

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
MINUTES  
AUGUST 7, 2017

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on August 7, 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, Steve Dietrich, Aseem Jha, Gerry Keen, Larry Leverenz, Gerald Thomas, and Norris Wang.

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

NEW BUSINESS:

Ordinance No. 21-17 An Ordinance Regulating The Operation Of Unmanned Aircraft Systems In The City Of West Lafayette, Tippecanoe County, Indiana (Sponsored by Councilor Dietrich)

President Bunder stated that if there is no objection from the Council, he would like to proceed out of order and take up Ordinance No. 21-17 first.

Councilor Dietrich stated that there has been a much larger interest in this ordinance than he expected. Some very good points have been presented, and he would like to table this ordinance until he has an opportunity to meet with some of the interested parties. He stated that we will be scheduling a meeting here at Morton, which will be advertised through the Clerk's Office. Rather than rush this through and put together something that will not be right for all of us, we would be better served to have a meeting to discuss this. Councilor Dietrich stated that he would look for a motion to table this for a time uncertain.

Councilor DeBoer motioned to table Ordinance No. 21-17 to a time uncertain. Councilor Thomas seconded the motion, and he motion passed by voice vote.

There was no further discussion.

MINUTES

Councilor Keen moved for acceptance of the minutes of the June 29, 2017, Pre-Council Meeting, and the July 3, 2017, Common Council Meeting. Councilor DeBoer 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, awarded the Go Greener Garden Award to Joanne and Bill Evers of 2971 Soldiers Home Road. Ms. Nelson noted that the Go Greener gardens are special because they not only beautify the community, but they also do so in an ecologically friendly way. One of the special things about the Evers' yard is that it includes a Certified National Wildlife Bird Habitat. The habitat is supported by ten feeders, eight bird baths, and many bird-friendly flowers, bushes, and trees.

Ms. Evers expressed appreciation for the award. She spoke about how they work hard in the yard and it has changed a lot in the 30 years they have lived there. They are proud to work with people who teach them about saving water, composting, and doing a lot of good things for the environment.

Council Appointment: Go Greener Commission

President Bunder stated that the Council Appointment to the Go Greener Commission is William Arnett, who is interested in energy efficiency, alternative energy, and climate change policy. This fits well with a recent decision by the Council to support the Mayor regarding climate change [Resolution No. 10-17].

Councilor Dietrich motioned to appoint William Arnett to the Go Greener Commission. Councilor DeBoer seconded the motion, and the motion passed by voice vote.

FINANCIAL REPORT

City Controller Gray stated that the financial report has been filed. We are 58% of the way through the year, and the budget is running slightly under, at 54%. We are in good shape.

LEGAL REPORT

Corporation Counsel Burns noted that the June and July legal reports are available on the agenda.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer reported that the Joint Board received a handful of checkpoint items, including The Hub Plus building. There is also an item on this Council agenda, Resolution No. 14-17, which is an amendment to the Interlocal Cooperation Agreement.

UNFINISHED BUSINESS:

Ordinance No. 16-17 An Ordinance Establishing The West Lafayette Public Arts Team (PAT) Fund (Sponsored by Mayor John Dennis)

Councilor Keen read Ordinance No. 16-17 by title only.

Councilor Keen moved for passage of Ordinance No. 16-17 on second reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Director of Development Carlson stated that this ordinance, along with Ordinance No. 17-17, will create two funds. One fund is for the Public Arts Team, and the other is for the Community Historic Project Support. He noted that we have had the PAT in this community for quite some time, and they have been active in many public arts projects in the City. This fund will give them

COMMON COUNCIL MEETING MINUTES, August 7, 2017, CONTINUED

the opportunity to start raising funds, instead of relying on only the City budget and RDC funding, to do these projects throughout town. This will also allow them to receive online donations. There have been people interested in donating, but there has not been an opportunity for them to do so. He confirmed for President Bunder that both of these funds will be served by a single foundation within the next year.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 16-17 passed on second and final reading.

Ordinance No. 17-17 An Ordinance Establishing The West Lafayette Community Historic Project Support (CHiPS) Fund (Sponsored by Mayor John Dennis)

Councilor Keen read Ordinance No. 17-17 by title only.

