

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MINUTES  
SEPTEMBER 1, 2016

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on September 1, 2016, at the hour of 4:30 p.m.

President Bunder called the meeting to order and presided.

Present: Peter Bunder, Nick DeBoer, Steve Dietrich, Gerry Keen, Larry Leverenz, and Norris Wang.

Absent: Aseem Jha, David Sanders and Gerald Thomas.

Also present: Mayor John Dennis, Corporation Counsel Eric Burns, Clerk Sana Booker, Assistant Parks Superintendent Pennie Ainsworth, IT Director Brad Alexander, Public Works Director David Buck, Director of Development Erik Carlson, Facilities Director Tim Clark, City Controller Peter Gray, Fire Chief Tim Heath, WWTU Director David Henderson, and Street Commissioner Doug Payne, and Police Captain Gary Sparger.

PUBLIC RELATIONS:

Beautification Award

President Bunder stated that Councilor Leverenz will present this award.

Mayoral Appointment with Council Confirmation: Historic Preservation Commission

President Bunder noted that J. Colby Bartlett resume is available for this appointment.

Council Appointment: Traffic Commission

President Bunder stated that Councilor Sanders has volunteered to be on the Traffic Commission.

FINANCIAL REPORT

Controller Gray stated that the public hearing on the budget will be held September 20, 2016, at 6:30 p.m. in Morton Community Center, Room 106.

President Bunder asked Controller Gray to explain why we are dealing with salary ordinance filings now instead of after the budget hearing. Controller Gray responded that the salary ordinances are generally done in conjunction with the budget. There is the special public hearing meeting on the budget. In past years this process was done over a three-month period. This year we condensed it down into two, as he thought the public hearing could be done at the same time as the adoption, but that is not the case. The public hearing has to be held at least ten days prior to the adoption.

SPECIAL REPORTS:

Presentation: The Hub Project

Dan Teder (Reiling Teder & Schrier, LLC) stated that he appreciates being allowed to come early. This project will not come before the Council for a couple of months, but the project is unique enough that any additional information provided ahead of time would allow for questions and comments. Mr. Teder stated that he represents Core-Up [Core Spaces and Up Campus Properties]. He stated that they filed a planned development, mixed use, for this project. The preliminary report has been accepted by the APC. The rezone request will go before the APC in

September, and come before the Council in October. He stated that Core-Up is the developer of a number of student apartments throughout the United States, and he noted that the handout he provided includes pictures of some of the completed projects. The handout also includes a site plan, a zoning plan, and a proposed unit matrix. Mr. Teder stated that this company was also involved in two successful local projects; one was Chauncey Square, the other was Fuse. This project will be called The Hub. It will be located on Pierce and Wood Streets, about a half of a block south of State Street. He explained that the site presently has a 30-year-old apartment building with 60 beds and 37 parking spaces, and there are three 60-year-old houses with 23 beds and 15 parking spaces. Mr. Teder stated that The Hub will be at least a \$50 million project. He stated that the building will be 10 stories with internal courtyards. It will have 3 levels of parking; one will be underground. There is potential to change some of the townhouses to retail space, if they can get the right mix of people in the building. He described the amenities, saying there will be a gym, steam room, tanning room, game room, swimming pool, and all units will be furnished. He stated that the maximum number of beds will be 599, and it will not exceed 300 units. There will be 176 parking spaces, additional car-share spaces, motorcycle spaces, and bicycle parking will be equal to the number of beds. He stated that what has been seen on other campuses, and at Purdue, is that students today are leaving the cars, especially in the Village area. Mr. Teder listed how many of each type of unit there will be. He explained that the reason for the efficiency units is that they found that the vacancy rate on efficiencies in the campus area is less than 1%, whereas the three- and four-bedroom units struggle at times. He stated that in comparison to other areas there are really no struggles because total occupancy in the area is 97-98%. He stated that efficiencies have been successful on other Core-Up campus projects because of the small vacancy rate and also the price.

Ryan O’Gara, Assistant Director, Area Plan Commission, described where the process is for this project. He stated that they concluded negotiations on the project, and preliminary plans have been submitted. All that is left at this stage is to write a staff report and add on any conditions of approval that may make finishing touches to the project. He stated that he knows that the Engineering Department is interested in more of the specifics of the maintenance of traffic plan during construction. He stated that they also want to get the unit mix to more of a comfort level in terms of the efficiency units. He stated that they will present more information on that as it is a bit of an innovation, but with students looking for a more affordable place in a desirable location, these units fit the bill. He stated that out of the gate the APC is supportive of the idea, but they want to get comfortable in terms of how many there will be.

Councilor Bunder asked if “micro” is a technical term. Assistant Director O’Gara responded that it is simply a placeholder the petitioners used, but it really is just a studio unit. He stated that he believes it is intended to contain furniture that might be modular. Councilor DeBoer stated that they are not new; there are quite a few apartments near Chauncey Hill above some of the older buildings that around are 370 square feet.

