

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

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on December 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, David Sanders, Gerald Thomas, and Norris Wang.

Absent: Aseem Jha

Also present: Mayor John Dennis, Corporation Counsel Eric Burns, Clerk Sana Booker, IT Director Brad Alexander, 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, and WWTU Director David Henderson.

NEW BUSINESS:

Ordinance No. 34-16 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Tippecanoe Development II, LLC) (R1 to R1B) (Submitted by Area Plan Commission)

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, thanked the Council for allowing this item to be first on the agenda to accommodate his schedule. He described the location of this project, and stated that there will be a commitment to require that the minimum lot area be that of an R1A zone. He stated that the APC is working to come up with a new classification to have something between R1B and R1A. The petitioner likes the requirements of R1B as far as lot coverage, but needs a bigger lot area. This will be similar to the Villages of Arbor Chase, which is for retirees and empty nesters. He noted that it was a successful project, and Mayor John Dennis lives there. One problem is that a lot of people want to have patios, three-car garages, and sunrooms, which cannot fit into the R1B standard. There will be approximately 162 lots and two large common areas with ponds.

There was no further discussion.

PUBLIC RELATIONS:

President Bunder requested that an item be added under Public Relations to appoint Sue Eiler to the Parks and Recreation Foundation for a three-year term. Ms. Eiler is involved in the project for moving the one-room Morris Schoolhouse. There was no objection from the Council.

Council Elections

President Bunder stated that it is presumed that the status quo will continue with him as President and Councilor Dietrich as Vice-President unless someone else wants to run for the positions.

Council Appointment: Redevelopment Commission

President Bunder explained that we will reappoint Larry Oates and Christine Campbell to the Redevelopment Commission.

Approval of Historic Preservation Commission Member Terms

President Bunder explained that both the Historic Preservation Commission (HPC) and Go Greener Commission has a variety of rules connected to them, and the Council must approve the HPC member's terms.

FINANCIAL REPORT

Controller Gray noted that the report is available online.

SPECIAL REPORTS:

2017 Proposed West Lafayette Redevelopment Commission Spending Plan

Larry Oates, Redevelopment Commission President, stated that pursuant to the State law, the RDC has to present its spending plan to the Council. He stated that the RDC continues to act prudently, and look at revenues with the financial advisor, Jim Treat (O.W. Krohn & Associates). The RDC is being conservative on what we think the revenue will be for the year and watching expenses so that we continue to be in a situation where we spend money that we have as opposed to money that we do not have. We are also continuing to take care of those necessary City projects, all the way from infrastructure to equipment purchases. He described the process the RDC uses to take requests from all of the department heads and cut the list down to fit within the budget. It is then on the RDC agenda for three months before coming to Council.

Tax Abatement Compliance Review – Development

Director of Development Carlson explained that last week the County requested our report that is filed in July of each year. There was a dearth of employment in the Development Department in July of this year. While the information had already been compiled for this review, the reports for both 2015 and 2016 were not brought before Council. The documents provided on the agenda include the 2016 and 2015 tax abatements, which certifies the job numbers for companies who have previously requested tax abatements. The companies have shown where they are as opposed to where they said they would be in order to get these abatements. In response to a question from Councilor Sanders, Director Carlson stated that the companies have all been doing a good job at creating the jobs that they had estimated they would create while working with the Indiana Economic Development Corporation.

Corporation Counsel Burns noted that a couple of these companies went on the list in 2006 and were ten-year abatements, so those are coming off. There is one next year too.

Director Carlson added that he is looking at a strategic plan for the community. Though a request for quotes in 2015 received responses, a plan was not initiated due to waiting for finalization of State Street Redevelopment Project plans. Another request for quotes is now available with a deadline in January 2017. He hopes to come to the Council in January to request that funding from 2016 be carried over to 2017 to fund the strategic plan.

UNFINISHED BUSINESS:

Ordinance No. 33-16 (Amended) An Ordinance Of The City Of West Lafayette, Indiana, Amending The West Lafayette City Code To Include Sexual Orientation, Gender Identity, Gender Expression, And Veteran Status As Protected Classes Under The West Lafayette Human Relations Commission (Sponsored by Mayor John Dennis)

There was no discussion.

