

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
OCTOBER 2, 2017

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on October 2, 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, Jonathan Jones, David Sanders, and Norris Wang.

Absent: Gerry Keen, Larry Leverenz, and Gerald Thomas,

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, Human Resources Director Diane Foster, City Engineer Ed Garrison, City Controller Peter Gray, Fire Chief Tim Heath, Building Commissioner Chad Spitznagle, and WWTU Collections Systems/GIS Supervisor Victor VanAllen.

MINUTES

Councilor DeBoer moved for acceptance of the minutes of the August 31, 2017, Pre-Council Meeting, and the September 5, 2017, Common Council Meeting. Councilor Dietrich 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

President Bunder reported that the final plans for The Rise will be presented at the October 4, 2017, APC Executive Committee Meeting.

PUBLIC RELATIONS:

Gateway to Hope: Preventing Hepatitis C in Tippecanoe County - Dr. Jeremy Adler (Health Officer, Tippecanoe County Health Department)

Dr. Jeremy Adler thanked Mayor Dennis and the members of the Council for inviting him here this evening to speak about a County Health Department program called Gateway to Hope. He spoke about the program while presenting a slideshow. He stated that our nation's drug epidemic has unfortunately reached Indiana and Tippecanoe County. Tippecanoe County is in the top 10% of counties in Indiana for substance abuse. This has had many devastating consequences for individuals, families, and communities. Among those has been a significant rise in blood-borne infections, such as HIV and Hepatitis C, which have been transmitted through the sharing of needles and other drug-injection equipment. Dr. Adler spoke about the increase in Hepatitis C cases in the County over the last five years, including the accumulated effect due to Hepatitis C being a chronic disease. He noted that the County is on track to have approximately 900 cases in 2017. This trend closely mirrors what was seen in Scott County prior to their HIV outbreak. Tippecanoe County has not had a large number of HIV cases, but the number is increasing and

is placing us in 7th place amongst Indiana counties for HIV incidents. Dr. Adler provided various facts about Hepatitis C. He noted that it is very expensive to treat with the most recent treatment costing approximately \$94,000 for a 12-week course. Medicaid spent \$4.7 billion on treatment in 2014 alone. He stated that when looking at these facts, it becomes clear that preventing Hepatitis C infections is probably the best approach to this problem. That is where the idea of a syringe exchange or syringe service program comes into play. These programs are not a new idea; they have been in existence in the U.S. for about 25 years. They have been studied and rigorously tested, and they are evidence-based and scientifically proven to reduce the incidents of Hepatitis C and HIV. They stop the spread of disease by providing clean, sterile syringes to drug abusers as part of a comprehensive public health program. He spoke about more benefits of these programs, including that every \$1 spent saves \$3 in treatment costs, which is a good return on the investment. The program encourages safe disposal of syringes, which reduces the risk of needlestick injury to law enforcement officials, EMS personnel, and the public. The programs also serve as a link to drug treatment programs, health care services, and social services. Dr. Adler stated that because of the overwhelming research that is supportive of these programs, a large number of national and international organizations support syringe exchange programs. These organizations include the CDC, WHO, AMA, Red Cross, the U.S. Conference of Mayors, and the American Bar Association. He stated that we are one of 8 counties in Indiana that has a syringe exchange program, and an additional 16 counties are working to create programs. The Tippecanoe County program, called Gateway to Hope, is a County-approved and State-approved program that has been running for about two months out of the Health Department office on Friday afternoons. It has served about 75 clients so far. He stated that he wants to emphasize that it is much more than just a syringe exchange program. This program provides many other important services, such as referral to substance abuse and mental health treatment programs. So far, 11 people have gone into treatment programs. One person has returned all of his unused syringes because he is clean of drugs. The program tests for HIV and Hepatitis C, provides vaccines, and provides means for safe disposal of syringes. The program has a 98% return rate on syringes given out, while the State average is 80%. During two of the weeks of operation, the program had more dirty syringes returned than were distributed. In addition, the program is distributing Narcan, which is the antidote for opioid overdoses, and has so far saved three lives with it. There is a health insurance navigator on site, and there is the capability to refer people to the State Department of Health disease intervention specialist. The program provides a lot of important health services to this population. He stated that looking to the future with this program, one goal is to have multiple sites in order to improve access for the people who need this program. They have worked hard with community organizations to obtain additional sites, and hope to have two sites running soon. Dr. Adler stated that a member of the West Lafayette City Council approached him with a request that we consider the possibility of having a site for this program on West Lafayette City property. He is here tonight to answer questions, present information, and hopefully lead to that result occurring.