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

There was no discussion.

Clerk Booker called the roll call vote:

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

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

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

Ordinance No. 18-17 An Ordinance Requesting An Additional Appropriation To The 2017 Budget (CCD-Police) (Prepared by City Controller)

Councilor Keen read Ordinance No. 18-17 by title only.

Councilor Keen moved for passage of Ordinance No. 18-17 on second reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Controller Gray stated that this is an additional appropriation of \$15,000 for police equipment. This is a crossover from last year. We paid this amount as a deposit to a company who could not fulfill the contract. The refund was received from the company in 2017, so this will appropriate the money to again be spent on police equipment.

Councilor DeBoer moved to open a public hearing on Ordinance No. 18-17 The motion was seconded by Councilor Wang, and the motion was passed by voice vote.

There were no comments.

Councilor Keen moved to close the public hearing on Ordinance No. 18-17 The motion was seconded by Councilor DeBoer, and the motion was passed by voice vote.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 18-17 passed on second and final reading.

**NEW BUSINESS (Continued):**

Ordinance No. 19-17 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (The Hub Plus on State Street PD) (Core West Lafayette State Street, LLC) (CBW to PDMX) (Submitted by Area Plan Commission)

Councilor Keen read Ordinance No. 19-17 by title only.

Councilor Keen moved for passage of Ordinance No. 19-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, noted that petitioner Steve Bus is also present. He stated that this rezone is property that is located at 101, 111, and 117 State Street, which is on the south side of the street and across from Triple XXX. This is the site of the old gas station and two vacant lots. This building will be just south of where The Rise building will be established. The project will be mixed-use, with the first floor being retail and apartments above that. He thanked the City and APC staff members for all their hard work during the six months working on this project, and as a result of that it received a favorable staff report and unanimous yes vote from APC. This project will step down from 11 to 10 stories, going from west to east along State Street. There will be between 200 and 260 units on the project, 630 beds, and approximately 200 parking spaces. The parking-to-bed ratio will be approximately 31%, and the ratio per unit will be in excess of 80%. There will also be bike parking of about one per unit. The delivery date for the project is the fall of 2019. Real estate taxes will increase from about \$15,000 to over \$900,000. He asked that the project architect to provide some detail.

Tai Maki (Antunovich Associates) stated that they feel they have developed a building that is sympathetic to the slope of State Street. It will step down from The Rise building on the corner of Chauncey Avenue and State Street, which provides the stepping and sympathetic form that the City wanted. As pedestrians move down State Street and comes past The Rise, they will see a public space that has the retail spilling out onto that. The activity that will be developed in that public terrace area will activate that section of State Street. One of the other things done on this project involves the selection of materials and the basic angular forms used, which tip the hat to the Louis Sullivan bank building a bit further up on State Street. The building will have brick toward the lower areas, move up to framing with the brick, and then lighter materials, so there is a balance of contemporary and traditional materials. It is, again, giving a nod to the past while suggesting toward the future. It represents a good balance of being within the context and the history, while also being of a contemporary fashion. Some of the detailing include columns on the border between the courtyard, the public space, and the public street. There is a suggestion of steel columns and steel form, and some of the other detailing on the building is also going to be steel plate and steel channel, which is a small nod to the boilermaker tradition of the area. He stated that they tried to pull some of these key factors in here, and they like to make these core projects feel of the place, and speak to the places, as much as they can. He thinks they have achieved that.

Councilor Dietrich asked if the highest tower that includes green space includes access, as in park-like or just green space. He asked how it will be used. Mr. Bus responded that the top tower of the west wing is where the pool will be located. Councilor Dietrich asked if the towers are connected. Mr. Bus responded that there is one complete tower, but the genius of the design is that there is an impression of looking at three different towers. It goes to the architect for clever design to make this building look and feel smaller than it is.

