

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
JUNE 5, 2017

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on June 5 2017, at the hour of 6:30 p.m.

President Bunder called the meeting to order and presided.

The Pledge of Allegiance was recited.

Present: Peter Bunder, Nick DeBoer, Aseem Jha, Larry Leverenz, Gerald Thomas, and Norris Wang.

Absent: Steve Dietrich, Gerry Keen, and David Sanders

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, Police Chief Jason Dombkowski, Parks Superintendent Janet Fawley, Human Resources Director Diane Foster, City Engineer Ed Garrison, City Controller Peter Gray, Fire Chief Tim Heath, WWTU Director David Henderson, and Building Commissioner Chad Spitznagle.

MINUTES

Councilor DeBoer moved for acceptance of the minutes of the April 27, 2017, Pre-Council Meeting, and the May 1, 2017, Common Council Meeting. Councilor Thomas seconded the motion, and the motion passed by voice vote.

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

There were no comments.

REPORT OF THE APC REPRESENTATIVES

There was no report.

PUBLIC RELATIONS:

Go Greener Garden Award

Nicole Nelson (Go Greener Commission) recognized Tamara Benjamin and Allen Esquivel of 926 Rose Street with the Go Greener Garden Award. She noted that recipients of this award create visually appealing outdoor spaces that do one or more of the following: improve or preserve water quality; use native species; decrease carbon footprints; exclude or minimize the use of fertilizers; convert turf grass to food production spaces; and provide habitat for native species. She stated that this family has done all of the above, and they are excellent environmentally conscientious land-management stewards. Almost the entire front yard has been converted to a food-producing garden, with multitudes of herbs and vegetables. The family uses rain barrels, avoids chemical pesticides and herbicides, and all of the vegetative matter gets composted. They have significantly reduced run-off by reusing and recycling mulch into organic matter.

Silenze Esquivel Benjamin accepted the award on behalf of her parents. She stated that she is proud to have parents who have done this kind of thing and been a big influence in her life and in her career of environmental engineering.

Tamara Benjamin apologized for her and Allen Esquivel arriving late due to traffic. She expressed appreciation for having their house taken into consideration. She believes it is unique in a student-housing area where residents are transitory and may not feel like a part of the community. They wanted to contribute to becoming a community, so the family added a little library. She spoke of how Mr. Esquivel comes from Costa Rica, and he did not understand why they had all of that great space without producing anything to eat. They began with a small garden that has grown. She stated that every time they are outside gardening, at least one person stops to talk about the garden and they offer food from it to them. It has added to the sense of community while also being environmentally friendly.

Mayoral Appointment to the Historic Preservation Commission

Councilor DeBoer motioned to approve the Mayoral Appointment of Arielle Falardeau to the Historic Preservation Commission. Councilor Thomas seconded the motion, and the motion passed by voice vote.

FINANCIAL REPORT

City Controller Gray stated that the budget is currently tracking with expenses. We are at about 40% of our budget at 42% through the year. There are individual line items that are over that percentage, but that is mainly due to construction that happens during the summer months. He noted that the budget is coming up for next year, and we are planning department presentations in July. The first reading of the budget is planned for August, the public hearing will be held in September, and then the adoption of the 2018 budget is planned for the October Council meeting.

LEGAL REPORT

This report is on file.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer reported that the next Joint Board meeting is July 18, 2017, in the Walnut Room of the West Lafayette Public Library.

Tax Abatement Compliance Review – Development

Director of Development Carlson stated that this is our annual opportunity to talk about the tax abatements that have come in that have been previously approved in the City. We did our compliance checks for the year, and all who are receiving tax abatements have complied with the requirements set forth by the City.

UNFINISHED BUSINESS:

Ordinance No. 10-17 An Ordinance Providing For Temporary Loans (MVH to Parks) (Presented by the Controller)

Clerk Booker read Ordinance No. 10-17 by title only.

Councilor DeBoer moved for passage of Ordinance No. 10-17 on second reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Controller Gray stated that this ordinance is to cover our cash flow until we receive the levy installment from the County. This is a normal procedure throughout the year.

There was no further discussion.

Clerk Booker called the roll call vote:

COMMON COUNCIL MEETING MINUTES, June 5, 2017, CONTINUED

Councilperson	Vote
Bunder	Aye
DeBoer	Aye
Dietrich	Absent
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 10-17 passed on second and final reading.

