

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
NOVEMBER 2, 2020

The Common Council of the City of West Lafayette, Indiana, met electronically on November 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, Shannon Kang, Larry Leverenz, Kathy Parker, David Sanders, Gerald Thomas, and Norris Wang.

Absent: Nick DeBoer

Also present: Mayor John Dennis, City Attorney Zach Williams, Clerk Sana Booker, Director of Development Erin Easter, City Controller Peter Gray, City Engineer Mitch Lankford, and Building Commissioner Chad Spitznagle. Other unnamed department heads who did not speak were available on the conference line.

NOTES

► This meeting was conducted electronically, without the physical attendance of any person, due to the public health emergency (COVID-19 pandemic) and per IC 5-14-1.5-3.6 and State of Indiana Executive Order 20-09, Paragraph 4.

MINUTES

Councilor Kang moved for acceptance of the minutes of the October 5, 2020, Common Council Meeting. Councilor Wang seconded the motion, and the motion passed by unanimous voice vote.

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

There were no comments.

REPORT OF THE APC REPRESENTATIVES

Councilor Leverenz stated that the Ordinance Committee will be discussing the solar energy amendment to the UZO at its upcoming meeting. The Climate Strike group has been notified.

PUBLIC RELATIONS:

Go Greener Garden Award – Robert Leavitt

President Bunder noted that the Go Greener Garden Award has been given to Robert Leavitt on Pawnee Drive who has a great rock garden. He noted that the press release with pictures is available on the agenda.

2021 Council Schedule

President Bunder stated that he would like approval of the proposed schedule that has the Pre-Council meetings held on an as-needed basis. He noted that several years ago the Council chose not to do anything too important at Pre-Council, which has led to brief or cancelled meetings. This will free up the City staff for another afternoon each month.

Mayor Dennis noted that should we need to have a meeting, we will make appropriate contacts and ensure people are aware of it.

In response to a question from Councilor Kang, President Bunder explained that the decision to hold the meeting will be made after items are filed for the Agenda Day deadline.

Councilor Leverenz moved to accept the Proposed 2020 Council Schedule that includes the option to schedule Pre-Council on an as-needed basis. Councilor Wang seconded the motion, and the motion passed by unanimous voice vote.

FINANCIAL REPORT

Controller Gray reported that we are 83% of the way through the year, and the budget with encumbrances is at just 70%. This is due to the department heads continuing to keep expenses down, which is greatly appreciated. We are still looking at some revenue fees that will not come in this year of up to \$300,000.00. He stated that the State Board of Accounts (SBOA) has notified him that they are starting the audit for 2018 and 2019. It is the normal audit, and he does not anticipate any issues with that.

LEGAL REPORT

This report is on file.

SPECIAL REPORTS:

Joint Board Report

There was no report.

UNFINISHED BUSINESS:

Ordinance No. 18-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Mezzanine 7, LLC) (202 W. Pierce St.) (R3W to R4W) (Submitted by Area Plan Commission) [No. of Readings 1 of 1] [Continued from the October 5, 2020, meeting.]

President Bunder stated that this item needs withdrawn at the request of the petitioner. He suspects it will go to the Board of Zoning Appeals (BZA).

Councilor Parker moved to withdraw Ordinance No. 18-20, and that the vote be by roll call. The motion was seconded by Councilor Kang and passed by unanimous voice vote.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 19-20 An Ordinance Vacating A Portion Of Allison Road Within The City Of West Lafayette (Submitted by Purdue Research Foundation and Sponsored by Mayor Dennis) [No. of Readings 1 of 2]

Councilor Thomas read Ordinance No. 19-20 by title only.

Councilor Thomas moved for passage of Ordinance No. 19-20 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Blanco.