Councilor Dietrich stated that he would like to hear from RDC President, Larry Oates, about the financing from the City's standpoint. Mr. Oates stated that this is the third in the trifecta of buildings that basically pays for State Street. He noted that he spent a number of hours out on State Street today, and he wants to let everyone know that it will open through the Village on time, as we have said. We started on May 15, 2017, and it will be open August 14<sup>th</sup> to vehicles, pedestrians, and bicycles. He stated that from the RDC's standpoint, it is critical in that Village area, which is where all of the businesses have been impacted, that we have worked with the developer and contractor to make sure that the impact was under control the entire time. He stated that we are still working on the actual incentive package for this project. Based on the number of beds, it will be in a similar range of \$7-800,000. It will be set up as in the past. That is, we will take the tax increment that comes off the building on an annual basis, and 50% of that increment will go to pay part of the incentive. The other 50% gets put back into the TIF district for

ongoing projects. The Hub Plus will be the third building, and with those three buildings we believe that we have covered the entirety of our annual payments, on their payments alone, for the entire State Street project that the City is responsible for. This will fund, over the next 24 years, our \$60 million-plus portion of this project. He stated that we are starting to see other contractors and developers come into the area. He looks at this project as a \$120 million incentive program that we have done here. We are attracting other businesses right now, and we are going to have newer buildings with all kinds of development along State Street. The excitement in the development community is phenomenal; people want to be here, and they want to put their buildings in the area. It is amazing what is being done, especially for a community of our size, to be able to put this together and make a real change in what our downtown area will look like.

Councilor Dietrich asked Fire Chief Heath to talk about the impact this project, being the third large project, will have on the Fire Department's staff, equipment, and ability to perform safety. Chief Heath responded that the staff is planning for high-rise tactics for how they look at fire and medical runs in those buildings. He explained that the buildings are built with sprinkler systems and fire pumps that help them to protect themselves. We have been planning for this for the past several years. It will take longer to make a medical run, but he does not see a problem with it staffing-wise. He noted that the West Lafayette Fire Department and the Purdue Fire Department work very well together. The two agencies train together, and they have been working in buildings this size for quite some time. We have learned a lot from them, and hope to work closer together.

Councilor Wang stated that he also had concerns about if we had aerials or ladders that reached that high. Chief Heath stated that nobody does. He explained that we have high-rise packs on our trucks, and have had them for years. The pack is carried up and hooked into a standpipe system, and then the hose lines are advanced through that. Mr. Bus added that the WLFD made sure that they put in a radio repeater system for emergency responder systems that will go forward in the final detail plans.

Councilor Dietrich asked if it takes more firefighters to fight a high-rise fire than it does a large lateral fire. Chief Heath responded that it does from the standpoint of how we setup command and how we plan and pre-plan those buildings. We know that a fire in those buildings is an automatic response where Purdue Fire is also on the way, and even Lafayette Fire. We will use all available means, and we have mutual-aid agreements throughout the County that brings in Wabash Township, Lafayette Fire, Purdue Fire, and any agency that we may need. It does take more people, and our staff has been growing as the City has been growing.

President Bunder stated that he cannot help but notice that this building is shorter than the original proposed building. He asked if this is the high-water mark for high-density student housing, and if we do something else after this. Director Carlson responded that the hope, regardless of the number of developers that are looking to do projects aimed directly at student housing, is that we see things that are added diversity of land uses in our community. This is one of a number of requests that the City has had over the last year. There was a request for a project of 1,500 beds at the corner of Wiggins and Salisbury Streets, and that request would never come before this Council because it was a "no" out of the gate. He stated that he thinks that there is still an interest in student housing here, and we are talking with developers who are looking at smaller projects that would replace older construction, but The Hub Plus will be the last major student housing development that we intend to see here until the buildings come online. We will see how they are able to rent-up and if they have any ripple effects elsewhere in the community.

President Bunder stated that he has a question about the retail component. He asked what it will look like. The background of this question is the reflection of the disappearance of the large major retailer for The Rise project. He asked what kind of retail these buildings will have, because if it

is a cell phone company and a liquor store then he has a lot of explaining to do to his constituents. He tried the best he could to sell The Rise by speaking about the great store we would get that would anchor development in Chauncey Village. Now, we will not have that great store, so he wonders what retail development will look like, or if we will move away from it.