NEW BUSINESS (CONTINUED):

Ordinance No. 35-16 An Ordinance To Amend Ordinance No. 28-16, 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. (Presented by the Controller)

Controller Gray stated, for both Ordinance No. 35-16 and 36-16, that there have been a few changes since the 2017 salary ordinances were originally put forth.

There was no further discussion.

Ordinance No. 36-16 An Ordinance To Amend Ordinance 29-16, 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)

[See Ordinance No. 35-16.]

Ordinance No. 37-16 An Ordinance To Approve Blanket Bond Coverage For 2017 (Prepared by Clerk Booker)

President Bunder read Ordinance No. 37-16 by title only.

Clerk Booker stated that this bond coverage legally covers all of the employees in case someone decides to abscond with money, which no one in the City of West Lafayette would dream of doing. This is an annual item.

There was no further discussion.

Ordinance No. 38-16 An Ordinance Providing For Temporary Loans (Presented by the Controller)

Controller Gray stated that this is another annual item. It is usually done with two readings in January, but he wanted to get to started in December with the second reading in January. This is for the temporary loans due to cash flow issues since we get our tax funding from the County in June and December.

There was no further discussion.

Ordinance No. 39-16 An Ordinance To Name Depositories For The City Of West Lafayette (Presented by the Controller)

Controller Gray stated that this ordinance gives him the authority to deposit the City's monies into the depositories that are allowed by that State.

Counsel Burns stated that he is not sure this is required to be done annually if there are no changes. Controller Gray stated that it has been done annually in the past, but we can look into that.

There was no further discussion.

Resolution No. 20-16 A Resolution Approving An Amendment To The Agreement Between The City Of West Lafayette And The Indiana Economic Development Commission To Enlarge The Purdue Research Park Aerospace District Certified Technology Park (Dept. of Development)

Director Carlson stated that this resolution is regarding the Certified Technology Park (CTP), which is a structure set up for financing technology parks in the State. This is an expansion of the one that is considered the Innovation District and the Aerospace District for the Purdue Research Foundation (PRF). PRF has completed the transfer of property with Purdue University, and as a result they would like to add the land that they have come into ownership of into the CTP. This would capture things like sales tax and income tax within the zone to pay for things that a TIF district could possibly pay for, such as roads, for new businesses to be able to come into the district. It would not be retail type businesses; it would be major employers.

There was no further discussion.

Proposed Resolution

Councilor Sanders stated that he has discussed a potential resolution concerning the posters found on the Purdue campus with his colleagues on the Council. It is a recent event, so he asked to create a place on the agenda for Monday. Counsel Burns explained the procedure for suspending the rules to allow the addition of a resolution filed late. After discussion, the Council decided to wait until Monday to vote on the suspension of rules since the resolution is not prepared yet.

Police Chief Dombkowski stated that the Police Department is in conversation and monitoring with the Purdue University Police Department regarding this issue. A detective has been assigned to be in regular communication with the PUPD detectives. President Bunder asked about the strange letter from Indianapolis with the Oak Street return address, and Chief Dombkowski responded that we are looking at it. In response to a question from Councilor Wang, Chief Dombkowski stated that we have not found posters outside of the campus area.

COMMUNICATIONS

► Counsel Burns provided an update about MuniCode regarding the City Code. He stated that he and Clerk Sana Booker had a conference call with our MuniCode representative to ensure we are on track. It is hoped that by the end of the year that there will be a legal memorandum that will come from MuniCode outlining where they think all of the changes need to be made. In furtherance of that effort by our consultant, Counsel Burns sent a memo that was a compilation of different suggestions, directions, and decisions that have been made over changing the Code.

► President Bunder wished Councilor Leverenz bon voyage, as he is off to Amman, Jordan. Councilor Leverenz explained that he is the President of the World Federation of Athletic Training and Therapy, and they are putting on a course for emergency care for their athletes, primarily their soccer teams. They had a fatality that could have been easily prevented, so the Crown Prince Foundation requested this assistance.

ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment. President Bunder adjourned the meeting, the time being 4:59 p.m.