City Engineer Lankford stated that this vacation of Allison Road is related to the Newman Road project. A new Allison Road has been platted as part of the Aerospace District. It was an old County road that the City acquired during annexation, and the current alignment is no longer

COMMON COUNCIL MEETING MINUTES, NOVEMBER 2, 2020, CONTINUED

needed. This will vacate and convey the property to the adjacent landowners, which are Purdue and the Purdue Research Foundation (PRF). In response to a question from President Bunder, Mr. Lankford stated that this was not done earlier in the process because the road has been closed to traffic since November 2019. It has been used for construction equipment and access, so it was kept as a public road for that use.

There will be a public hearing on this item at the December 7, 2020, meeting.

There was no further discussion.

Clerk Booker called the roll call vote:

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

Clerk Booker stated that the vote was 8 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 19-20 passed on first reading.

Ordinance No. 20-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (UZO Amendment #98) (Discovery Park District Overlay) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Councilor Thomas read Ordinance No. 20-20 by title only.

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

President Bunder noted that Ordinance Nos. 20-20 and 21-20 go together.

Director Easter stated that a recommendation in the 2018 US 231 Corridor master planning efforts envisioned a mixed-use district that would specifically be University-proximate. It would serve the University, but also serve the rest of the community. In order to realize that, one of the specific objectives outlined was to have a form-based overlay that would control the design of the entire district. While the uses underlying the district would dictate what could happen there, the overlay would dictate how the environment would be built. The City and PRF staffs have gotten to know each other well while working on several planned developments in recent years, which has enabled us to have some tough negotiations about what we want this built environment to look like, the anticipated steps in building this overlay, and changing the zoning with it. She reviewed the changes for this UZO amendment outlined in the Ordinance, noting that the City of Lafayette also had input on this. Ms. Easter stated that the staff has spent a lot of time negotiating with PRF on what we would find as being acceptable, both in the process in coming up with this overlay and in all of the work we have done in the six or so planned developments we have partnered on.

Through that, we have had a lot of exercise in determining what a visual built environment would be, and that has been a guiding factor in developing this form-based code overlay. We have negotiated everything up front, which means that if this measure passes then no variances can be requested. It would either need to meet exactly what is in the plans or be negotiated through a different planned development. She noted that this saves resources that can be focused on other efforts throughout the City.

President Bunder noted that there is a list of what the building façade should look like and what materials can be used.

Mayor Dennis noted that this did take several years to do. We were initially focusing on State Street. This was not really an oversight, but it was something we had preliminary conversations about that was presented as a challenge to the developers and the staff because they had not considered this format before. When PRF is looking at something that will pay down their debt, they have a specific product in mind, so there were instances where we did not agree. However, having a form-based code, having things standardized, and having a look, taste, and feel for what we think is appropriate for this City benefits us all now and in the future.

President Bunder stated that this is a good idea and a fairly progressive way of proceeding to do large-scale development. He complemented the APC and City staffs for getting this done.

There was no further discussion.

Clerk Booker called the roll call vote:

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

Clerk Booker stated that the vote was 8 AYES and 0 NAYS.

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

Ordinance No. 21-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Purdue Research Foundation) (Discovery Park District Overlay Area) (GB, NB, OR, PDMX & PDNR to CBW) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Councilor Thomas read Ordinance No. 21-20 by title only.

Councilor Thomas moved for passage of Ordinance No. 21-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Blanco.

Director Easter stated that this rezone changes the uses available to the property owner, and we are fully in support of it.

There was no further discussion.

Clerk Booker called the roll call vote:

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

Clerk Booker stated that the vote was 8 AYES and 0 NAYS.

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

Ordinance No. 22-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (West Lafayette Library Leasing Corporation – Anastasia Krutulis) (West Lafayette Public Library PD) (PDNR to PDNR) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Councilor Thomas read Ordinance No. 22-20 by title only.

Councilor Thomas moved for passage of Ordinance No. 22-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Blanco.