Councilor Dietrich asked about how the figure is calculated that shows Tippecanoe is in the top 10% of counties for substance abuse. Dr. Adler responded that it is a substance abuse severity score, which is determined by the State Department of Health. It takes into consideration many different data points, including hospitalizations, overdoses in the ER, EMS services, and arrest data.

Councilor Wang asked how often the mobile unit for the exchange program goes out. Dr. Adler stated that he neglected to mention the mobile unit. He explained that it is a self-contained, fully operational mobile unit that has everything needed in it. Right now, the mobile unit is not being used because the program is being operated out of the Health Department office. However, the mobile unit is ready to go as soon as they find locations from which to operate it. Councilor Wang

asked if they are seeking to set up a station here or use the mobile unit in West Lafayette. Dr. Adler stated that that would be a wonderful idea. He thinks that having sites spread throughout the County will be beneficial in improving access to the valuable services this program provides.

Councilor Sanders stated that he was the Councilor who wanted Dr. Adler to join us here today and had suggested the possibility of us considering a mobile site here in West Lafayette. He thinks there is a variety of reasons why that is potentially advantageous. He wanted to get the conversation started by having public presentation here before having a formal resolution. He stated that this is a discussion he has had with fellow Councilors, and he has also had discussions with Mayor Dennis, Police Chief Dombkowski, and the prosecutor about the elements that would go into a successful program. He stated that it is clear that the program the Health Department has set up is one of those model programs, and it is not just a needle exchange. We would hope that mobile sites would also have similar components to them.

Councilor Sanders asked Dr. Adler if he knows what Purdue's approach is to this problem, because it is clear that Purdue does have a problem. Dr. Adler responded that he has not discussed this particular problem with officials at Purdue. However, the program is open to anybody in the County, and that includes the Purdue community. That has been communicated with the Purdue University Student Health Center (PUSH). If there are any students or Purdue community members who need these services, they are welcome to come obtain them at the Health Department. Councilor Sanders asked if there is any possibility of Purdue, PUSH for example, participating directly, rather than just directing people across the river. Dr. Adler confirmed that he has not discussed that with them. He explained that Indiana law would require an organization outside of the Health Department to apply to the local governing body and the State Department of Health to obtain approval to distribute these materials.

President Bunder asked if it is possible to say how many clients of the program are from West Lafayette. Dr. Adler responded that the law that allows the operation of a syringe exchange program specifically prohibits them from collecting demographic information, so he does not have that information. However, he can say that 80 of the Hepatitis C cases have West Lafayette addresses. That is a clear indication that this problem does exist in West Lafayette. He stated that what makes the current heroin epidemic different from past drug abuse epidemics is that it crosses all socioeconomic lines. It is not a problem of the urban or inner city areas; it is also seen in the suburban and rural communities. It affects people of all walks of life. He stated that some clients have revealed during discussions with the staff that they are employed full time, have health insurance, and have families. These are not necessarily people that you suspect have an issue with this. This is a problem that can affect any sort of community and any type of person.

Councilor DeBoer asked if any data is known about students at Purdue, or any relevant information that might guide us on if this is actually a problem affecting young people. He understands that it is cross-socioeconomic, but he has not seen data on use in the local area amongst 18-24 year olds. Dr. Adler responded that he does not have specific numbers on that. He can say, from the standpoint of a practicing physician, that there are individuals in the college student age range who do participate in these behaviors.

Councilor Wang asked if it would be accurate to say that the number of cases from West Lafayette has been going up every year. Dr. Adler stated that he would guess so, because the total number has been going up. He has not broken the trend down into West Lafayette versus Lafayette versus the County as a whole. He stated that he will try to get that information for the Council.