Mr. Bus stated that, in general, there will be a lot less retail across the U.S. To focus in detail on State Street, one of the things that was important was the grocery store to The Fuse. That is a large-format retailer, which does not have a lot of entry points. He stated that when they sat with the City and APC staff, one of the key points of discussion was to ensure continuous activation all the way along the street front. He spoke about pulling the building back to create the large streetscape and the importance of food and beverage retail with outdoor seating to make the streetscape somewhere that people want to spend time.

President Bunder noted that his daughters have always picked large cities to live in, and each one of them, with or without a car, depended on retail development that included a significant base retailer. If we mean to attract people who intend to stay here longer than students, he hopes that we can get a retailer where people can get shoelaces and cucumbers. Mr. Bus noted that the big shakeup has been Amazon, so the buildings include large package rooms. The retail gets shipped in to the front of the door for some of those goods. There has been interest in doing smaller satellite grocery points.

President Bunder asked about recycling in this building. Director Carlson responded that, starting with The Hub, recycling has been required in all planned developments that come through the City.

Thomas Kesler (479 Maple Street) stated that with all of this development, he hopes that there is continued discussion about a park in the area. A museum would be useful. He hopes that the Fire Chief is comfortable with the new traffic flows, where the one-way streets are being changed to two-way streets, in reaching these new buildings.

President Bunder stated that this prompts a question about parks and support for parks. He asked if this development will help us with parks and recreation. Director Carlson responded that one of the other conditions of this development is that a proffer is being made by the developer. We received a letter from Steve Bus stating that at the point that the building permit is pulled for this structure, he will donate \$35,000 to the Park Foundation, which will be used to fund the City's recreational impact fee study. That is something that will probably come by the closing end of the year.

Jan Myers (1909 Indian Trail Drive) stated that she has made this point before and has still not seen it addressed. That point is the change in winds. She stated that having lived in large cities, including downtown Chicago, this is primarily a north-facing building, and we get most of our cold winds out of the north, just as we recently saw our temperatures drop suddenly. For all who live north of these high rises, micro-climates are very easy to create. She has created two very different micro-climates in her backyard alone. She stated that she does not know how much the Chauncey people are ready for a windier, colder winter than they typically have. According to these plans it is very possible, and she has heard no one addressing wind tunnel studies on this to know how it is going to bounce around. She also stated that the State Street frontage is 12-foot sidewalk. That may sound ample until you subtract the distance that the trees, the street furniture, which includes waste baskets, raised planters, and so forth, take. She stated that Main Street in Lafayette may have seemed wider, because it is new, but she took Dennis Carson for a walk in the blue buggy, and you cannot walk side-by-side or pass two baby buggies or two

wheelchairs, and several things are not possible even though it looks wide from the curb to the buildings. It is important that we are sure there is 6 to 8 feet minimum of clear space.

Patrick Hagmire (282 Littleton Street, and owner of The Pint, 111 South River Road), stated that he thinks that this project looks great. He is excited about all of the green space that is incorporated, and he thinks the building is visually interesting.

Mayor John Dennis stated that he thinks this is a great idea. He thanked all of the people who came in to provide information that gave a better understanding of what is going on, and also to the citizens who gave us guidance and input. He stated that people make a presumption that we have just been talking about this type of development for the last few years. However, we have been talking about this for almost ten years. In these days, where we are restricted by some of our options, either via State government or federal government, it comes down to us making the right decisions—not just for right now, but for our City’s future. He knows that there is some apprehension; it is change. It completely changes the dynamic of West Lafayette. However, with what we are doing with our new downtown, and with what Mayor Roswarski is doing in downtown Lafayette, and with what all of us are doing on the riverfront, this is going to be a destination point in Indiana. There will be people, long after we are gone, that may wonder what it was like before. The hope will be is that there is nothing that compares what it is going to be like now and in the future. He thanked everyone.

Councilor DeBoer stated that he has gone on at length about vacancy rates and the cost of rent many times, but he is super excited about this project. He stated that Chauncey Hill Mall should be developed, but otherwise he understands that we are adding a lot of bedrooms and we should get this done and take measure in a couple of years to see where things are going.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 19-17 passed on first and only reading.