Tyler Ochs (Ball Eggleston PC), representing the petitioner, stated that the library is planning an expansion. The rezone that went through APC is not a change in designation; it is staying as a non-residential planned development. However, because they are changing the original plans approved with the original PDNR, they must go through the rezone process again for the updated plans. He noted that the APC Report gives a sterling recommendation of what the Library is planning. The Library has done a good job working with the City and APC to get a building that blends in with the downtown and will be a great civic meeting space there.

Nick Schenkel, Director, West Lafayette Public Library, expressed appreciation to the Council for considering this matter. He agrees with the APC's recommendations, and noted they worked together in a cooperative way to make this a win-win for all parties.

Anastasia Krutulis, President, West Lafayette Public Library Board of Trustees, stated that they are proud of the work that has gone into this project. They are keeping in step with the improvements in the area, including the new City Hall, to make downtown an even better place for the community.

Councilor Thomas stated that he loves the look of this beautiful addition. Libraries are important to the health and growth of a city, and this library continues to meet the needs of the community.

Councilor Wang stated as a big patron of library services, he is excited about these plans.

COMMON COUNCIL MEETING MINUTES, NOVEMBER 2, 2020, CONTINUED

Councilor Kang stated that she thinks many students enjoy the outdoor seating, and she is excited to see the new area. Mr. Schenkel stated that it is a very popular part of the library's footprint in the Village, and they are glad that they will continue to have it.

President Bunder stated that some people wonder if the City is involved in running the Library or the School Corporation, and the answer is no. They each have their own boards and taxing district. Unlike in some other cities, we are not responsible for those things.

There was no further discussion.

Clerk Booker called the roll call vote:

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

Clerk Booker stated that the vote was 8 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 22-20 passed on first and only and only reading.

Resolution No. 18-20 A Resolution Requesting The Transfer Of Funds (Parks and Public Safety LIT) (Prepared by Controller) [No. of Readings 1 of 1]

Councilor Thomas read Resolution No. 18-20 by title only.

Councilor Thomas moved for passage of Resolution No. 18-20 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Blanco.

Controller Gray stated that this is a normal transfer between funds. He explained that the Parks Department wants to do some work at the Celery Bog and Tommy Johnson Park, so they need to move \$16,500.00 from Supplies to Services. Also, the Police Department would like to order some protective equipment, so they need to move \$50,000.00 from Services to Capital under the Public Services Local Income Tax Fund.

There was no further discussion.

Clerk Booker called the roll call vote:

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

Councilperson	Vote
Parker	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 8 AYES and 0 NAYS.

President Bunder announced that Resolution No. 18-20 passed on first and only reading.

Resolution No. 19-20 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]

President Bunder stated that this item has been withdrawn at the request of the petitioner, and he noted that a motion was not needed to do so for this item.

There was no further discussion.

REPORT BY THE MAYOR

Mayor Dennis reported that over the past month he has done interviews on MSNBC, Cheddar, and *The New Yorker*, about our response as a Big Ten city to COVID and the success that we have had. He congratulated the Council members on the decisions we made early on, including the mask mandate and the way we have been dealing with it since the Purdue students have been back, that have gained some national attention. Unfortunately, we are not out of the woods yet.

COMMUNICATIONS

► Councilor Parker thanked every Council member and Mayor Dennis for signing onto a letter to Duke Energy regarding an effort to make Indiana climate friendly. She read the letter aloud:

Dear President Pinegar and Director Park,

As public officeholders and Duke Energy Indiana customers, we request that within Duke's current 20-year energy planning process, you seek the most affordable replacement for your aging, expensive coal-burning power plants by issuing an all-source Request for Proposals (RFP).

It is our understanding based on NIPSCO and Vectren's most recent 20-year plans, which significantly reduce their dependence on fossil fuels, that an all-source RFP will allow Duke to collect the best market data on behalf of your customers, and choose near-term projects that are in your customers' best interests. We would like to see clean energy projects built in our communities as soon as possible.