Councilor Jones asked if Dr. Adler could speak about the education process for the public to learn about this program, and if people come first for the needle exchange or for the other services

provided. Dr. Adler stated that what we have found is that a lot of the clientele comes to them by word of mouth. The program is advertised on the Health Department website and Facebook page. Many of the clientele come primarily for the needle exchange. There is no requirement that they participate in the other services that are offered; they are not allowed to require that. All of the clientele go through an intake process and interview. During that interview, they are provided with education and the opportunity to get referrals for treatment and the other services. Sometimes people will turn those things down initially, but they are reminded about the services each time they come back.

Councilor Sanders asked if it would be true that having a mobile site on a periodic basis in West Lafayette would be both a potential example for other parts of the County about how this can operate, and also provide a valuable experience for the people who are operating that mobile site. Dr. Adler responded that yes, he thinks it would be fair to say that.

President Bunder thanked Dr. Adler for coming to the Council tonight. He stated that he gets involved in this issue whenever anyone finds an orange syringe in their groundcover. He appreciates Dr. Adler taking the time and hopes that we can be of help to him in the future. In response to a question from Chief Dombkowski, President Bunder stated that this was simply a report from Dr. Adler to the Council, and there is no action being taken tonight.

Go Greener Garden Award: Rick and Lori Reuss

Nicole Nelson, Go Greener Commission, awarded the Go Greener Garden Award to Rick and Lori Reuss of 911 Carrolton Boulevard for their outstanding efforts. She spoke about how their yard truly embodies the spirit of this award. They do not use any chemicals whatsoever on their yard. They do en masse composting. They have an extremely large food-producing garden, multiple rain barrels, and there is a rain garden in process. They have created a lovely hospitable habitat for monarchs and other butterfly species. They reuse and recycle most of their hardscape materials. Again, they embody the spirit of this award. Ms. Reuss stated that they would be green no matter what, and expressed appreciation for the recognition.

FINANCIAL REPORT

City Controller Gray stated that he is happy to say that while we are 75% of the way through the year, we are at 68% of our budget, so we are trending along nicely.

LEGAL REPORT

This report is on file.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer reported that the next Joint Board meeting is on October 17, 2017.

UNFINISHED BUSINESS:

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

Clerk Booker read Ordinance No. 22-17 (Second Amended) by title only.

Councilor DeBoer moved for passage of Ordinance No. 22-17 (Second Amended) on second reading, and that the vote be by roll call. The motion was seconded by Councilor Jones.

Controller Gray stated that there was a slight change to this ordinance from last month when Councilor Dietrich suggested that additional monies be added for the duties that the President of

the Council does. Therefore, \$517 was moved within the Council budget with no change to the bottom line. President Bunder stated that he appreciates that.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 22-17 (Second Amended) passed on second and final reading.

Ordinance No. 24-17 (Amended) An Ordinance To Set The 2018 Salary Schedule For Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana (Presented by the Controller)

Clerk Booker read Ordinance No. 24-17 (Amended) by title only.

Councilor DeBoer moved for passage of Ordinance No. 24-17 (Amended) on second reading, and that the vote be by roll call. The motion was seconded by Councilor Jones.

Controller Gray stated that there was a slight change on this ordinance to make titles of positions more consistent among the departments.

Councilor Sanders stated that he has a question for the Counsel. He asked how much an ordinance would have to be amended for it not to count as a second reading but a first reading. Corporation Counsel Burns responded that, interestingly, it could be amended in total. The Council could completely substitute every single number in it and the law would allow that to be a good second reading. He has seen it happen in other places that there be a substitution of an entire schedule of numbers. As long as it is read twice, it can be amended in between completely.

There was no further discussion.

Clerk Booker called the roll call vote:

Councilperson	Vote
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye

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

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

President Bunder announced that Ordinance No. 24-17 (Amended) passed on second and final reading.