Ordinance No. 20-17 An Ordinance Amending Ordinance No. 32-97 Being The Unified Zoning Ordinance Of Tippecanoe County. (UZO Amendment #88) (Transient Rentals) (Submitted by Area Plan Commission)

Councilor Keen read Ordinance No. 20-17 by title only.



Councilor Keen moved for passage of Ordinance No. 20-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Building Commissioner Spitznagle stated that due to issues in Lafayette, the APC Ordinance Committee took a look at transient guest housing. From the beginning, West Lafayette has taken the stance that we want to keep our rental housing program alive. It is already established, is in good hands, and gives a good amount of control for both property owner and tenant safety. It is the City staff's recommendation that the Council vote "no" on this ordinance.

Councilor Keen stated that he likes for us to be in compliance with the rest of the UZO, when possible. Since West Lafayette's ordinance appears to be more restrictive than the UZO, he asked if our ordinance would still supersede that if the Council did approve the UZO. He asked if that is correct, or if it works the other way around. Counsel Burns responded that it would work the other way around. It would also create some confusion with the public, and also, perhaps in the mind of a judge if we did ever need to enforce what supersedes what. However, the State system with the APC makes it clear that the City has the option to pass, or not pass, various legislation placed in front of us. If we do pass it, then we have, in effect, taken out our own to the extent that it is inconsistent. It would create a difficult interpretive challenge for anybody trying to figure it out. Counsel Burns stated that the more he thinks about it, the more comfortable he is with the Council voting "no" on this. It is in front of us for a reason—not to be a rubber stamp, but to determine whether or not it makes sense for our community. When this passes in other jurisdictions, there is a grandfathering issue that occurs that we do not have in our situation. Councilor Keen stated that he understood this, but he wanted it to be clear on the record.

Councilor Wang stated that there have been instances where the State has passed a law to legalize procedures that have been very restrictive, and what Counsel Burns described is the effect that would happen if we approve this.

There was no further discussion.

Clerk Booker called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Nay
DeBoer	Nay
Dietrich	Nay
Jha	Nay
Keen	Nay
Leverenz	Nay
Sanders	Absent
Thomas	Nay
Wang	Nay

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

President Bunder announced that Ordinance No. 20-17 failed to pass.

Ordinance No. 22-17 An Ordinance Setting The 2018 City Budget And Setting The 2018 Tax Levy On Property And Tax Rate (Prepared by the City Controller)

Councilor Keen read Ordinance No. 22-17 by title only.

Councilor Keen moved for passage of Ordinance No. 22-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Controller Gray stated that in conjunction with Mayor Dennis and the department heads, he is introducing the 2018 budget for the first reading this evening. Some of the major assumptions in that is a 3% cost of living increase on the wages, insurance is estimated at a 10% increase, and our tax cap is estimated at a little over \$1 million in 2018. The overall 2018 budget comes to \$23,395,271. He noted that the public hearing is scheduled for the September Council meeting, and the adoption of the budget by the Council is scheduled for the October meeting. After that, the budget will be submitted to the State for their final sign-off.

Councilor Thomas asked, for the record, about the tax rate for 2018. Controller Gray responded that the tax rate is a complex issue. It works with the assessed value, and we never really know what that value is going to be. The tax rate the last few years has been around 85 cents per \$100. The ordinance is a sticker-shock, because it looks like we are asking for almost \$1.21 per \$100. That is set-up strictly in order to ensure that we get the maximum levy from the State whenever the actual assessed value comes into play. He stated that assumes that the tax rate will still be around 85 cents per \$100.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 22-17 passed on first reading.

Ordinance No. 23-17 An Ordinance Requesting An Additional Appropriation And Reduction To The 2017 Budget (Sanitation-MVH) (Submitted by the City Controller)

Councilor Keen read Ordinance No. 23-17 by title only.

Councilor Keen moved for passage of Ordinance No. 23-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Controller Gray stated that this is a net change of zero to the overall budget. This is a request to move \$125,000 from the Motor Vehicle Highway (MVH) Fund to the Sanitation Fund in order to purchase another trash truck. It will allow us to consolidate funds into one spot for this.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 23-17 passed on first reading.

