

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
SEPTEMBER 28, 2017

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on September 28, 2017, at the hour of 4:30 p.m.

President Bunder called the meeting to order and presided.

Present: Peter Bunder, Nick DeBoer [arrived at 4:32 p.m.], Steve Dietrich, Jonathan Jones, Gerry Keen, David Sanders, Gerald Thomas, and Norris Wang.

Absent: Larry Leverenz

Also present: Mayor John Dennis, Assistant City Attorney Elliott McKinnis, Clerk Sana Booker, IT Director Brad Alexander, Street Commissioner Ben Anderson, Director of Development Erik Carlson, Parks Superintendent Janet Fawley, City Engineer Ed Garrison, City Controller Peter Gray, Fire Chief Tim Heath, WWTU Director David Henderson, Building Commissioner Chad Spitznagle, and Police Captain David VanVactor.

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

President Bunder asked that someone report on Monday more about the Street Department's public meetings regarding the expansion of the trash service.

REPORT OF APC REPRESENTATIVES

President Bunder noted that the final plans for The Rise are on the October 4, 2017, agenda for the APC Executive Committee.

[Councilor DeBoer arrived at 4:32 p.m.]

UNFINISHED BUSINESS:

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

President Bunder read Ordinance No. 22-17 (Amended) by title only.

President Bunder noted that there are proposed amendments to the budget and salary ordinances that are before the Council, and he believes we can amend those here at Pre-Council.

Controller Gray stated that we did do an amendment to the budget ordinance at the last Council meeting. There was then a request to raise the salary President of the Council for presiding over the meetings and attending other required meetings. This is shown on the proposed amendment, with the transfer of \$517 from Other Services to Personnel Services within the Common Council Department item. The total dollar amount, of \$61,881, for the Common Council Department did not change. He requested the ordinance be amended as proposed.

Councilor Keen motioned to amend Ordinance No. 22-17 (Amended) by substitution. Councilor Jones seconded the motion.

Clerk Booker called the roll call vote:

PRE-COUNCIL MINUTES, September 28, 2017, CONTINUED

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

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

President Bunder noted that the ordinance will appear on Monday's agenda as amended.

There was no further discussion.

Ordinance No. 24-17 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)

President Bunder read Ordinance No. 24-17 by title only.

Controller Gray stated that he has a proposed amendment for this ordinance. There are two title adjustments. This is to change a title of Receptionist/Office Assistant and a title of Office Manager to Administrative Assistant to try to be consistent among the different departments. There is no dollar change with the title changes.

Councilor Keen motioned to amend Ordinance No. 24-17 by substitution. Councilor Dietrich seconded the motion.

Clerk Booker called the roll call vote:

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

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

There was no further discussion.

Ordinance No. 25-17 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)

President Bunder read Ordinance No. 25-17 by title only.

Controller Gray stated that there is a similar proposed amendment for this ordinance. The Receptionist/Office Assistant title change to Administrative Assistant is for a position that is partially paid from the Wastewater Utility salaries.

Councilor Keen motioned to amend Ordinance No. 25-17 by substitution. Councilor Dietrich seconded the motion.

Clerk Booker called the roll call vote:

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

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

There was no further discussion.

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

President Bunder read Ordinance No. 26-17 by title only.

Controller Gray requested an amendment to this ordinance to adjust for the increase in pay of \$480 for the Council President. He explained that the change on Ordinance No. 22-17 was the budget itself, and this is for the salary portion of the budget. The amount of \$517 on Ordinance No. 22-17 also allowed for taxes on the adjusted amount.

Councilor Keen motioned to amend Ordinance No. 26-17 by substitution. Councilor Dietrich seconded the motion.

Controller Gray confirmed for Councilor DeBoer that this also has the corrected amount of \$501.70 for monthly Councilor pay, which was a scrivener's error. It was already correct in the budget itself.

Clerk Booker called the roll call vote:

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

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

President Bunder noted that these ordinances will be amended for Monday night.

There was no further discussion.