Ordinance No. 25-17 (Amended) An Ordinance To Set The 2018 Salary Schedule For The Wastewater Treatment Utility As Submitted By The Board Of Public Works And Safety For Approval By The Common Council Of The City Of West Lafayette, Indiana (Presented by the Board of Public Works)

Clerk Booker read Ordinance No. 25-17 (Amended) by title only.

Councilor DeBoer moved for passage of Ordinance No. 25-17 (Amended) on second reading, and that the vote be by roll call. The motion was seconded by Councilor Jones.

Controller Gray noted that this ordinance also had a job position title change.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 25-17 (Amended) passed on second and final reading.

Ordinance No. 26-17 (Amended) An Ordinance To Set The 2018 Salary Schedule For The Elected Officials Of The City Of West Lafayette, Indiana (Submitted by the Controller)

Clerk Booker read Ordinance No. 26-17 (Amended) by title only.

Councilor DeBoer moved for passage of Ordinance No. 26-17 (Amended) on second reading, and that the vote be by roll call. The motion was seconded by Councilor Jones.

Controller Gray stated that this ordinance includes the additional annual pay for the Council President, in the amount of \$480. The \$517 amount mentioned earlier also includes the taxes.

Councilor Dietrich stated that he has mentioned before that it is his belief that we should look at whether or not we should continue with the City Court. We are looking at \$793.62 on a bi-weekly basis from the General Fund, and more times than not Court is cancelled. He knows that the change in the Court has happened over a period of years since we quit getting a prosecutor. He does not know if we can legally do so, but he has asked before and Mayor Dennis said that he was looking into options and discussing it. He would like, if nothing else, to see a presentation showing what we are getting from the City Court and what they are doing now. He asked if it is legally possible for the City to say that we do not need the Court, and he asked what the Court deals with now.

Counsel Burns stated that it is purely a decision made by the Council to implement or to take away the City Court. The change, in reference to the prosecutor, came about approximately four years ago. Before that, the Court was enforcing State law, mainly traffic violations that occurred within West Lafayette. Now, the major work of the Court is ordinance enforcement for code violations, including noise and parking.

Councilor DeBoer asked who would be responsible for deciding those cases if we abolished the Court. Counsel Burns responded that they would be enforced by the County Court system. There is a small claims court in the Tippecanoe County courthouse for those enforcement actions. Councilor DeBoer asked if we could decide to abolish the Court after setting the salary schedule. Counsel Burns responded that there is a timing issue because as an elected official, a City Judge cannot have compensation reduced or eliminated, so it would take some consideration for the calendar of election. He clarified that the salary cannot be lowered during the term of an office. He confirmed for Councilor DeBoer that the salary could be changed in two years when the term is over.

Controller Gray noted that the Judge has not had an increase in salary for a number of years. Knowing that the workload has gone down, she has said no to an increase.

Councilor Dietrich stated that this is not a reflection on the ability or the work product that we are getting from it, but it seems like an area that we are moving away from and that we can deal with in another capacity, probably cheaper.

Counsel Burns stated that, purely anecdotal, he has heard an argument over the years, from various sources, that citizens and Purdue students appreciate having their day in court in a West Lafayette City Court.

Councilor Wang stated that he used to be sent as a prosecutor to City Court. It would take all morning to get through the cases. With the implemented changes, the number has gone down drastically. He stated that they were always told that they were doing this as a courtesy for the City of West Lafayette. The deputy prosecutors were not compensated by the City. He does not believe that we need a City Court as much as we used to, so perhaps we could ask Judge Sabol to submit a study for the number of cases she is hearing to see if it justifies keeping something on the calendar. Counsel Burns stated that he will communicate that to the Judge.

Councilor Sanders asked about the historical origin of why the Mayor's and Clerk's salary is split between the General Fund and the WWTU Fund. Counsel Burns responded that it is extremely common in the State, in both small towns and large communities. When a city has a utility, it is, by law, kept separate. The reality, when looking at the numbers from an accounting standpoint,

is that both the Clerk or Clerk-Treasurer and the Mayor spend a substantial amount of time working on the wastewater or other utilities. So, every so often, the financial advisor and the Controller will look at those actual numbers to determine a fair apportionment of salary, based upon the time spent. For example, perhaps half of the Board of Works time overall is utility related, and the Board is chaired by Clerk Booker. The Mayor is involved in those also. Controller Gray confirmed for Counsel Burns that a lot of positions in the City work with both the WWTU and the City, and since the job is spread over both entities, so is the compensation.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 26-17 (Amended) passed on second and final reading.