Resolution No. 12-17 A Resolution Appropriating The Necessary Funds Resulting From The 2017 Community Development Application Of The City Of West Lafayette Under Title I Of The Housing And Community Development Act Of 1974, As Amended (Submitted by Department of Development)

Councilor Keen read Resolution No. 12-17 by title only.

Councilor Keen moved for passage of Resolution No. 12-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Director of Rental Housing Inspections Dale Dixon stated that he is here on behalf of the Department of Development. He stated that we recently received the final grant number that we will receive from U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) for 2017. That program year started July 1, 2017, so we are a bit behind schedule due to waiting on a number from the federal government. That number came in at \$325,093, and we have submitted our action plan to HUD based on the Mayor's Advisory Committee's help in determining which groups get awarded which amounts of money from the grant. This resolution is to appropriate those funds according to the action plan, and to get them into the proper line items of the budget. This allows us to track those dollars when requests are made for reimbursement. In response to a question from President Bunder, Director Dixon stated that the amount actually went up this year by 7.8%.

President Bunder asked if this process will change in the year ahead. Director Dixon responded that the process for the Mayor's Advisory Committee and things like that will not change. However, he has been working extensively with Director Carlson's staff to get them trained and up to speed so that the CDBG program officially goes back to that department.

There was no further discussion.

Clerk Booker called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye

COMMON COUNCIL MEETING MINUTES, August 7, 2017, CONTINUED

<b>Councilperson</b>	<b>Vote</b>
Dietrich	Aye
Jha	Aye
Keen	Aye
Leverenz	Aye
Sanders	Absent
Thomas	Aye
Wang	Aye

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

President Bunder announced that Resolution No. 12-17 passed on first and only reading.

Resolution No. 13-17 A Resolution to Amend the Comprehensive Plan for Tippecanoe County to include the 2045 Metropolitan Transportation Plan (Submitted by Area Plan Commission)

Councilor Keen read Resolution No. 13-17 by title only.

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

Ryan O’Gara, Assistant Director, Area Plan Commission, stated that every five years the federal government requires that these plans be developed and submitted, adopted, and incorporated into the Comprehensive Plan in order to keep the federal transportation money flowing. As stated in the APC staff report, this is approximately \$16 million, annually, in the community. This report identifies 175 highway projects, 94 sidewalk projects, 128 trail projects, and 57 bike lane and shared lane bikeway projects. It incorporates the Complete Street Policy. The projects were prioritized, and have gone through a rigorous public hearing and public participation process through the Citizen Participation Committee. He stated that it has been through the ringer, and this plan is a result of all of that work. It is submitted to the Council for inclusion into the Comprehensive Plan. In response to a question from President Bunder, Mr. O’Gara stated that this is what keeps our transportation networking flowing and operating. It keeps the potholes away, roads resurfaced, and capacities expanded. The plan acknowledges that we cannot build our way out of our transportation woes; no community can, as you have to be more innovative with how you spread these dollars around. There has been a long tradition of doing these plans every five years since 1978, and we have learned a lot over the years. We have tried to prioritize projects that we think will have the biggest impact. A lot of that comes from the public outreach that we do to find out what facilities need to be expanded and improved. There is a long track record here of good transportation policy being brought to bear. He thinks that it has played out very well, and the APC is proud of this document.

President Bunder noted that there is a tremendous amount of cooperation between the entities that are in this planning district. Mr. O’Gara agreed, and he stated that it is almost unheard of in a community with multiple jurisdictions to see that level of cooperation, and he thinks a lot of communities would envy it. President Bunder explained that, as Council President, he attends the Metropolitan Planning Board meetings, and it is a lesson in cooperation. There is a certain amount of generosity in terms of people moving their projects around so that other people’s projects can be funded. It is worth a compliment. Mr. O’Gara stated that there is a lot of civic debate, mutual respect, give and take, and there is a nice tradition of civil behavior when it comes to this process.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

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

**Resolution No. 14-17** Resolution Concerning Joint Board Resolution 2017-01 - *A Resolution Of This Joint Board Under The City Of West Lafayette – Purdue University Interlocal Agreement Authorizing: (1) The Second Amendment To Public Private Agreement; (2) The Memoranda Of Understanding With The Purdue Research Foundation And With The City Of West Lafayette And The City Of West Lafayette Redevelopment Commission; And (3) Depositary Agreements With The Huntington National Bank* (Sponsored by Mayor John Dennis)

Councilor Keen read Resolution No. 14-17 by title only.

