

Subject to approval at the September 2, 2014, Common Council Meeting.

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
JULY 31, 2014

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on July 31, 2014, at the hour of 4:30 p.m.

Mayor Dennis called the meeting to order and presided.

Present: Burch, Dietrich, Hunt, Keen, and Thomas.

Absent: Bunder and VanBogaert

Also present were City Attorney Associate Williams, Clerk-Treasurer Rhodes, Public Works Director Buck, Facilities Director Clark, Housing Program Coordinator Dixon, Human Resources Director Foster, Fire Chief Heath, WWTU Director Henderson, Deputy Police Chief Leroux, and Parks Superintendent Payne.

REPORT OF APC REPRESENTATIVE

Councilor Keen noted there are two Area Plan Commission (APC) items on the agenda which both passed with a vote of 11 yes to 0 no.

SPECIAL REPORTS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

Ordinance No. 22-14 To Rezone Certain Real Estate Within The City Of West Lafayette, Indiana And Designating The Time When The Same Shall Take Effect (FRP Holding Company) (South Street Station PD) (R3W to PDRS) (Submitted by the Area Plan Commission)

Mayor Dennis read Ordinance No. 22-14 by title only.

Dan Teder (Reiling Teder & Schrier, LLC), attorney for the petitioner, stated that this rezone for a planned development between Littleton Street and Ann Tweedale. The buildings are boarded up at this point and he explained that this is because the clients feel that the buildings are unsafe. He stated that the City Departments had input on the building and Director of Development Poole and Public Works director Buck are supportive. The building has 40 units with 75 beds and has a total of 47 parking spaces. He noted that the parking ratio is 1.2 per unit and approximately 0.62 per bed.

Councilor Burch asked for the physical address of the building.

Mr. Teder responded that it is catty-corner from Chauncey Square. The addresses are 42 N. Salisbury Street, 48 N. Salisbury Street, and 149 Littleton Street.

Councilor Hunt asked for an explanation off the on- and off-site parking.

Mr. Teder stated that one of the positives of this is that there is an easement north of Ann Tweedale that is going to be used for this site and for Ann Tweedale. The entrance will allow a circular motion for traffic around the site. North of that easement is a parking area. There will also be underground parking off of Littleton as well as bicycle parking. There are also spaces at Chauncey Square which have been specifically assigned to this site.

Councilor Keen asked that Mr. Teder elaborate on the public art that will be at the site.

Mr. Teder responded that the design of the public structure has not been resolved at this point, but there will be a public art space on the Salisbury side that will include seating. The developer will work in coordination with the City for the design.

There was no further discussion.

Ordinance No. 23-14 To Rezone Certain Real Estate Within The City Of West Lafayette, Indiana And Designating The Time When The Same Shall Take Effect (Medalist Holdings, LLC) (PDNR to NB) (Submitted by the Area Plan Commission)

Mayor Dennis read Ordinance No. 23-14 by title only.

Mr. Teder, attorney for the petitioner, stated that this is an Alan White and Ron Whistler project. The property is owned by Purdue Research Foundation (PRF) and PRF is very supportive of the project; they want the added convenience for the residents of the Research Park. The zoning is NB, which says that there cannot be fast food with a drive-thru and there cannot be discount retailers. He stated that there is local interest in putting a sit-down diner there. There is also interest from a pharmacy, a dentist, and a bank. Mr. Teder confirmed for Mayor Dennis that this location is across from Ace Hardware and Beau Jardin. In response to questions from the Council, Mr. Teder explained that PRF has had a lot of input as to the type of businesses that can go in there and that is the reason for the NB zoning. He stated that there is ample parking which meets the ordinance.

There was no further discussion.

Ordinance No. 24-14 An Ordinance Requesting An Additional Appropriation For The Rental Housing Inspection Fund (Sponsored by Mayor John R. Dennis) PUBLIC HEARING

Mayor Dennis read Ordinance No. 24-14 by title and stated that this is specific to the current litigation the City is involved in regarding the Lutz Street fire and the need for funding to continue that litigation.

Clerk-Treasurer Rhodes stated that funding for the additional appropriation is being accomplished by a transfer from EDIT and noted that the Mayor has executive power to do that.

Mayor Dennis stated that it will require a public hearing, and Clerk-Treasurer Rhodes stated that the hearing has already been advertised. The Council will be requested to have two readings and conduct the public hearing at Monday's meeting.

There was no further discussion.

PRE-COUNCIL MINUTES, July 3, 2014, CONTINUED

Ordinance No. 25-14 An Ordinance Setting The 2015 City Budget And Setting The 2015 Tax Levy On Property And Tax Rate

Mayor Dennis read Ordinance No. 25-14 by title only.

There was no discussion.

Resolution No. 15-14 A Resolution Appropriating Insurance Recovery Received For Damage To City Property (LRS) (Submitted by the Clerk-Treasurer)

Mayor Dennis read Resolution No. 15-14 by title only.

Clerk-Treasurer Rhodes stated that this is for damage to a signal post.

There was no further discussion.

COMMUNICATIONS

► Councilor Dietrich commented that the district maps that he provided to the Council are a starting point for discussion on redistricting. He stated that he will provide the numbers to the Council, and noted that they are all within 5%.

► Councilor Hunt stated that there is a tax appeal hearing for Faith West on August 7 in the Tippecanoe Room at the County Building.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment. Mayor Dennis adjourned the meeting, the time being 4:48 p.m.