NEW BUSINESS:

Ordinance No. 27-17 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (202 S. Chauncey Avenue PD) (Midwest Student Housing Properties, LLC – Sinan Yurtbilir) (R3W to PDRS) (Submitted by Area Plan Commission)

Clerk Booker read Ordinance No. 27-17 by title only.

Councilor DeBoer moved for passage of Ordinance No. 27-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Jones.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, noted that the petitioner/owner is present this evening, as well as the architect, Kelly Good, and the developer, Ron Whistler. He stated that this rezone received a favorable staff report and a unanimous yes vote from the APC. This is a 0.39 acre tract of ground about a block and a half from the new developments on State Street. They are planning on razing the two existing houses presently on this site, which has 22 bedrooms, to replace them with a five-story student apartment complex. The first floor will be parking, and there will be 56 units above that with 104 beds. There will be 38 spaces for parking, along with bicycle parking. The parking ratio will be 0.67 per unit, and 0.36 per bed, which is comparable to recent projects in this area. He noted that as part of the planned development project, there were numerous meetings with the City and APC staffs, and their comments have been incorporated into our final plans. Some of those items include widening the alley from 12 feet to 14 feet on the south side for better ingress and egress, providing vehicular

access along the alley, widening and reconstruction of the sidewalks on Wood Street and Chauncey Avenue, and providing 24 covered bicycle spaces. One of the big issues is that they will be burying the utilities for a cleaner look with more landscaping. He noted that there is no TIF money involved in this at this point, and they do not think there will be. That is probably in the range of \$150-\$250,000 that the petitioner is going to spend to do that. It is something that he can see the staffs requesting of future developers in that area, so this is the start of that. They will also have a pedestrian plaza on the northwest corner of the site, which will add additional landscaping and public street furniture. He stated that he thinks it will be an attractive site that overlooks the park and will compliment State Street. It fits in well with the other planned developments in the area, such as Grant Street Station, so he thinks it is appropriate. He requested approval of the ordinance.

Councilor DeBoer asked what the planned completion date is for this project, or when do they plan to break ground on it. Mr. Teder responded in May. Councilor DeBoer asked if the solvency of this project is based around current rent prices in the south district area. He asked if rent prices were to go down, say 10-15%, with the lavish new buildings going up, will this project still be viable. Mr. Teder responded that he does not think occupancy is an issue, and he thinks there will always be close to 0% vacancy in the campus area. What you will see is a change in rents. State Street is obviously the premiere location, and you will see higher rents there, and see them decline as you get away from State Street. He stated that his opinion is that this project will not have the same level of amenity as the taller buildings which would cause it to have lower rents.

Councilor Jones asked if there is a projected rent estimate. Mr. Teder responded that he does not believe they have that at this point.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 27-17 passed on first and only reading.

Ordinance No. 28-17 An Ordinance Amending Ordinance No. 32-97 Being The Unified Zoning Ordinance Of Tippecanoe County. (UZO Amendment #92) (Self-Storage Warehouses) (Submitted by Area Plan Commission)

Clerk Booker read Ordinance No. 28-17 by title only.

Councilor DeBoer moved for passage of Ordinance No. 28-17 on first reading, and that the vote be by roll call. The motion was seconded by Councilor Dietrich.

Building Commissioner Spitznagle stated that the APC Ordinance Committee recently looked at existing ordinance requirements for self-storage due to problems in the agricultural zones. This amendment to the UZO establishes a definition for self-storage warehouse buildings, which includes that there will not be outside storage and that it cannot be used as a residence or for illegal activity. It also eliminates the ability to apply for a special exception in an agricultural zone.