Ordinance No. 11-17 An Ordinance Requesting An Additional Appropriation And Reduction To The 2017 Budget (Engineering, MVH) (Submitted by the Controller) PUBLIC HEARING

Clerk Booker read Ordinance No. 11-17 by title only.

Councilor DeBoer moved for passage of Ordinance No. 11-17 on second reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Controller Gray stated that this ordinance is to move money from the Motor Vehicle Highway (MVH) budget to General Fund in Engineering. This will allow us to save money on inspections by handling them in-house rather than hiring an outside firm.

Councilor DeBoer moved to open a public hearing on Ordinance No. 11-17. The motion was seconded by Councilor Thomas, and the motion was passed by voice vote.

There were no comments.

Councilor DeBoer moved to close the public hearing on Ordinance No. 11-17. The motion was seconded by Councilor Thomas, and the motion was passed by voice vote.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Bunder	Aye
DeBoer	Aye
Dietrich	Absent
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 11-17 passed on second and final reading.

NEW BUSINESS:

Ordinance No. 13-17 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Ed-An Properties) (NB to GB) (Submitted by Area Plan Commission)

Clerk Booker read Ordinance No. 13-17 by title only.

Councilor DeBoer moved for passage of Ordinance No. 13-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Building Commissioner Spitznagle stated that the McDonald's corporation contacted the City staff regarding their property on Sagamore Parkway. They plan to completely demolish and build a new McDonald's. The current zoning at this location is Neighborhood Business, which would not allow for a drive-through. Therefore, the property owners asked the City for a rezone to General Business. During that process, the City staff worked with the property owners and their counsel to prepare some commitments that would reduce some of the uses allowed in the GB that would not normally be allowed in the NB zone, but would still allow the drive-through.

Andy Gutwein (Gutwein Law), representing the petitioner, stated that working on the terms of the commitments was an extensive process, and he complimented the Engineering Department on the work done in looking at the different potential uses and ensuring that everything that could go on a GB district would be appropriate for this particular site. He noted that the APC did recommend approval of this with the commitment in place, and the APC as a whole did vote unanimously to recommend approval.

President Bunder asked how this changes the traffic pattern. Commissioner Spitznagle stated that the dual drive-through lanes would actually reduce the amount of back-up around the west side of the building. It will improve traffic flow and allow more vehicles in the queue to process in the drive-through, which is around 70% of their business.

Councilor Wang asked if the area for the traffic flow will be enlarged and have lane markings. Blair Carmosino (Carmosino Group, Inc.), the applicant on behalf of McDonald's, stated that as it relates to the McDonald's-specific site, the current bypass lane will be maintained. That lane serves the adjoining properties. With the rebuild, the dual drive-throughs will decrease the queues, thus reducing the backups with the bypass lane. There will be fresh pavement markings to keep traffic flowing in the right direction. We will have to maintain the common access that goes to the other properties, both in the front and the back. It is a unique property in that regards.

President Bunder stated that he anticipates that this spurs the redevelopment of the corner property of the old drugstore. Mr. Gutwein stated that it will certainly assist in the future; however, the building is still under lease. CVS still has control of that site.

There was no further discussion.

Clerk Booker called the roll call vote:

<u>Councilperson</u>	<u>Vote</u>
Bunder	Aye
DeBoer	Aye
Dietrich	Absent

COMMON COUNCIL MEETING MINUTES, June 5, 2017, CONTINUED

Councilperson	Vote
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 13-17 passed on first and only reading.

Ordinance No. 15-17 To Amend Certain Portions Of The Unified Subdivision Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (USO Amendment #10) (Parcelization Application Filing Requirements) (Submitted by Area Plan Commission)

Clerk Booker read Ordinance No. 15-17 by title only.

Councilor DeBoer moved for passage of Ordinance No. 15-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Commissioner Spitznagle stated that the APC has proposed a couple of changes to the parcelization items in the USO. One keynote is that the parcelization transaction will now require a signature, which will allow the auditor's office to provide a new parcel number. It will reduce a couple of steps in the process. The second part of the change is that it is removing a grant of right-of-way. It helps streamline the process to add efficiency.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Bunder	Aye
DeBoer	Aye
Dietrich	Absent
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 15-17 passed on first and only reading.

