abatement when they are dependent on those TIF funds. He asked what kind of development they are hoping to spur or what else Saab may attract to help eventually repay this.

Director Carlson stated that, like Neil Armstrong planting that flag on the moon, this is planting the flag in the Aerospace District. We have heard from some companies that are interested and have sought after others. One particular company passed on us, and that is also why the Newman Road Project began to allow semi-trucks to get underneath the railroad bridge to service that area. He noted that Newman Road was another deal where we had offered to reimburse Purdue and PRF for that work, but INDOT decided that the project was such a great idea that they funded it. This has spurred a lot of growth and attention to this area.

Joe Buchan (Director of Contracting, Saab) stated that, on behalf of Saab, they are thrilled to be here and we see the vision for the Aerospace District, and they respect that vision. They are happy to be the one to turn the picture in front of you into a reality. Several people from Saab have spent a lot of time in this area in the last 1.5 years, and they are excited to become a part of the community here. Mr. Buchan reviewed some plans and drawings of the facility with the Council. He stated that they will be creating a minimum of 200 jobs over the next five years and have committed to an average wage of \$25.24 per hour, which they hope to exceed. He noted that when discussion began a couple of years ago, the thought was that this facility would be built and that Saab would lease it. However, they have changed direction to buy the facility and land, and they intend to be here for quite a long time. In addition, with an eye on the future, they have designed the building so that another 50,000 square feet can be added in the future. He hopes that these actions reinforce the point that Saab intends to be here for the long haul.

Councilor DeBoer expressed concerns about how prior companies have left after getting an abatement. He asked for specifics of what Saab is committing to, how we check that, and how regularly will we be doing so.

Director Carlson stated that there is a regular policy for how that will be checked. Each year, the abatements go first through the RDC to ensure they are meeting job numbers spelled out in the SB-1 form. If they are not doing so, the RDC will vote on whether to reject the abatement, and then the Council votes as well. Until recently, the Development office kept in check with the abatements, but now we have a contract with Greater Lafayette Commerce (GLC) since they are also overseeing the abatements in Lafayette. This allows a better focus on compliance. The most recent abatement in West Lafayette was Dow AgroSciences, which relocated after they merged with DuPont, so the final year of their abatement was revoked. In response to a question from President Bunder, Director Carlson stated that the total investment in the real property is anticipated to be \$16.5 million. When the assessed value is done on properties, the aim of the County Assessor is to come in at about 80%. With that assumption, we estimate that the annual real property abatement will be \$300,000 annually. He noted that this is a five-year abatement instead of the usual ten, so it will be around \$1.5 million total. Over the period of year six through year twenty-five we would be receiving \$6.2 million, as calculated with the current assessed value estimate. Regarding the personal property abatement, which is for machinery and equipment, it will be a ten-year graduated abatement. They will start off in year one being abated 100%, year two at 90%, down to 10% in year ten. There is an assumption of \$15 million of personal property value, which depreciates over that decade much more than the real estate would. This would be an estimated \$588,000 worth of total abatement over a decade. The combination of the five-year real property abatement and the ten-year personal property tax abatement is estimated to be \$2.1

million. We will be expecting significantly more than that to come back to the City in years five and beyond. Director Carlson stated that he was lucky enough to join representatives from PRF and GLC in Sweden, which is Saab's main base of manufacturing. When Saab was here, they said they loved West Lafayette because it reminded them so much of Linköping. He spoke about some of Saab's operations in Sweden, and stated that we anticipate their operations to grow to do more than the initial plans here in West Lafayette. This abatement is part of the package to help them feel welcome.