Councilor Keen asked about the timeline for when this project may come before this body. Assistant Director O’Gara responded that it is planned for the October meeting. He stated that at this stage there is sufficient time leading up to the APC meeting to iron out the remaining details.

Councilor Dietrich asked for comment from the APC standpoint about the concept of ten stories. Assistant Director O’Gara responded that the APC came up with a concept land use plan for the Village and the Levee, and they did so with this project in mind. In that plan they established the APC staff’s professional opinion in terms of where projects of this intensity belong. He stated that these projects belong in the central business district of a community; this is where the tallest things need to be. The Village historically always has been that district, and the Levee to a lesser extent. He stated that this policy statement is supported by the New Chauncey Land Use Plan,

which has a specific recommendation to focus development intensity toward the Village, toward the neighborhood south of State Street. He stated that we are taking that lead to say that if we are going to have buildings of this magnitude, this is where they belong in the community, and to a certain extent nowhere else. He stated that the concept plan the APC shared with the Council outlined this core downtown area, to outline an area where the APC feels these sorts of larger projects are appropriate—limited only by the airport overlay zone that restricts building heights. He noted that the Hawkins building on campus is about 13 stories, and that is about as high as you can get near the airport. Assistant Director O’Gara stated that this building, The Hub, was designed looking toward campus, and looking at the taller buildings. So, they are looking at an established environment on campus, and it is not out of character with what is towards the west; it just happens to be in City limits, on non-trustee land. He stated that he thinks this building is very much in keeping with the downtown core philosophy that we are trying to promote.

Councilor Dietrich asked, regarding the opportunity for commercial space on the first floor, if that decision has been made, or if it would be made before the Council meeting. He asked if the Council would have some assurance that it will be mixed use or will not.

Assistant Director O’Gara stated that he can speak to the zoning aspect of it. He stated that the zoning is a mixed-use zone, and there is an option for commercial development. The plan set has two different site plan options. One is purely residential, and one has a retail option. He stated that we did this recently with the University Terrace and Grant Street Station projects. That project is zoned mixed-use with an option for a commercial ground floor if the owner wanted to trigger it. He explained that the APC insisted on it because at the time the developer was not interested in developing commercial on the ground floor, but they wanted to ensure that any future owner, or the current one, had the ability to switch if suddenly the market demanded it. The developer would not have to come back for another rezone hearing to amend the planned development. He stated that with that thinking, the APC wanted to also apply that to The Hub. Right now Pierce and Wood are not busy commercial streets, but in the years ahead that may change as the community grows. The owner will have the option to just go to City Engineering to pull building permits to make interior changes.

Mr. Teder stated that there was a project in the past that did not have this option and they had to go back and change it to add commercial to it. He stated that they are trying to be smarter in the future, and APC insisting on it helps a lot. He stated that there is not a commercial tenant at this time, but the option is there.

Councilor DeBoer asked if anything has changed about this project since it was presented to the Joint Board. Mr. Teder responded that it does have to go back to the Joint Board because when it was presented the first time they did not have all of the current land, so the building was smaller and higher. As a result of accumulating additional ground, the number of stories came down and became more spread out. He stated that he believes this is better. In response to a question from Councilor DeBoer, Mr. Teder stated that he thinks there are less units than there were before, but similar. Assistant Director O’Gara stated that the residential density has decreased, and Councilor DeBoer stated that that is too bad.

Councilor Dietrich stated that he realizes he is looking at artist renderings, but wonders if there is going to be a 20-foot cement wall to the north, as shown on Pages 8 and 9. Mr. Teder responded that it is just the rendering.

Councilor Wang asked when this project would start and how long it will take. Mr. Teder responded that he does not think it will start until spring of 2017, and probably spring of 2018 before it is done.

Councilor Wang asked if it is correct that this project is on the fringes of State Street. Assistant Director O’Gara responded that it is within the area, so sensitivity to the State Street construction timeline is going to be important.

Public Works Director Buck stated that we are concerned about that. The construction limits for their project impacts for building the project in the right-of-way of both Pierce and Wood Streets are already in the construction limits for Plenary Road’s State Street and the Re-State project to resurface and make those into two-way streets. Director Buck stated that we have a lot of coordination to do, and they will need a crane to build this building. There will also be large deliveries, and State Street during 2017 will primarily be closed to through traffic in a lot of places for a lot of time. That limits where deliveries can go for this project. He stated that we very much want to see some notes and other things added to the traffic plans that show that they will adjust what they need to do to not cause a change order to the State Street project.

Mr. Teder stated that this is why the project will come to Council to October, but he thinks that it will take until at least January for final detail and get the City and APC satisfied due to the size and intensity of the project. Mr. Teder again thanked the Council for allowing him to come speak about this project early, and he stated that he hopes it helps to give an idea of what is coming so that questions can be handled. Mr. Teder confirmed for President Bunder that they are not vacating any alleys.

UNFINISHED BUSINESS:

Ordinance No. 23-16 (Includes grammatical amendment of 07-28-16) An Ordinance Amending Animal Control Ordinance To Require Implanting Microchips In Impounded Animals (Sponsored by Mayor Dennis)

President Bunder stated that this will be back for a second reading.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 24-16 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (EMH & T) (Sagamore Park Centre PD) (PDNR & GB to PDNR) (Submitted by Area Plan Commission)

President Bunder read Ordinance No. 24-16 by title only.

