

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MINUTES  
November 1, 2018

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on November 1, 2018, at the hour of 4:30 p.m.

President Bunder called the meeting to order and presided.

Present: Peter Bunder, Nick DeBoer, Steve Dietrich, Jonathan Jones, Gerry Keen, Larry Leverenz, David Sanders, Gerald Thomas, and Norris Wang.

Absent: None

Also present: Mayor John Dennis, Corporation Counsel Eric Burns, Clerk Sana Booker, IT Director Brad Alexander, Street Commissioner Ben Anderson, Director of Development Erik Carlson, Facilities Director Tim Clark, Human Resources Director Diane Foster, City Engineer Ed Garrison, City Controller Peter Gray, Interim Police Chief Troy Harris, WWTU Director David Henderson, Parks Superintendent Kathy Lozano, Deputy Fire Chief Jeff Need, and Building Commissioner Chad Spitznagle.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Ordinance No. 27-18 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (US 231 Corridor) (Multiple Zones) (Submitted by Area Plan Commission)

President Bunder read Ordinance No. 27-18 by title only.

Director of Development Carlson explained that this rezone is for properties along the US 231 Corridor to zones that were perceived to be the best suited in the US 231 Corridor Plan, which was approved by City Council in May.

Councilor Bunder asked if the Council should prepare for a crowd on Monday, to which Director Carlson responded no.

Councilor Dietrich asked if land owners were consulted or if this was strictly done through Area Plan Commission (APC), to which Director Carlson responded that APC handled everything as well as communicating with the necessary individuals whose zones would be changed. He noted that Ryan O’Gara or Sallie Fahey will be in attendance on Monday to answer any further questions.

There was no further discussion.

Resolution No. 14-18 A Resolution Welcoming Citizens Relocating From Puerto Rico (Sponsored by Councilor David Sanders) [Continued from October 1, 2018]

President Bunder read Resolution No. 14-18 by title only.

There was no discussion.

Resolution No. 16-18 A Resolution Requesting The Transfer Of Funds (Police) (Prepared by City Controller)

President Bunder read Resolution No. 16-18 by title only.

City Controller Gray stated that this resolution is to move funds from one major category to another in the General Fund. The Police Department will be moving \$25,000.00 from Personnel to Services.

There was no further discussion.

Resolution No. 17-18 A Resolution Of The City Of West Lafayette, Indiana Authorizing The Use Of Surplus Bond Proceeds For The Redemption Of Sewage Works Bond Anticipation Notes (Sponsored by City Controller)

President Bunder read Resolution No. 17-18 by title only.

City Controller Gray explained that in 2016 the City issued a \$20 million bond for the CSO Interceptor Project, which was able to be completed under budget. There is an estimated \$2 million of surplus funds. He stated that we also issued a bond anticipation note (BAN) for the Auburn Meadows Lift Station for \$1.5 million. Upon approval from the Council we are able to pay off the BAN using the surplus funds left over from the CSO Project.

There was no further discussion

Resolution No. 18-18 A Resolution Of The Common Council Approving The Amendment Of Economic Development Plans, Leases Between The City Of West Lafayette, Indiana Redevelopment Authority And The City Of West Lafayette Redevelopment Commission, Issuance Of Bonds By The West Lafayette Redevelopment Authority And Other Matters Related Thereto (Sponsored by Mayor John R. Dennis)

President Bunder read Resolution No. 18-18 by title only.

There was no discussion

Resolution No. 19-18 A Resolution Of The Common Council Of The City Of West Lafayette, Indiana To Provide Conduit For Friendship House Redevelopment Plan (Submitted by Corporation Counsel)

President Bunder read Resolution No. 19-18 by title only.

Corporation Counsel Burns stated that the Economic Development Commission (EDC) met earlier in the day, where they unanimously voted in favor for the resolution. He explained that Friendship House began as a place for the elderly to live, and has morphed over time to assist individuals with disabilities too. The Friendship House is fundamentally a non-profit venture. This resolution includes a request by an organization, which is a for-profit organization, to be allowed to use the City's power to issue conduit financing. Mr. Burns noted that the most recent similar resolution pertained to Faith West. He emphasized that this is not an obligation to the City, nor can it be. This will not go against our debt limits or bank qualified financing limits. This is a

common method for an organization to get a better interest rate, which is exactly what this resolution will do.