Councilor Leverenz asked about the total leveraged. Director Carlson stated that because the community wanted to show that they were a part of bringing Saab here, we have also committed to funds outside of the abatement for incentives. That amount would go to such things as employee work force development, buy-down on some of the space, equipment, and recruitment and relocation of some of the expatriates that will be coming here from Sweden. With that, Tippecanoe County has offered, over three years starting in 2021, \$600,000.00; the City of West Lafayette has offered, over four years, \$200,000.00 from EDIT Funds; and Lafayette, over eight years, has offered \$350,000.00. The funds from Lafayette would focus on the job training as part of the Workforce Training and Talent Acquisition program, which was in collaboration with Lafayette, West Lafayette, Tippecanoe County, and headed by GLC. He stated that to have a project where we are just shy of \$1 million of incentives from Lafayette and Tippecanoe County is something that we have not seen before. However, it is something that we are continuing to see as we are talking to more entities that are looking to come into Greater Lafayette. This is a situation where, as Mayor Dennis likes to say, we are all pulling on the same side of the rope. We know that what is good for West Lafayette is also good for Lafayette and Tippecanoe County, and vice-versa.

Councilor Blanco asked how the abatement actually influences Saab's decision in terms of their decision-making, jobs they are offering to the community, and the property they would be buying.

Scott Walker (Greater Lafayette Commerce) stated that he wants to make a comment about the competitive nature of the negotiation that happened in the site selection process. Saab had the potential to land anywhere in the United States. There were a number of competitive states and cities within those states that were putting forward very substantial incentive packages. From what he read in the press, there may have been some that offered more than what we were able to put together. It was a very competitive process, and those other communities very much desired to have Saab locate there. The strength of what we were able to put together here, with the collaboration work that we have done between the Greater Lafayette entities, really swung the day for us. He commended the staffs of all of the participating entities. This tax abatement is a critical part of that incentive package in the negotiation.

Mr. Buchan stated that he was not part of the site selection committee that looked at the location. However, he thinks that the whole package was evaluated, and this being a part of it would have played a role.

Paul Moses (Purdue Research Foundation) stated that perhaps he could add some perspective since he has been involved since Day 1. Saab could have taken this anywhere. They could have taken their multi-million investment in our community and the 200 jobs that our neighbors and families are going to enjoy soon could have been taken to any number of communities. The competition was quite fierce. There were much larger cities in the finalists, including Indianapolis. Everybody offered tax abatements and were aggressive, but the cities that were not willing to discuss that were eliminated early in the running. Although the tax benefit is a bit delayed, the other cities will never get those benefits for their citizens and families. Mr. Moses praised the fact that the Mayor Dennis and the entire team here at West Lafayette was eager to welcome Saab,

and that the entire community worked together to make Saab feel welcome. Without everybody working together, we would have lost the opportunity, and we would have lost the opportunities that still lie ahead. He works in research parks around the State, and he cannot think of another city, community, or region that could have pulled this off. Without these incentives we would not have even been in the conversation; it would have gone elsewhere. He stated that it has been a pleasure to work with the community at large to bring this here.

Councilor Thomas stated that the Greater Lafayette area should be thrilled that Saab is here, wanting to plant ground here, and do business here. Purdue University, a great research university, is right next door. In his former life he was a Director of Advancement for Aviation Technology at Purdue. He stated that it is a fabulous school, being one of the greatest top two schools in the country. He is hoping that there will be partnerships and collaborations with Purdue, and thinks that the students will be thrilled to have a relationship with Saab.

Larry Oates, Redevelopment Commission President, stated that this has been ten years in the making. The reason we started the whole State Street Project was to bring business to West Lafayette, and now we are there. We are on the cusp of being able to actually bring in companies that want to do business here and bring jobs. This is celebration time. To take a look at what we have got, we have 200 jobs at \$25.00 per hour – \$50,000 per year. This is \$10 million of payroll coming into this community each year. Our cost for that is a tax abatement of close to \$600,000 in personal property and \$1.5 million in real property. That gets us \$31.5 million of actual assessed value that gets added to this community. That is Phase 1. When Phase 2 comes, that will be an additional investment in this community. Mr. Oates emphasized that Saab is just the first company. He stated that companies like this are like nuns—they always travel in pairs or groups, so when you get one you get them all, and they keep coming. We are opening that Aerospace District with an absolute world-class operator. This is not a second-rate corporation that may or may not be here by the end of the abatement. This is a company that is coming to play and take no prisoners. It will attract others to us as well. He thanked the Councilors for having the vision to support what we have done here in West Lafayette. We have set up this State Street Corridor to attract the businesses. Now we need to make sure to incentivize them to come. They are going to start knocking on the doors, and he is sure this is not the last we are going to see coming to us. He stated that this is great stuff and everyone should be proud to be a part of this.