Resolution No. 07-17 A Resolution To Adopt The 2017-2021 West Lafayette Parks And Recreation Master Plan (Submitted by the Parks and Recreation Department)

Clerk Booker read Resolution No. 07-17 by title only.

Councilor DeBoer moved for passage of Resolution No. 07-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Parks Superintendent Fawley stated that this represents about one and a half years' worth of work for our staff members, as well as the public itself. She thinks that the most important aspect of this Master Plan is that it is publicly driven. We gave the public many opportunities to share their opinions, concerns, and ideas. The plan that she is sharing with the Council tonight is the result of many hours of that kind of dialog, including evaluations, public surveys, visioning sessions with community members, and personal interviews throughout the community. She provided a slideshow presentation to the Council. It provided information on which items were the highest priority in the community. The first thing that came up in almost every conversation was a need for an indoor recreation center that includes an aquatics center. The slideshow included a rendering of what that center may look like on the corner of Salisbury Street and Kalberer Road, along with a potential layout of the land. The things that could take place in a recreation center of this style would include indoor fitness, a year-round track, and indoor athletics. A place for social gathering, maybe with a juice bar, could be included as well. Superintendent Fawley stated that the aquatics element might include a competition pool, of which there is a need in our community. Two swimming clubs currently use the pool at Happy Hollow, and she is sure they would use the indoor pool year-round, which would be a source of revenue. The idea would be for the pool to have a moveable bulkhead to have a diving well. There may be a zero-depth leisure area for the little ones and a therapy pool for our aging population. She spoke of how the Morton Community Center is in need of serious rehabilitation. We would continue to keep the cultural arts programs at Morton instead of the new recreation center. It does need some infrastructure improvements, new HVAC systems, better Wi-Fi coverage, rehabilitation for the windows, and increased accessibility throughout the building. She described the existing trail network with approximately 27 miles of off-road trails and 10 miles of bike lanes. As we have expanded the City's footprint, we do need to get the trails out to the northern areas. The plan proposes an additional 21.5 additional miles over the next 10-20 years. A key bike and pedestrian corridor that is missing now is Salisbury Street all the way to 500 North. Superintendent Fawley then spoke about improvements needed in the various parks. We recently received the property for the Cason Family Park from the Lynn Cason family. The highlight there is the Morris Schoolhouse, but we want to add shelters, restrooms, and trails. We hope to partner with The Franciscans as they develop their nearby property. Other ideas for the Cason Park include pickleball courts, a community garden, and a dog park. She stated that the vision for Cumberland Park is to maintain the ballfield greenspace, even if we are able to build the recreation center on the corner. We would also like to improve access to the nature area. A focus of Happy Hollow Park is to reorganize the vehicular and pedestrian traffic to lessen crowding. We are currently working on a new destination playground for that park, and the stream will be relocated this year. We have been working with the Wabash River Enhancement Corporation (WREC); they have made extensive plans for Tapawingo Park that includes private and public investments. The main goal at Tapawingo is to improve our connectivity with Lafayette and the Wabash River. Lommel Park, located in Barberry Heights, has a greenspace that is not dedicated to anything at this point. We propose that it might become a dog park, where dogs would be allowed to run off-leash and play with other dogs. Tommy Johnston Park, located behind the Chauncey Hill Mall, is an area we hope to expand as development occurs to be more usable for the student population. Superintendent Fawley explained that our overall primary goal is that by the year 2030 we would acquire at least 96 acres of parkland to maintain our level of service throughout the community. To do that, we think that we need to establish a Park & Recreation Impact Fee. We have started work toward implementing that fee, and we hope to move forward on it before the end of the year. She stated that other things we need to do for our existing parks include having similar signage at all of the parks, increased technology with Wi-Fi throughout the parks,

accessibility, increasing sustainability, creating more access to nature areas, and working on playground maintenance. We are working toward more and newer playgrounds. As we move toward, hopefully, an indoor recreation center, we will be able to have more inside programs, including basketball, swimming, volleyball, and indoor soccer. She stated that the price tag is not cheap, and she does not expect any of this to happen without a great deal of discussion. She noted that the full Master Plan is on the City's website.

Councilor Thomas stated that this looks excellent. He has been a part of the process, and he complimented Superintendent Fawley and her staff on the work done to put this together.