President Bunder asked if this applies to West Lafayette at all or if there are any agricultural zones left here. Commissioner Spitznagle responded that there are quite a few, but most are owned by the University.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Ordinance No. 28-17 passed on first and only reading.

Resolution No. 17-17 A Resolution Authorizing The Mayor Of The City Of West Lafayette To Enter Into An Interlocal Agreement With The City Of Lafayette, City Of West Lafayette, County Of Tippecanoe County And The Area Plan Commission Of Tippecanoe County. (Submitted by Area Plan Commission)

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

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

City Engineer Garrison explained that this is a joint venture with the parties mentioned in the ordinance title to use federal aid dollars towards the purchase of new traffic counting equipment. It has been done this way several times before, approximately every five years. We use the federal dollars and our local match to buy it. We have to maintain it and buy any accessories. Then the counters will be given to the local entity that had the participating portion and the process is done again. Councilor Dietrich asked how much the City's portion is. Mr. Garrison responded that it is approximately \$18,000.

President Bunder and Mr. Garrison discussed that the counters are kept with the City instead of being like a library check-out system. There is one additional system, called a Miovision, that is

COMMON COUNCIL MEETING MINUTES, October 2, 2017, CONTINUED

new this year, and it will be held by the APC. The Miovision system uses video detection, and it is labor-intensive because someone has to review it to count each vehicle. It does have uses that cannot be done with the traditional tubes across the road.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

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

Resolution No. 18-17 A Resolution Amending Ordinance No. 23-17 To Correct Typographical Errors (Sponsored by Controller Gray)

Clerk Booker read Resolution No. 18-17 by title only.

Councilor DeBoer moved for passage of Resolution No. 18-17 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Jones.

Controller Gray explained that the verbiage on Ordinance No. 23-17 listed the fund that we were moving money into as the General Fund-Sanitation instead of Wastewater Improvement Fund-Sanitation. There was also an extra zero on the account number.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

President Bunder announced that Resolution No. 18-17 passed on first and only reading.

Resolution No. 19-17 Authorizing the Filing of an Appeal for Excessive Levy (Submitted by the Controller)

Clerk Booker read Resolution No. 19-17 by title only.

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

Controller Gray explained that the average growth rate for the last three years for the City of West Lafayette is larger than the average growth rate of the State. Therefore, the State allows us at this point to appeal to them and request a larger percentage of the taxes that they collect to be distributed back to West Lafayette. This resolution will allow him to ask for that additional increase. It will cover 2018 and subsequent years. This will be approximately \$70,000 added to the maximum levy.

There was no further discussion.

Clerk Booker called the roll call vote:

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

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

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

REPORT BY THE MAYOR

Mayor John Dennis reported that last week he met with the environmental engineering group from Purdue in regards to the Mayors Climate Change. We had a good conversation, and also met with the Go Greener Commission regarding the same issue. He explained that we are trying to establish some baseline measurements as to how we are performing as a City, and then we will look to apply some creativity to that to minimize our carbon footprint. They are very enthusiastic about this, and they are very smart. They will go ahead and review some of our processes and protocols that we use. It will be a lot more complicated than just how long we have police cars idling and things like that. He is looking forward to their overview, and then we will see things go from that.

COMMUNICATIONS

► President Bunder stated that from the Pre-Council meeting we have a variety of questions regarding the following issues: The US 231 planning boundaries, Levee liquor permits, and the Chauncey Annex Northwestern and State building possibilities.

► Councilor DeBoer stated, regarding the US 231 planning, we are in the process of defining what it means for each area. Right now we are plotting on a map what we think would look best along the US 231 Corridor. There are broad outlines right now about what should go where, but not exactly what that means. Now we are defining what those aspects mean for this plan that is really just guidance and not law. There will also need to be an amendment made soon to extend the southern territory to go a bit further east. Director of Development Carlson stated that he suspects the amendment request will be brought to the Council next month. Councilor DeBoer confirmed for President Bunder that this is a special committee and not the Joint Board; there are two representatives from the City Council, he and Councilor Wang, along with Director Carlson, Mayor Dennis, the APC, and three developers. Director Carlson added that it is an official steering committee of the APC, and he imagines that it will also go to the Joint Board for ratification.