Dennis Carson (Lafayette Director of Development and a West Lafayette citizen at 3408 Elkhart St.) stated that this was very much a team effort from all of the entities involved. We are excited about Saab coming here. The City of Lafayette is managing over 20 tax abatements right now, and they have been great for them. They have made these companies competitive and made these projects feasible. We have had projects as big as Subaru, which has invested billions of dollars in the community and brought thousands of jobs. A tax abatement that is being approved tonight in Lafayette is a small start-up company that makes artisan hand-dipped candles. That company is taking a building that has been blighted and vacant for a number of years while adding five jobs. These tax incentives are important to the community in order to leverage investment and bring jobs.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Blanco	Nay
Bunder	Aye

COMMON COUNCIL MEETING MINUTES, MARCH 2, 2020, CONTINUED

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

Clerk Booker stated that the vote was 6 AYES and 1 NAY.

President Bunder announced that Resolution No. 04-20 passed on first and only reading.

Resolution No. 05-20 A Resolution To Provide Free Menstruation Products In Restrooms Of All City Buildings (Sponsored by Councilors Parker and Kang) [No. of Readings 1 of 1]

Councilor DeBoer read Resolution No. 05-20 by title only.

Councilor DeBoer moved for passage of Resolution No. 05-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Councilor Parker explained that this is an issue she had never really thought about until a few years ago in a conversation with her daughter, who was then a student at Butler. Her daughter mentioned that menstruation items were not free in restrooms. People who have periods still pay a tax on feminine hygiene products, and that is a different issue for the State instead of this body, but here we can make a difference by providing free menstrual products in City restrooms. We think that where there is free toilet paper there should also be free menstrual products.

Councilor Kang stated that we would like to see this pass because it is such a terrible feeling when you find yourself not having a pad or tampon when in the restroom, and it happens to everyone. She stated that she and Councilor Parker just want to look out for other women. There is a national movement, called The Period Movement. It is fighting to end period poverty and period stigma through service, education, and advocacy. To achieve this, they and we believe that the first step is to provide people with freely accessible period products because menstruation is very natural. However, it can be a setback for so many women who do not have the means to provide for themselves. She asked that we be that City that recognizes and leads the end of the period stigma – the stigma that periods are embarrassing, that it is something we should hide, or something unnatural when it actually is something that is the most natural.

Amanda Huntsman (105 E. Columbia St.) stated that she is in the professional program at Purdue for Pharmacy. She is here on behalf of herself as well as peers and their Policy & Advocacy Committee of the American Pharmacists Association. She stated that as a woman with a cycle, she has had many embarrassing moments when she has been unprepared because of an unexpected start of her cycle. Even though there are apps and medications out there to help, there are still often times when it is unexpected. Even the best people who plan find themselves in these situations. She has been at the library, on a run at the park, and many places where she felt unprepared because of her body. She supports this initiative because it is a human need. As previously stated it is like toilet paper, soap, and water. You may say that someone who is homeless may go into a bathroom and take a tampon or pad for themselves, and she would say that that person also deserves it as a basic human need; they deserve that maintenance of hygiene like the rest of us. She would also like to see these provided in men's restrooms as well

because she knows that there are transsexual men who still have a cycle, and it can be a nerve-racking experience to go in a bathroom where you may present as if you do not belong in it. She would like to make it easier for trans men to go to the bathroom and have the products they need, just like anyone else.

Councilor DeBoer stated that he thinks this resolution is written as being in all City restrooms, not specifically based on gender. Mayor Dennis confirmed this and stated that we will take care of it.