Councilor Wang stated that it is a great plan, and he is excited about the aquatic center. He asked if there have been thoughts to expanding the Celery Bog and utilize it more. Superintendent Fawley responded that we do have additional plans for an outdoor classroom there, to develop the trails to be more handicapped accessible, and we hope get more land around the bog.

Councilor Jha asked if some of the recreation center would be paid for with membership fees. Superintendent Fawley responded yes, there would be membership fees, and rentals and classrooms will likely be similar to how the fees are handled at Morton Community Center. Councilor Jha asked what the proposed park impact fee would look like and what percentage that would cover. Superintendent Fawley stated that she is not sure right now. It only affects brand new development, and not people who are already here. It is to take care of additional growth in our community. Other communities have ranges between \$500 and \$1,500 per home. We are doing a feasibility study to help us determine what our needs are, how much money we need to raise in a ten-year period, and then split that out in the fee. It will allow us to maintain our level of service for the growth in the community.

Councilor Leverenz asked if there are any thoughts, ideas, or comments on how the small neighborhood parks fit into the total parks system. Superintendent Fawley responded that her personal feeling is that those neighborhood parks are gems that provide near-by playgrounds for those who live in the neighborhoods. We hope to continue improving all of our pocket parks. Councilor Leverenz asked that a process be established where the neighborhoods could make requests regarding mulch and playground equipment. Superintendent Fawley stated that we try to honor those requests whenever we possibly can.

Present Bunder stated that he echoes Councilor Leverenz's interest in having pocket parks get some notice in the planning. Lincoln Park, located in his district, was a cooperative effort between the City and New Chauncey Housing, Inc., and he believes it has made a great impact. Every neighborhood that could develop a pocket park would be improved because of it, though he understands they are difficult to maintain. He stated that another concern in his district is the pool, and he asked if it will stay in that location. Superintendent Fawley responded that it is to be determined, but as far as she knows, it will stay there. President Bunder stated that usually park impact fees are concerned with new housing developments, and he asked if we envision having a fee that can be used with higher-density developments. Superintendent Fawley responded that is also to be determined with the feasibility study. President Bunder stated that he would encourage us to find a way to negotiate with developers to help support greenspace and recreation in the City, and anything that we can do institutionally would be a great thing.

Thomas Kesler (479 Maple Street) stated that he likes to see himself as a liberal, so he believes that government can help to improve people's lives. However, he is curious about if the aquatic center would compete with any local businesses, or if it offers something completely different from what is already available commercially. Superintendent Fawley responded that she looks at this as a public service. Although not everything would be free, there will be free elements included

because it is a publicly supported venue. She noted that we have not raised swimming fees for a long time until this year, and swimming lessons are much less here than elsewhere. We are doing a great job of doing those kinds of things for the public. President Bunder stated that he would echo that. He noted that a request of the City by former Mayor Sonya Margerum was that we keep the costs of the parks reduced to the point where almost anybody could use them. He stated that it is a matter of pride for him that we charge less than elsewhere and have tried to keep them public. It is one of the boasts and prides that this community has had over the years.

Councilor Jha stated that he has been living in Carmel for the past month or so, and they have an excellent community facility there. It is a similar recreational and pool facility. He thinks it is definitely a worthwhile investment for this community to make, especially as it grows and we add more people. He thanked Superintendent Fawley for the hard effort. Superintendent Fawley agreed, stating that the Monon Center in Carmel is second to none and is a beautiful place.

There was no further discussion.

Clerk Booker called the roll call vote:

<u>Councilperson</u>	<u>Vote</u>
Bunder	Aye
DeBoer	Aye
Dietrich	Absent
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Resolution No. 07-17 passed on first and only reading.

Resolution No. 08-17 A Resolution Of The Common Council Of The City Of West Lafayette, Indiana, Approving The Acquisition And Subsequent Sale Of Real Estate By The Redevelopment Commission In The Levee/Village Economic Development Area (Submitted by the Department of Development)

Clerk Booker read Resolution No. 08-17 by title only.