► Director Carlson stated that he was asked to explain some of the rumors that have been reported in the media about the three properties that are owned by the partnership that has the Chauncey Hill Mall. That includes Chauncey Hill Mall, Chauncey Hill Annex, a house on a parcel behind that spot, and the vacant State Street corner site. There has been reporting recently, as there have been previous fits and starts to an actual agreement to sell off some of this land. It would appear right now that it is in the process, as we have discussed with developers, and that contracts have been agreed to with two parties. One party is Trinitas Ventures, which is a Lafayette-based mainly student housing corporation. Trinitas has an agreement to take over the Chauncey Hill Mall site and the parking lot on Wood and Chauncey behind it, were they to come up with a development that would be satisfactory to themselves and to this body. What they are planning at this point is for no private student housing to go on the site. They have about a year of due-diligence period that they are looking to receive public input for this parcel of land and what can be developed on it. Recently the person who is heading up that project has stated that she is looking for input via charrettes, which are listening sessions, stickers, and images, to see what types of uses and styles would be found interesting. Trinitas is looking to find some sort of mix that is more of what the City is looking for right now. They believe that they have largely missed the boat on student housing developments, so they are talking about all sorts of different opportunities. He noted that this is very generic, so please do not think that this is something that is going to happen, but they are looking at whether it is a hotel, offices, retail, dining, or other sources of entertainment for the site.

President Bunder asked who is responsible for those charrettes. Director Carlson responded that it is something that the developer will be doing themselves in advance of them coming for approval from City staff, APC, or this body. He stated that once the plan is known for the meetings we will make sure that information gets out. He noted that a good thing with this group is that these are people who shop at the same grocery stores we do, so people have the opportunity to tell them what they do not like. This is a group that wants to have a flagship for the City and for them as well.

Director Carlson continued, saying that the other two parcels, the Chauncey Hill Annex site and the State Street corner, is under contract from a group called South Street Capital. That company is owned, out of Chicago, by a Lafayette native by the name of Marc Muinzer. He, too, has had some good interest in what he would like to see on these sites. The vacant building at the corner of Northwestern and State currently has a planned development from architect Kelly Good, which was approved by this body in 2012. It allowed for a basement, first, and second floor retail, and third through fifth floor housing with approximately 45 bedrooms. They have expressed an interest in changing that order to have first and second floor retail, changing the bed counts, which would require it to come back to this body. He noted that the City has expressed interest in discussing that project. There are also hopes and plans for at least a portion of the Chauncey Hill Annex site, where they would like to go with a tall building of between 500 and 600 beds. The

City would like to wait and see how these previously approved student housing buildings lease up, along with any ripple effects elsewhere in the community. The developer would like to move forward before this time, but promises not to open until 2020 or 2021. We have stated that we feel they can still meet that timeline if they get approval sometime in 2019 or 2020.

Councilor Dietrich asked where we anticipate bodies coming from that we are concerned about another 800 beds. Director Carlson stated that, one, we have been seeing a lot of expansion at the University. At the very least, the argument from the developers is that the University has expanded, and that alone will be able to fill the bed space. They are citing 1,100 more students this year than last. One of the things that we need to keep in mind is that freshman enrollment is always higher than each previous year, and we want to continue to see how that plays out. We do expect to see people from elsewhere in the community, such as from US 52/Sagamore West, locating in these buildings. We want to make sure that we are seeing these buildings open to the point where investors do not get cold feet with other projects currently under way, and also that existing structures are leased up to a good enough level that we are not creating issues elsewhere in the City.

Councilor Dietrich asked, regarding the places on the periphery, that they call our student housing, if we are trying to manage that level of occupancy versus what comes in instead of letting the business take care of itself. Director Carlson stated that we want to see that, if there is an impact out there, what that impact brings to the City. That is something we have the opportunity to make sure we do not exacerbate issues if they arise.