Mr. Oates stated that he is involved in the two new buildings being built right now, City Hall and the Wellness Center, and both facilities will have gender-neutral restrooms. It will not matter which restroom you go in, because they are private restrooms. It will easily be taken care of there. Once we do that, it is taking the vast majority of the City restrooms off the problem situation. As we go forward, because of the Ordinance of the Council that people can use whichever restroom they feel comfortable with, it would be the policy of the Redevelopment Commission that we will put gender-neutral restrooms in new buildings. That also applies for when we do renovations.

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	Aye
Parker	Aye
Sanders	Absent
Thomas	Aye
Wang	Absent

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

President Bunder announced that Resolution No. 05-20 passed on first and only reading.

Ordinance No. 04-20 An Ordinance To Amend Ordinance No. 27-19 (Amended), To Fix The 2020 Salary Schedule For Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana (Presented by Controller) [No. of Readings 1 of 1]

Councilor DeBoer read Ordinance No. 04-20 by title only.

Councilor DeBoer moved for passage of Ordinance No. 04-20 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Controller Gray stated that he wants to address Ordinance Nos. 04-20 and 05-20 at the same time. He explained that the ordinances show the salaries that are split between the City and the WWTU. With the leaving of our IT Director at the end of last year, the Mayor has decided to restructure the IT Department. This reflects that restructuring. The IT Director position, which was a department head, has been changed to an IT Manager. There are also positions for Senior IT Specialist, IT Specialists, and IT Support Technician. The Support Technician will be paid 100% from the City budget while the others are paid 60% from the City budget and 40% from the

Utility budget. The IT Department will now fall under the Finance Department. It eliminates a department head and some of the administrative work.

Councilor DeBoer asked Controller Gray, now that IT is being structured under him, what the vision is of that and what he considers the core responsibilities of the IT Department. He asked what kinds of things this transition impacts and where we go from here. He thinks that this is an important position, and eliminating the Director is a bit abrupt.

Controller Gray responded that the IT Department is a support department for the City, similar to the Finance Department. It supports other departments that are working throughout the different areas of the City. In addition, one of the large portions of IT is the Munis Accounting ERP system, so there is a natural progression there. In much of industry, the IT Department falls under the CFO of the company. He noted that IT departments have reported to him in previous jobs as well. As far as coordination between departments, he thinks that having it fall under one person that is doing the coordination can help as well. It will help the IT Department focus on services it is providing for the different departments. With our increased positions, having more of that focus in the Department area, and being able to facilitate that, and make sure the systems the different departments are looking at corresponding with our current network, setup, and support.

Councilor DeBoer asked, since the Department is more of a support role, what the Director was doing that we might be losing or perhaps gaining through these efficiencies. He asked if there was an overall IT strategy that will not be developed now, and instead they will try to support the other departments, or is it just business as usual with the way it has been done without the head of the Department.

Controller Gray responded that Director Alexander had been performing the department head role as well as IT work. The department head responsibilities have been moved to him, and that is a lot of the coordination between the departments, reporting to the Mayor, and making sure things are flowing smoothly. Also, our IT Systems Administrator has been upgraded to the IT Manager to take over portions of the IT positions that the Director had. The positions that he had are still being utilized, but are just split by two people. The technical pieces stay with the IT Department while the administrative pieces move to the Controller. We have also added a position to have more support underneath, so some of the things that the IT Systems Administrator did before have also shifted.

Mr. Baiel stated that he shares some of the same concerns in terms of merging the IT Director position under the CFO. In doing some cursory research, a lot of cities have either a Chief Technology Officer or a Chief Information Officer or, at a minimum, the IT Director to actually lead that particular department. For those of us who have worked in public life under the CFO, not a lot of creative initiatives happen in terms of technology. Without having someone in the position to have that kind of vision as their duty, he thinks that we are in jeopardy of backsliding even more in some of the technology efforts that we have not executed over the last several decades. Maybe one silver lining from this being under the Controller's Department is perhaps we can finally see that citizen's transparency portal since they will be able to work closely with each other on that. However, again, there are deep concerns in terms of lowering the pay for those positions except for the lowest level IT support person. He is not saying that they do not deserve that, but if we are trying to actually attract talent from the community and beyond in order to fulfill those duties, he does not see this as a strategy to succeed in that.