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)

President Bunder read Ordinance No. 27-17 by title only.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, stated that this rezone is for property at 202 South Chauncey Avenue. It is about a block from the developments on State Street. He noted that this received a favorable APC staff report and unanimous yes vote from the APC. There are presently two older houses on the site with approximately 22 bedrooms. Those houses will be razed and replaced with a five-story student apartment building. It will have 56 units 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 what we have been doing in that area. He believes it will be a great addition to the area, and noted that a park is directly to the west of it as well. He confirmed for Councilor DeBoer that this development will not be mixed-use. There will be parking on the first level and the apartments above that.

There was no further discussion.

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)

President Bunder read Ordinance No. 28-17 by title only.

Building Commissioner Spitznagle stated that the APC Ordinance Committee recently brought up this ordinance due to issues with the special exception needed for self-storage in agricultural zones. He does not see a reason why we should not accept this. It will not apply to the City in many cases, but there is no need to vote it down. President Bunder asked if we still have an agricultural district. Commissioner Spitznagle responded that there may still be some near the campus area, but they are probably owned by the University.

There was no further discussion.

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)

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

City Engineer Garrison stated that every few years the APC, on behalf of the greater Lafayette area – Tippecanoe County, Lafayette, and West Lafayette – buys new traffic counters using federal funds. We pay a 20% match on it. This resolution is for the agreement to ensure that all of the entities will pay their fair share.

Councilor Dietrich asked if this is for the cords that count as traffic runs over them. Mr. Garrison responded that there are a few different types that were considered. We will get the traditional drive-over across the roadway type, along with one Miovision system. The Miovision system uses video detection and has more of a use cost because someone has to review it to do the counts manually. That system will be controlled by the APC and used by any of the districts as needed.

There was no further discussion.

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

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

Controller Gray stated that this resolution is to correct and clarify scrivener's errors in Ordinance No. 23-17. The ordinance listed the General Fund instead of the Wastewater Improvement Fund for Sanitation. There was also an extra zero in the account number. There was no change in the amount of money moved.

There was no further discussion.

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

President Bunder read Resolution No. 19-17 by title only.

Controller Gray explained that a few years ago the State set the maximum amount of levy that we receive from our property taxes. We get an increase of a certain percentage every year. If our growth in the City is in line with the growth of the State, that percentage stays the same. However, if our growth is higher than 2% of the State growth, on a three-year average, then we can apply to request a bit more of the pie of the tax levy coming into the City. This will be equal to 0.0069%, which will increase the maximum levy by approximately \$70,000. The increase would be for following years as well, until the State decides to redo everything again.

President Bunder asked if this would make someone else in the County unhappy. Controller Gray stated that this comes more from the funds left in the State. Due to the maximum levy that we have, if more money comes in via appraised value, then they will still only give us the maximum that is there.

Councilor Sanders asked, referring to the budget, why there is an increase in the City Court next year. Controller Gray stated that there was an updated three-year trend document that corrected

an increase on the Court line that should have been on the Council line. However, there is a small increase in the Court line for additional people for interpreters, if needed. President Bunder asked if the Judge gets a raise like everybody else. Controller Gray responded no, explaining that because the amount of work that the Judge has to do continues to decrease each year, the salary remains the same, and the Judge understands and is amiable to that.

There was no further discussion.

COMMUNICATIONS

► Councilor DeBoer stated that there have been discussions at the US 231 Corridor meetings about expanding the perimeter of the map slightly from the one initially issued, to include a small area to the east that Purdue Research Foundation (PRF) owns. It seems like we just missed it in the initial go-around. We are working to drop language in that map that may need to come before the Council, but it is a minor housekeeping issue from the APC.

► Director of Development Carlson stated that he will be speaking at Council about recent conversation regarding the possible expansion of the Riverfront Development District for restaurants and bars to have easier access to liquor permits.

Councilor Dietrich asked if it would also make sense for Director Carlson to discuss and clarify the rumors about possible changes in the Chauncey area. Director Carlson responded that he will be happy to do that, but noted that he has so far seen accurate and in-depth reporting.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment. President Bunder adjourned the meeting, the time being 4:54 p.m.