The cities of West Lafayette, Carmel, Fishers, Bloomington, Greencastle, Oldenburg, Richmond, Westfield, and Zionville have all committed to climate action by passing resolutions to reduce their carbon footprints in recent years. These cities cannot meet their commitments to reduce the impacts on Indiana communities of pollution and the climate crisis as long as Duke continues to depend on fossil fuels.

COMMON COUNCIL MEETING MINUTES, NOVEMBER 2, 2020, CONTINUED

We ask that you put your coal-burning power plants on a path to retirement by 2030 and issue an all-source RFP to procure affordable renewable energy as soon as possible.

► Councilor Kang stated that the Purdue Board of Trustees has posted a tab on their website to look at Equity Taskforce updates. The Taskforce is in response to the racial injustice that we have been experiencing. It is made up of at least 150 students, faculty, staff, and community members. It is a very powerful force. The members sit through meetings of six to eight hours because they have a lot to talk about.

► Councilor Wang expressed concern about the Breakfast Clubbers who were out Saturday morning. There were a lot of bars packed. He asked if that is something the City or Health Department needs to be aware.

Mayor Dennis responded that we did do some suggestive enforcement work, but as with anything else, when we are out of sight it is out of mind. Purdue and the bar owners are aware of the problems. We are looking at options to have dedicated open space with more monitoring as a possibility before the next home game. It did look like Breakfast Club as usual, and that is not what we want. We can get the bars to handle things on the inside, but the outside becomes an issue.

CITIZEN COMMENTS

► Emails that were received to the Clerk email address prior to the meeting are made a part of these minutes.

ADJOURNMENT

There being no further business at this time, Councilor Kang moved for adjournment, and President Bunder adjourned the meeting the time being 7:15 p.m.

From: [Dennis Dunn](#)
To: [Peter Bunder](#)
Cc: [Gerald Thomas](#)
Subject: West Lafayette Library Modifications - From Dennis Dunn
Attachments: [Modifications and Additions to West Lafayette Library.docx](#)

To member of the West Lafayette Council:

In progress and up for approval on Monday is the current West Lafayette Library plans for changes and alterations. It would be helpful if you would take a step back before final approval of the modifications.

I have attended some of the public informational meetings, and listened to the justification for the improvements. However, the voices that have been absent are those of the growing number of families north of Cumberland Avenue.

In years past in most cities the central library was located in or the near of the center of the city. Over the years cities have grown and central libraries have handed the task on to community or satellite libraries. Tippecanoe County Library has taken such steps.

My son, who lives in Cincinnati, tells me the central library, which is a wonderful building, is in search of a purpose. Today around 39 satellite libraries serve the library's needs.

In your hands are the plans for expanding the West Lafayette Library in an area that is already congested and traffic-locked. It will take 20 years to retire the bonds for this construction, at a cost of \$17 million.

The next twenty years—like the past twenty years—is sure to see many changes in storage and distribution of library materials.

I just read an article about small Catholic college that had closed with 70,000 books in their library. These were books with special content. To solve the problem, 70,000 books were digitized and are now available on line.

What can the future hold? Books on computer screens? No, we already do that. Books that you can hear? No, we did that some time ago. What's the next new thing?

There are many other changes we have adjusted to, except one: we still read to a child, and many are books that we get from the library. I hope from a library that is close to where they live.

West Lafayette is growing north, as seen by the new Fire Station No 3. and the movement of the city boundary.

My suggestion to this board is to do nothing with the current plan, and open up the discussion, in particular Districts 4, 5 and 6, about their library needs. It is my judgment they would prefer better access to a library near where they live and have friends.

If you proceed without such a study and follow the current course, at least \$15 million will be out

of play over the next 20 years to serve growing library needs in these districts.

Thank you for taking the time to consider these ideas and your interest in making this community a place where families enjoy a wonderful way of life.

Sincerely

Dennis Dunn
1325 Palmer Dr.
West Lafayette IN 47906

Attachment