Councilor DeBoer stated that he will be voting against this because he does not think we should be getting rid of a head of IT role here. He thinks that, if anything, we should be expanding those functions. He noted that this is nothing against Controller Gray or his ability to manage a group

COMMON COUNCIL MEETING MINUTES, MARCH 2, 2020, CONTINUED

of smart people, but as we look over the next 15 years, eliminating that position in the short term spells issues going forward. Perhaps it is something we can revisit during budget season or see how things are going in a year or two and see where it is, but it does seem a bit unusual to him to backslide into not having a Director in a position that he feels will be more vital than ever in the next 10 to 15 years.

There was no further discussion.

Clerk Booker called the roll call vote:

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

Clerk Booker stated that the vote was 6 AYES and 1 NAY.

President Bunder announced that Ordinance No. 04-20 passed on first and only reading.

Ordinance No. 05-20 An Ordinance To Amend Ordinance No. 28-19, To Fix The 2020 Salary Schedule For The Wastewater Treatment Utility 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 Board of Works) [No. of Readings 1 of 1]

Councilor DeBoer read Ordinance No. 05-20 by title only.

Councilor DeBoer moved for passage of Ordinance No. 05-20 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

There was no discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 05-20 passed on first and only reading.

Ordinance No. 06-20 An Ordinance Requesting An Additional Appropriation To The 2020 Budget (Local Income Tax for Public Safety) (Submitted by Controller) [No. of Readings 1 of 2]

Councilor DeBoer read Ordinance No. 06-20 by title only.

Councilor DeBoer moved for passage of Ordinance No. 06-20 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Controller Gray stated that as of this year, the City began receiving the additional Local Income Tax (LIT) that is specifically designated for public safety. The tax for this year will come in a bit below \$1 million total as we figure out the proper spending to make sure it is going in the right direction. At this juncture, we have decided to have an additional appropriation of just over half of that money, for a total of \$500,000.00. Half of it will be used for the Police Department and half for the Fire Department. This will be spent this year while the rest of the money will be in the Public Safety LIT Fund reserve, and it will all go toward public safety. There was a request during Pre-Council for additional information on how the two Departments want use these funds on, so he will have the two Chiefs speak to that.

Police Chief Harris stated that he would first like to publically express his gratitude to the Council and residents for supporting this tax. It will certainly open some doors and create opportunities for us. He assures that every penny they spend will be in the best interest of our community. He stated that half of the \$250,000.00 allocated to the Police Department will be spent on personnel with an additional officer added to our staff, replacing the K-9 who passed away last fall, and technology upgrades at the Department and the dispatch center. We are also going to be adding to our community safety programs and getting protective equipment for our officers and vehicles. This will include ballistic gear for the officers and emergency lighting and radios in the vehicles.

Fire Chief Heath stated that he would also like to take the opportunity to thank the Council for approving this tax. We are all accountable for what we do in our Department and we want to be transparent in that too. He stated that they broke this funding into three categories, those being emergency equipment and personnel, technology, and education and training. We will be adding a fire inspector, which is needed to inspect the infrastructure that has been built the last several years. Inspections have been proven to prevent fires. We will be getting firefighting gear to keep the personnel safe in a fire. Technology will be added to help us respond more efficiently and effectively to the calls of service in the community. He stated that training is the backbone of our department and what we do. If we do not train, bad things happen. He believes in training and education for our people, and that is what makes us better.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Blanco	Aye
Bunder	Aye
DeBoer	Aye
Kang	Aye
Leverenz	Aye
Parker	Aye

Councilperson	Vote
Sanders	Absent
Thomas	Aye
Wang	Absent

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

President Bunder announced that Ordinance No. 06-20 passed on first reading.

