

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
February 2, 2017

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on February 2, 2017, at the hour of 4:30 p.m.

President Bunder called the meeting to order and presided.

Present: Peter Bunder, Nick DeBoer, Steve Dietrich, Aseem Jha, Gerry Keen, Larry Leverenz, David Sanders [arrived at 4:34 p.m.], and Norris Wang.

Absent: 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, WWTU Director David Henderson, and Building Commissioner Chad Spitznagle.

CITY SUMMIT

Mayor John Dennis stated that his State of the City address will be done a little differently and will be brief. There is a data-driven summary of each department's annual activity, but he will mostly focus on some commentary for the past year. The Volunteer Recognition Awards are much more important than the State of the City.

REPORT OF APC REPRESENTATIVES

Councilor Leverenz noted that the Rise at Chauncey project will be heard by the APC on February 15.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Ordinance No. 02-17 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Indiana District of the Lutheran Church-Missouri Synod, Inc.) (460 Northwestern PD) (PDNR to PDNR) (Submitted by Area Plan Commission)

President Bunder read Ordinance No. 02-17 by title only.

[Councilor Sanders arrived at 4:34 p.m.]

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, stated that this project received a favorable staff report and unanimous yes vote from the APC. This is being rezoned to another planned development so the petitioner can repurpose the existing *Exponent* building, which is at 460 Northwestern Avenue, for church purposes. The Lutheran Church is wanting to move from its Chauncey Street location to this Northwestern Avenue location to be closer to what they perceive to be their congregation, which includes a lot of Purdue students. He stated that this project meets the New Chauncey Neighborhood Plan, which classifies this area as high-

density mixed-use. He explained that this project will be done in three phases. The first phase will be to convert the third floor to church purposes while the second floor remains the *Exponent*. The first floor will be church purposes with a coffee shop for congregation to mix and meet, and the basement will remain for the *Exponent's* printing press. The second phase will occur in one year. The printing press will be removed for the basement to be converted to church purposes, including a gym. The third phase will be the end of the *Exponent's* lease in ten years, and then the entire building will be used solely for church purposes. He stated that this is a good project, a good location for the church, and they are excited about moving.

President Bunder asked why this rezone is from PDNR to PDNR. Mr. Teder responded that when the original planned development was done, they had a restrictive covenant with it that said it would only be used for publishing purposes. Since the covenant runs with the land, the planned development procedure had to be done to get that changed.

There was no further discussion.

Rise at Chauncey

Mr. Teder also spoke about an upcoming project, known as The Rise at Chauncey, which will go before the Area Plan Commission this month and is expected to come to Council in March. He provided the Council with handouts of a picture and a site drawing. He stated that we are looking at a PDMX, which is a mixed-use, for this site. It will be a 16-story structure with three levels of underground parking, approximately 21,000 square feet of retail. The current thought is that the retail space will be occupied by a single user, but they are not ready to announce who that may be. The project will not exceed 300 units with 675 beds. There will be one bathroom for each bedroom, and the units will be furnished. The project is planned to begin during the summer of 2017, and be completed in June of 2019. The total cost of the project is approximately \$45 million, and the tax revenues are going to go from zero, because it is currently a church, to approximately \$1.4 million per year.

Ordinance No. 03-17 An Ordinance Concerning The Current Refunding By The City Of West Lafayette, Indiana, Of Its Sewage Works Revenue Bonds Of 2006, Series B; Authorizing The Issuance Of Sewage Works Refunding Revenue Bonds For Such Purpose; Providing For The Collection, Segregation And Distribution Of The Revenues Of The Sewage Works And The Safeguarding Of The Interests Of The Owners Of Said Sewage Works Refunding Revenue Bonds; Other Matters Connected Therewith; And Repealing Ordinances Inconsistent Herewith (Sponsored by Mayor John Dennis)

President Bunder read Ordinance No. 03-17 by title only.

Controller Gray stated that in 2006 there was a sewage revenue bond issued for \$8.3 million for anaerobic digester improvements at the wastewater facility. That bond was set up at an interest rate of 3.53%. We are looking into refinancing that, with the thought that we may be able to get down to an interest rate of around 2.5%. This would allow a savings of approximately \$200,000 over the remainder of the term, with the bond ending in 2028. The savings is net of the cost of refinancing this. In response to questions from President Bunder, Controller Gray stated that the refinancing can go out to a number of different people, and we do not have to go through the State. He noted that Jim Treat (O.W. Krohn & Associates) will be here on Monday to provide more information and answer questions about the bond process. In response to a question from Councilor Wang, Controller Gray stated that we hope that the \$200,000 savings is a conservative number, but it would save between \$15,000 and \$20,000 per year.

Councilor Jha asked if there is a limit to the number of times we can refinance, or if it can be done each time the interest rate lowers. Controller Gray responded that it depends on the bond documents. The current bond documents said that we could not refinance until 10 years, and we will be locked in for at least 8 years to the refinanced bond.

There was no further discussion.

ADJOURNMENT

There being no further business at this time, Councilor Keen moved for adjournment. President Bunder adjourned the meeting, the time being 4:42 p.m.