Councilor Dietrich stated that he did not recall the requesting party being a for-profit entity the last two times the City approved similar resolutions. In the past the requesting party was a research foundation for the non-profit entity. He expressed his confusion as to why the City would want to get involved with a for-profit entity. Corporation Counsel Burns responded to Councilor Dietrich that the reason why this type of legislation is so common across the nation is because the ultimate purpose is not-for-profit. The ultimate beneficiaries of the housing that they are proposing to put up is for the benefit of the individuals. He concluded that there will be representation on Monday, who will be able to answer in further detail.

There was no further discussion

Resolution No. 20-18 A Resolution To Approve Interlocal Cooperation Agreement Concerning The Low Cost Spay-Neuter Clinic, Inc. (Sponsored by Mayor John R. Dennis)

President Bunder read Resolution No. 20-18 by title only.

Mayor John Dennis explained that this will be a partnership between Tippecanoe County, City of Lafayette, and City of West Lafayette. The objective is to do something to address the issue of overpopulation, which adoption and euthanization has been unsuccessful in solving. This will be a low-cost process in order to deal with some of the animal issues.

Councilor Dietrich asked if this will have to do with spaying and neutering feral cats or just for private citizens to bring pets in, to which Mayor Dennis confirmed it will be for both circumstances.

There was no further discussion

Resolution No. 21-18 A Resolution Itemizing The Cost Of Individual Services Related To The Collection Of The City Of West Lafayette's Garbage, Heavy Waste, Rubbish, Waste, Yard Waste, And Recycling And Authorizing The Board Of Public Works And Safety To Make Determinations Related To Such Services (Sponsored by Mayor John R. Dennis)

President Bunder read Resolution No. 21-18 by title only.

Corporation Counsel Burns explained that there was a request by certain members in a neighborhood who would like to receive a portion of the City services provided to them. He stated that the reason why the waste removal is part of the WWTU is because we like to keep leaves, sticks, and yard waste out of our flow, which would cost the City a lot of money to maintain. It is an advantage to the City from an operational standpoint to do this type of work. This resolution is a required step before the services could be provided. There would be a \$4.00 fee for the individuals in this particular area, which would be decided by a majority vote, to have a bi-weekly pick-up of yard waste and leaf collection. The rules about the pick-up will continue to be the same as others throughout the City. This would be an ala carte choice that would be given to this neighborhood or any other neighborhood that would like to be included. This resolution has to come through Council because of the fees that are involved. It will then go to the Board of Works for final approval. He further discussed examples of what the Board of Works would deem as a financial benefit to the City.

Corporation Counsel Burns confirmed for Councilor Bunder that this would include anything outside of the City limits.

Councilor Wang asked if the fee was a one-time, weekly, or monthly fee, to which Corporation Counsel Burns stated that it will be a monthly fee.

Street Commissioner Anderson emphasized that the type of services included in this resolution are for citizens outside the City limits. There is a stormwater fee for residents who live within the City, but not for those in the county. These services will be for an entire neighborhood and not just a section.

In response to a question asked by Councilor Bunder, Street Commissioner Anderson stated that citizens who live in the County have a separate stormwater from our sanitary sewer system. He noted that the neighborhoods and Home Owner's Association (HOA) will be responsible to do the work of notifying us of the addresses, and their residents, of the charge if they choose to add this service.

Councilor Dietrich asked how neighborhoods who do not have a HOA would be able to enforce this fee. Corporation Counsel Burns stated that it starts with the fact of the State Law because it wants to have a comprehensive plan to take care of stormwater and other issues. It then gives the City the power to go out and take in everybody. Instead of having a one size fits all price this is an ala carte price for those who want it. He discussed how the final provision deals with whether or not a majority of the neighborhood or area is in favor of it. This will be incumbent on those people who want it to select their area.

Mr. Anderson clarified for Councilor Jones that the County Surveyor's Office handles the stormwater for citizens who live in the County.

Councilor Jones noted that earlier Mr. Anderson stated that cleaning leaves and waste from the drains saves money for the City. He asked if the County would have interest in making an agreement with the City to pay for those services to save additional money on the bottom line. Mr. Anderson explained that the County would need to consider adding a stormwater fee. We have the CSO area, which is a combined sewer of storm and sanitary, compared to the County that has it separated. Counselor Burns added that the County has stated that they are not interested in doing a stormwater fee. They also have their own system.

There was no further discussion

#### ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment. President Bunder adjourned the meeting, the time being 4:52 p.m.