REPORT BY THE MAYOR

Mayor John Dennis spoke about the 2020 Census. The West Lafayette Census Committee has been working since November of 2019 to coordinate the census efforts for the City. It is critically important that we get our students counted because it is the first time we have been able to do so. Should they all get counted accurately, we will be one of the larger cities in the State. This census has the first ever self-reporting options available on March 12. It will also be possible to do by phone or mailing survey, and census takers will knock on doors for those who do not self-respond. The census will be operating a mobile questionnaire starting March 28th, which will have locations throughout the area to help answer questions about filling out the survey. Mayor Dennis stated that he has a bit of sad news. We are losing an employee; Director of Development Erik Carlson will be leaving us. You witnessed today, and for years, the contributions that Director Carlson has made to this community. He stated that we really lucked out when we hired him. In his interview, he was no different than he is when coming up to this microphone. He was assertive, eloquent, filled with humor and self-deprecation, and he has been one of the best department heads he has ever had the honor to work with. He asked the other department heads not to take that the wrong way. He presented a plaque to Director Carlson, and he read the note he wrote on the back, “Erik, I cannot even begin to express how lucky I feel to have known you and to have shared so much with you. You have left a lifelong impression on me. You have made me a better person and a better public servant. I cannot ever thank you enough for your friendship.”

Director Carlson stated that to say this was the worst kept secret would be to say that it was a secret, and that is just not true. He spoke of how he came here with his wife, who came here to get her PhD from Purdue, and how difficult it was at the time to leave Lexington, Kentucky. Now his wife has been offered a tenure-track at West Virginia University, so he is moving there where she has already been for seven months. He spoke of how wonderful it has been to work with all of these department heads and Mayor Dennis, who has become a mentor and friend, but he is happy to be together with his wife and to take the things he has learned here and practice them in Morgantown. It is one of the rare occasions where Morgantown is doing what we are here, and he is excited to be a part of that. He explained that when he left Lexington he did not feel that he did enough to replace himself, so he expressed his appreciation to Mayor Dennis for allowing him to bring in a Deputy Director of Development to be prepared for his leaving. He stated that Mayor Dennis asked him whom he thought would be good for the position, and his response was, “Someone like Erin Easter.” However, Mayor Dennis did not hear the “someone like” part; he heard “Erin Easter” and said that if we can get Ms. Easter then we can have a Deputy Director. Director Carlson stated that, fortunately, Ms. Easter has been working with him for the last 18-plus months. He spoke about how the Downtown Plan, getting Saab, and the close to \$1 billion in public and private investment in the 3.5 years he has been here speaks wonders to the future of West Lafayette. However, honestly, the best thing that he was a part of for the future of West Lafayette was to get Erin Easter and John Dennis working together as the team that they are. He knows that when he leaves here he will not be missed. Everyone may like him, think he is funny, or be proud of the work he has done, but everyone will be even prouder of the City of West

Lafayette that is to come. He expressed appreciation to everyone and stated that he will miss the City of West Lafayette.

President Bunder stated, on behalf of the Council, he would like to celebrate the job Director Carlson has done here. He asked Director Carlson to look around and see what he has been able to accomplish with the City and with Purdue; it is amazing. This was never an easy job, but it got exponentially more complicated with the annexation of Purdue, the US 231 Corridor, and the creation of the State Street Project. Director Carlson did the job with energy and humor.

COMMUNICATIONS

► Councilor DeBoer asked, regarding the coronavirus [COVID-19], what kind of plans are in place if something were to happen here. He asked if there is any way the Council can help with City preparedness, particular for the most needy who may have to stay home and children who rely on the school lunch program.