Joe Bumbleburg (Ball Eggleston PC), representing the petitioner, stated that this project is an interesting one. He stated that if you read the APC staff report, they are very pleased about how this is a continuation of one of the older planned developments in this part of the City. He stated that he has to commend Director Buck and his staff on the cooperation for this project. Mr. Bumbleburg stated that there are significant benefits to West Lafayette with this project. They are going to expand the parking lot and increase the number by about 40 spaces. There is going to be a much more pleasing and modern store, in both product and product delivery, with more food options. There will be a fueling station, which is already well underway. There will be updating of the signage, landscaping, and building façade. They will align entrances and include a median, and they will have better perimeter sidewalks. There will be 56 bicycle spaces. Mr. Bumbleburg stated that the APC staff joined with the petitioners on the final touches of the report, and indicated that this update of this older planned development is a welcome update. He stated that this matter passed the APC with 15-0 vote.

Councilor Dietrich stated that he thinks all of the Council members received a letter from Dan Blomeke, and he intends to give that letter to the Clerk's Office to enter it into the minutes. [This letter will be provided in the October 6, 2016, Council minutes.] He stated that Mr. Blomeke makes some valid points, and he shares some of the concerns. Corporation Counsel Burns confirmed that the Clerk's Office can send that letter to Mr. Bumbleburg.

There was no further discussion.

Ordinance No. 25-16 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (WDA PUB WL LLC) (I3 to NB) (Submitted by Area Plan Commission)

President Bunder read Ordinance No. 25-16 by title only.

Councilor Leverenz asked if there should be a corrected version of the staff report. He stated that the staff report says I3 to GB instead of NB, and Councilor DeBoer stated that the staff report recommends denial. President Bunder stated that it was probably just an earlier version, and Councilor Leverenz stated that it was corrected at the APC meeting but does not know if a corrected copy got put out.

There was no further discussion.

Ordinance No. 26-16 An Ordinance Providing For Temporary Loans (Parks) (Submitted by the Controller)

President Bunder read Ordinance No. 26-16 by title only.

Controller Gray stated that this is a temporary loan for the Parks Department to make sure there is cash to pay bills until we get the levy from the County at the end of the year.

There was no further discussion.

Ordinance No. 27-16 An Ordinance Providing For Temporary Loans (Parks) (Submitted by the Controller)

President Bunder asked Controller Gray to stay to speak for Ordinance Nos. 27-16, 28-16, 29-16, and 30-16. Councilor DeBoer asked where the documents are.

Controller Gray apologized and stated that we are in the process of uploading the budget into Gateway, and it will be available in the next couple of days.

There was no further discussion.

Ordinance No. 28-16 An Ordinance To Fix The Salaries Of Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana, For The Year 2017. (Sponsored by Mayor John Dennis)

There was no discussion.

Ordinance No. 29-16 An Ordinance To Fix The 2017 Wastewater Treatment Utility Salary Schedule 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 and Safety)

There was no discussion.

Ordinance No. 30-16 An Ordinance To Set The Salaries Of The Elected Officials, City Of West Lafayette, Indiana, For The Year 2017 (Submitted by the Controller)

There was no discussion.

Resolution No. 15-16 Supplemental Resolution Of The Common Council Of The City Of West Lafayette, Indiana Authorizing The City Attorney To Exercise The City's Power Of Eminent Domain (Submitted by Mayor John Dennis)

President Bunder read Resolution No. 15-16 by title only.

Counsel Burns stated that this is a supplement to what the Council passed late last year [Resolution No. 26-15]. He reminded the Council that the State law changed in the past year or so; before eminent domain can be asserted by the Redevelopment Commission (RDC) the Council has to approve such actions. The resolution passed last year had approximately 50 properties listed, and the two properties in this resolution were omitted. He stated that we ask that they be included. Counsel Burns confirmed for Councilor DeBoer that this is only for a partial amount of the space. He stated that almost all of these are relatively small parcels, and these two are the same.

There was no further discussion.

Resolution No. 16-16 A Resolution Amending The Map As Contained In Resolution 10-16 (Submitted by Corporation Counsel)

President Bunder read Resolution No. 16-16 by title only.

Counsel Burns stated that this is also a clean-up item. The original map for the US 231 Land Use Plan did not include Purdue West, and this corrects that oversight.

There was no further discussion.

Resolution No. 17-16 A Resolution Requesting The Transfer Of Funds (Finance) (Prepared by the Controller)

President Bunder read Resolution No. 17-16 by title only.

Controller Gray stated that the copier we previously had in the Finance Department was not ADA-compliant for scanning, so there is a new copier with a lease. He explained that the money needs transferred from the Services fund to the category for the Capital Lease funds.

There was no further discussion.

#### ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment. President Bunder adjourned the meeting, the time being 5:06 p.m.