Councilor DeBoer asked what the criteria would be for that. He asked about if the vacancy is still 1% in the campus area, but the other places are shutting down. He stated that he could see those going out of business while these developments go up, but that is the market dictating itself. He still thinks that we should develop more. Director Carlson stated that in the last 18 months we have approved 2,900 new beds in the City, so we want to see how that develops on its own. That is in collaboration with the APC staff, as they too are at the point that they want to see what happens with these larger projects. If, for some reason, a building does not lease up to a high enough extent, then developers can get cold feet, which can result in skeleton buildings and vacancies. He has seen it happen in other cities, including a whole block sit for nine years. We need to make sure that does not happen in the City of West Lafayette.

President Bunder stated that one of the unknowns is the expansion of Purdue's population. Most speculation is that, given their business plan, they have to increase the size at some point. The questions are: When do we find that out? How big is that to be? What impact will it have on our own housing? Would Purdue develop its own housing? Those are still questions to be asked over the next couple of years.

► President Bunder stated that the other item on his list is Levee liquor permits. Director Carlson noted that this is about the riverfront district. He stated that in 2004 this body approved a riverfront district, which includes most of the Levee area. The State law allows for 3,000 feet from the first developable plot along the riverfront to be included in this district. There has been discussion about what we can do for businesses coming in, as well as existing businesses, to allow them to have tenants on those sites that can create a vibrancy in West Lafayette that we are looking for, including for demographics outside of the student body.

Councilor DeBoer stated that there will hopefully be legislation coming next month to do this. The riverfront district basically makes it easier to acquire beer and wine licenses, but there is also a stipulation that food be involved with those licenses. Director Carlson confirmed this, stating the current law states that it has to be 67% non-liquor. This is something that is checked annually by

the ATC. Councilor DeBoer stated that this will make it easier for new businesses to start, and he thinks it would be great for the entire area, especially to get restaurants in these large buildings.

► Councilor DeBoer stated that he has had a couple business owners in the area ask about what the plans are for South Street. Director Carlson stated that part of the original plan for the State Street project was to have a plaza area along South Street by closing the street permanently. That process was complicated by the exit for the Chase bank. Looking at opportunities that are happening immediately around Chase, and the historic value of the building that Chase is in, and what a plaza could be, it was determined that we would do a temporary measure for the plaza for the next couple of years. We will work with Chase in hopes that we can relocate them and do a larger plaza that would have the historic Sullivan Bank building as its focal point. That is the ultimate game. In the interim for that plaza space, we have put in tables in the area right outside of Greyhouse, and we have put in a raised curve to create a turnaround spot for the re-angled parking spaces.

► Councilor Dietrich stated that a citizen asked how they could purchase a City flag. He asked if they exist in reality or only in a conceptual basis. Mayor Dennis responded that they are real. The design was created by some west-side students on the Mayor's Youth Council. The vendor who crafted several flags for us has gone out of business, so we are looking for someone who can make more for us. He confirmed that they will be for sale and to have flying again.

CITIZEN COMMENTS

► Christian Cambron (3010 N. Salisbury Street) stated that he is the general fundraising director for Purdue Immigrant Allies. This is a new student-lead advocacy group dedicated to opening up the dialogue about undocumented immigrants and immigration in general. The organization is dedicated to defending dignity and strives to educate the Purdue community through resource events and workshops that seek to dismantle misconceptions about immigration. Our workshops are open to the public, and the next workshop, "Do Refugees Pose a Threat to U.S. Security?" will meet on October 18, 2017, in Bering Hall. He invited people to come show support.

► Thomas Kesler (479 Maple Street) thanked the Street Department for taking a small pile of asphalt near Salisbury Street. They also removed a large wooden pallet and barrel from another alley. He thanked the Development Department for responding to his emails regarding tree stakes. He stated that he believes the car across the street from his home has been sitting there all summer, and he asked the Neighborhood Resource Team (NRT) take a look at it. There has been a red sticker on it for a month, and he hopes it will eventually disappear. He stated that he had an incident with one of his neighbors with a bonfire going in an open pit with no fire containment. His house was downwind from the smoke, so he had to get that stopped.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment, and President Bunder adjourned the meeting the time being 7:55 p.m.0