Councilor DeBoer moved for passage of Resolution No. 08-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Director of Development Carlson noted that Resolution Nos. 08-17 and 09-17 are related items. These resolutions involve incentivizing a project that was previously approved in the Wabash Landing area. After a year's worth of discussion, this will allow for the purchase of the remaining 92 parking spaces that are deeded to a different owner than the garage itself. For all intents and purposes, the garage is owned by the City of West Lafayette via a handful of its commissions and authorities. In doing this deal, there is also incentive to build the new apartment building with 114 single-bedroom units. The apartments will go in the area that is currently vacant store frontage and the breezeway. This will allow the City to take over management of the parking garage in

late July. We will begin doing work to the structure to give it more of a relationship with Tapawingo Park and the area in Wabash Landing, as well as maintain it in a different manner.

President Bunder asked Director Carlson to explain the financial and legal ownership of the garage, including who runs the garage and who gets the new parking spots. Director Carlson explained that the garage is owned by the Redevelopment Authority of the City of West Lafayette. The Authority has an agreement with the Redevelopment Commission (RDC) of the City of West Lafayette. The RDC contracts it through the management, as well as paying its debt service, which runs through 2021. There is currently a management agreement with Sheehan Properties, who is the developer of Wabash Landing. Sheehan Properties, or Jimmy Curtis, owns the 92 spaces that are deeded to each apartment that is currently built there. This transaction would bring those 92 spaces back into the general population of the parking garage, and we will lease those spaces back to the individual apartment lessees. There are 104 spaces that belong to the hotel via lease, and those will continue to be leased. When the 114 apartments come online, there will also be an agreement for those to be leased out of the garage. The remaining spots of the total 685 spaces will be general admission, and will be first-come, first-serve.

Councilor Wang asked if we will be able to sustain the parking garage with the leased and other spaces, or if we would lose money from this. Director Carlson responded that losing money is not anticipated. We looked at some pro forma for the way the parking garage is currently being managed with the parking rates. We will be taking over management and we have already started to look at the rate structure. The envisionment now, during the State Street construction project, is that we will offer two-hour free retail parking customers who come to the Wabash Landing area. We will have \$163,000 per year coming in once the 114 spaces are added, in addition to whatever we bring in from the normal parking rates.

Councilor Wang stated that he is concerned because we see the empty stores there, and he worries that there may be a glut of apartments too. Director Carlson stated that one of the ideal opportunities with the new apartments is that they will be going into an area that failed for retail, but the other areas have not had that issue. It will add 114 bodies who are able to walk down and frequent those businesses. Also, when we implement the garage improvements that have been mapped out over the next five years, it will create more ability to go to Tapawingo Park and the events there. It will be bringing people into the area and reinvigorating it.

Larry Oates, Redevelopment Commission President, stated that he has been involved with this parking garage since 2006. The reason that we have run into problems in the past has been because the entire garage is not owned by the City. We have a management agreement where the developer was running the garage itself, and our purposes do not necessarily align with each other. There have been multiple times where the RDC has stepped up to renovate and do basic repair work on the garage because it was not being maintained to a point where we, as the payer of the bonds, felt was needed to make sure that the facility was going to continue and operate. By putting all of the ownership under one legal entity, with all of the spaces in the garage, we now exert complete control over the garage. We can go in and do the things necessary to make the garage viable, including better lighting, painting, cleaning the debris, and making sure that the stairwells are welcoming to people. One of the adamant people against the garage was former Clerk-Treasurer Judy Rhodes, who did not feel safe going in it. We have always tried to step-up the lighting, and now that we will have complete ownership the plan is to make those improvements so that the garage can be a community asset. The RDC has already budgeted \$200,000 this year toward this garage with the anticipation that we could come to a resolution here. He stated that the changes there will be phenomenal. The current apartments there are about 99% occupied, and people are clamoring to get into this. The people who want to go into the 114 additional apartments are a totally different crowd than will be in The Hub and The Rise

area. It tends to be faculty members, instructors, and graduate students who want to have that urban vibe, but do not necessarily want to be upstairs from Harry’s Chocolate Shop. They are looking for a different look and feel, and that is what they get with the apartments in the Curtis development. He stated that there has never been a comment from anyone on the RDC or in the Development Department about the way the current apartments are cared for or the manner in which that business is operated. The hotel has done a phenomenal job over the years, and it is his understanding that it is one of the highest rated hotels for occupancy. He believes that between the development that is coming in and the takeover of the garage by the City we will be in a great position to be able to offer amenities in the area—not just for Wabash Landing, but other things that will come along Tapawingo Drive, and we will be able to have event space. We will be able to make sure that those spaces are taken care of on a regular basis once we have control of the garage.