Chief Heath responded that from the Fire Department's standpoint and for public safety in this community, we are watching everything very closely. We do not have cases in Indiana right now. He stated that he hates to sound like he is throwing out the political answer, but we are watching this closely. As the issue becomes bigger and we know the direction it starts to go, we want to be careful not to create panic. We want to make sure that we understand it, what the risks are, who is at risk, and how that affects us. The Police and Fire Departments are typically the first to arrive on scene when someone is going to be transported in these circumstances, so we take it very seriously. He does not want to create panic, but he encouraged everyone to be educated on the symptoms and how the virus affects people and the age groups. Elderly people are affected differently than healthy younger people. We as a City will look at it as it progresses or as cases get closer to us. He thinks that the University has taken a good look at whether we are going to invite people in or if we are going to send our students and population out to those areas. Overall, he thinks we have done a good job, and will continue to watch it closely.

Councilor DeBoer stated that he is happy we are considering the protection up-front of the Police and Fire Departments arriving on those scenes. He thinks that will be helpful to prevent the spread. He encouraged citizens to wash their hands.

Chief Heath noted that he gets several emails a day about the virus. He reads them thoroughly and he considers his 47 employees that are going into properties. We are a very educated community, and as a community, we will meet to talk about the issue. The Health Department has done a fantastic job of getting the information out to us. If someone calls 911 with symptoms, our dispatch center will go through a process of questions, and that information will be relayed to the public safety entities.

Councilor Kang noted that Purdue sent out an email to all of the students. They released a website that will be updated with any new information about the coronavirus.

CITIZEN COMMENTS

► Mr. Baiel encouraged the Council to respond to emails and communications they may receive; otherwise, it appears that maybe email is not the way to communicate. He stated that, regarding the Downtown Plan, we know that this was just the first step and he has additional comments. He is confident that as we bring more people to the table in the community, and perhaps move forward with a public steering committee process, with some genuine civic engagement, we can drastically improve the Plan today. That is not saying that it is, in total, a bad plan, but we know that it is not necessarily the best plan we can do. Regarding the comment from President Bunder about rejecting the notion that the proposal process was a private event, he asked if the public

was invited to participate and help with the initial starting document that Mr. O’Gara created – no. He asked if the public was invited to participate in the private steering committee meetings – no. The public was invited, barely, as there were no mentions on the City or County websites, to the August meeting; however, thankfully, several members of the public organized and raised awareness themselves to bring a large public turnout. After the August meeting, all of the public invitations were through the already-established APC Ordinance Committee and regular meetings, so there were no additional meetings in line with that. It is incredibly misleading that the arguments against the Downtown Plan proposal were framed as, “Should we include parks in our Downtown Plan?” There was a plethora of other issues that plagued the private steering committee process, making it fail the good governance test time and time again. Regarding the comments from Councilors Thomas and Leverenz that it was foolish to not have a plan, and Councilor Parker’s comment that this was a good honest effort by 20 people, Mr. Baiel stated that in a democracy the public starts with trust but then moves on to verification. The public must be treated with democratic civility and understand the why and the how their government works or does not work. Regarding Councilor Park’s comment about hoping more people are brought to the table, he challenged her to make sure that actually happens. Regarding President Bunder’s comment that this planning process looks similar to previous plans, including the New Chauncey one, Mr. Baiel stated that if you ask the residents in New Chauncey, the Downtown Plan was executed in a similar way – a very private way. He read several headlines and news content from that time that sounded a similar narrative.

► Nick Schenkel (West Lafayette Public Library) reported that the Library will be having a public presentation on March 26, 2020, of some schematic designs that have been developed to discuss the Library’s thinking in terms of the possible renovations and construction on the Library. He encouraged everyone to attend. He noted the schematics will be on the website very soon, and they will have more publicity in the community. He also reported that the Friends of the Library will be offering their Spring Book Sale, which has taken place since 1959. That is on April 3 through 8, 2020, and he encouraged people to donate books.

► Mr. Hagmaier (speaking as an RDC Commissioner) stated that since he will not get a chance to say this at the RDC meeting, he wants to thank Erik Carlson for guiding him through the RDC process. He stated that he regrets that we are losing Erik, but he will also miss him personally as a friend.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment, and President Bunder adjourned the meeting the time being 8:30 p.m.