Councilor Keen moved for passage of Resolution No. 14-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

City Engineer Garrison stated that this was a resolution that went before the Joint Board. There were some changes in the law earlier in the year that the City is looking to take advantage of to allow us to put secondary funds into the Public-Private Partnership (P3) contract. This would be for any change order work that is deemed above and beyond the original scope of work. Previously, all of that would have to be financed and make payments. This change allows us to pay for those changes upfront without financing charges. The original contract was not set up to allow for that form of payment, so this makes changes to allow that kind of payment. He stated that he is looking for approval of the MOU itself.

There was no further discussion.

Clerk Booker called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jha	Aye
Keen	Aye
Leverenz	Aye

<b>Councilperson</b>	<b>Vote</b>
Sanders	Absent
Thomas	Aye
Wang	Aye

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

President Bunder announced that Resolution No. 14-17 passed on first and only reading.

Resolution No. 15-17 (Amended) A Resolution Requesting the Transfer of Funds (Facilities and LRS) (Prepared by City Controller)

Councilor Keen read Resolution No. 15-17 by title only.

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

Controller Gray stated that the first part of this transfer is to move \$4,500 between major categories for salaries in the Facilities Department. We previously had a janitorial service doing some work, and it looks like it will be better quality, as well as cheaper, to do that work in-house. The transfer for Local Roads and Streets is to purchase equipment.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

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

**REPORT BY THE MAYOR**

There was no report.

**COMMUNICATIONS**

► Councilor Wang asked Chief Dombkowski if we are affected by the recall on Ford Explorers, and what is being done to address those issues. Chief Dombkowski responded that we have ten of those vehicles in the fleet. When news started breaking about this close to one year ago, we put carbon monoxide detectors in each of the vehicles. To date, we have not had a single one go off. So, we are comfortable, but we will maintain diligence in checking on that. We are hoping

to order more of the Ford Explorers. Councilor Wang stated that they are very visible units, and his constituents see them all of the time and were concerned for the officer's safety.

► President Bunder expressed that the residents of New Chauncey are happy with the four new stop signs at the intersection of Grant and Meridian Streets. Chief Dombkowski stated that he has been an advocate of that for a while now, but the credit goes to the Traffic Commission.

#### CITIZEN COMMENTS

► Ms. Myers stated that she has a couple of observations. First is that naming the historic projects "CHIPS" in a State that uses CHIP to mean a health insurance kind of thing will make a lot of people think of the insurance, and she urges it to be renamed. Secondly, we have new lanes painted along the newer finish of Salisbury Street. She saw the way that they were being used during her walk to the meeting: If you are a bicyclist you decide to use that as your center lane, and then weave how far you can go to the curb and back to the center, and keep that as your center line. It is new entertainment to see, but she stayed on the sidewalk. However, staying on the sidewalk tonight was a bit challenging. There were many areas where the pavement was a four-inch rise from one pavement block to the other. They are within one mile of the school or Morton Center, which puts them into a huge compliance area. She urges that it be looked at, particularly between Wiggins Street and Fowler Avenue.

► Mr. Kesler stated that he comes with his usual issues. He thanked the Street Department for its continued interest in his effort to remove concrete chunks from West Lafayette. The concrete collections continues, but gets harder to find it after the several years he has been removing it. He stated that he is pleased to see that the backyard of 510 North Salisbury, which is on the opposite side of the alley from where he lives, was finally mowed. He thanks all involved for cutting weeds that were left untouched by a recent mowing near the garage at 512 North Salisbury. He stated that yesterday he was in the alley picking up other people's garbage again, and there was a little of it in his backyard. He also dumped rain water from several of the always-uncovered trash cans. He noticed that someone left a pile of ears of corn in the alley, and he will try to take care of that before the end of the week. He observed litter every few steps as he walked to this meeting, and he guesses that will never be solved. He stated that he was pleased to hear a mention of the federal dollars that come into this community.

#### ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment, and President Bunder adjourned the meeting the time being 7:47 p.m.