In response to questions from Councilor Jha, Director Carlson explained that the leases call for the spaces to be reserved for the apartments and hotel, regardless of if they are used. If we get to a point where we have more people wanting to use the garage than we have available spaces, then that would be what we would call a “good problem.”

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Bunder	Aye
DeBoer	Aye
Dietrich	Absent
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Resolution No. 08-17 passed on first and only reading.

Resolution No. 09-17 A Resolution Of The Common Council Of The City Of West Lafayette, Indiana, Approving The Acquisition Of Real Estate By The Redevelopment Commission In The Levee/Village Economic Development Area (Submitted by the Department of Development)

Clerk Booker read Resolution No. 09-17 by title only.

Councilor DeBoer moved for passage of Resolution No. 09-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Thomas.

Director Carlson noted that this resolution is for approval of the parking spaces, and Resolution No. 08-17 was for the additional apartments. He added that the money involved in Resolution No. 08-17 will only be repaid if the project is not only built, but also lives up to what we are anticipating what it would do via TIF. Resolution No. 09-17 will also be paid for via TIF, from what we are anticipating through actuarial studies to be the funding to come out of the TIF district.

However, we will paying this one regardless because we will be taking into possession those 92 parking spaces.

RDC President Oates explained that under the parking garage purchase, the RDC will agree to pay approximately \$83,100 per year for the next ten years to pay for the parking garage spaces and to pay for the extinguishment of the management agreement that currently exists. It will make us free and clear of everything with regard to the garage; it would become part of the City. We would control of the garage as of the end of July. The other portion of it [Resolution No. 08-17] is a transfer on a piece of real estate where we will be incentivizing the apartments for \$1.169 million. That is structured just like we have done with The Hub and other structures on the hill. It is structured so that we will be paying \$116,900 per year, if, in fact, there is TIF generated by an increase in the value of the property from those new apartments. That payment will be made over the next 10 to 12 years, and they will only get paid 50% of whatever that increment is. This will allow us to start getting money in to use for other purposes within the Levee/Village TIF district, while at the same time incentivizing this project. This project will allow us to get something that actually generates tax revenue, as opposed to vacant space.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Bunder	Aye
DeBoer	Aye
Dietrich	Absent
Jha	Aye
Keen	Absent
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

Clerk Booker stated that the vote was 6 AYES and 0 NAYS.

President Bunder announced that Resolution No. 09-17 passed on first and only reading.

REPORT BY THE MAYOR

Mayor John Dennis stated that last week there were some issues brought up about events that happened in Paris regarding climate change. There has been a coalition started called the “Climate Mayors.” This involves local mayors in regards to controlling carbon emissions into our environment, which is what we do, most frequently through our Go Greener Commission. He has just found out about this today, and he plans to get more information from Diane Damico, a representative of the Go Greener Commission. He stated that it is an interesting concept, and something that we will at least get some information about. We are on it, we will see what we can do as a community, and he will keep the Council posted.

CITIZEN COMMENTS

► Mr. Kesler stated that after a recent trip out of town, he and his wife found firework rockets on the front step and roof of their house. He stated that he does not need this. When he is home he can monitor what is happening, and he sometimes finds bottle rocket sticks in his yard, but it concerns him when he is not home to see it. He felt fortunate that he had a home to return to.

He stated that the concrete collection continues, although it is getting harder to find. He has seen concrete chunks where the sidewalks are being repaired in New Chauncey, and he hopes that those chunks are being taken away and are not being buried. He spoke about litter in the alley near his home, and how he filled three bags with the litter from the ground. However, he did not pick all of it up, because he would like the City to contact the owners about some places.

Councilor Bunder asked who replaces Captain Gary Sparger in the chain for the Neighborhood Resource Team Neighborhood Resource Team (NRT). He asked who we would raise issues about regarding 4th of July fireworks or trash an alley. Police Chief Dombkowski responded that Rick Walker continues to be the NRT Supervisor, and he is currently answering to Deputy Chief Troy Harris. We will work through those issues and problems. It is, of course, the busy season and the NRT is very active right now. We should have a promotion for a captain's position from the Police Merit Commission within the next couple of weeks.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment, and President Bunder adjourned the meeting the time being 7:40 p.m.