

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MINUTES  
AUGUST 26, 2014

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on August 26, 2014, at the hour of 4:30 p.m.

Mayor Dennis called the meeting to order and presided.

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

Also present were City Attorney Burns, Clerk-Treasurer Rhodes, Parks Assistant Superintendent Ainsworth, Public Works Director Buck, Facilities Director Clark, Police Chief Dombkowski, Human Resources Director Foster, Fire Chief Heath, Street Commissioner Payne, and Director of Development Poole.

UNFINISHED BUSINESS:

Ordinance No. 17-14 An Ordinance Changing The Classification Of The City Of West Lafayette From Third Class To A Second Class City (Sponsored by Mayor John R. Dennis)

Mayor Dennis read Ordinance No. 17-14 by title only. He stated that it is his understanding that the census data will not be available to us until September 13. However, based upon the understanding that the numbers are not going to change radically, we will still be in a position, should the Council choose, to make that vote at the Council meeting.

There was no further discussion.

Ordinance No. 25-14 An Ordinance Setting The 2015 City Budget And Setting The 2015 Tax Levy On Property And Tax Rate (Prepared by the Clerk-Treasurer) PUBLIC HEARING ONLY

Mayor Dennis read Ordinance No. 25-14 by title only and noted that it is a public hearing only and no vote will be taken.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 26-14 An Ordinance Concerning The Current Refunding By The City Of West Lafayette, Indiana, Of Its Sewage Works Revenue Bonds Of 2004, Series A; 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)

Mayor Dennis read Ordinance No. 26-14 by title only.

Clerk-Treasurer Rhodes explained that this refunding the 2004 SRF Bond issue and we will be doing a private placement. The size of the issue will be just short of \$13 million. The second reading will be at the October reading and we will be able to proceed with placing the bonds

later in October. This refunding means that we will fund an escrow account to refund the old issue at a much lower interest rate. The present-value savings is approximately \$390,000, net of issuance costs. She confirmed for Councilor Hunt that it is similar to refinancing a house with better interest.

There was no further discussion.

Ordinance No. 27-14 To Rezone Certain Real Estate Within The City Of West Lafayette, Indiana And Designating The Time When The Same Shall Take Effect (Solbuen, LLC) (I3 to R1B) (Submitted by the Area Plan Commission)

Mayor Dennis read Ordinance No. 27-14 by title only.

Councilor Hunt stated that she was at the Area Plan Commission (APC) meeting and there did not seem to be any disagreement with this item, and Purdue Research Foundation (PRF) is behind it. She stated that she would like to hear that again.

Dan Teder (Reiling Teder & Schrier, LLC), attorney for the petitioner, stated that this rezone received a favorable staff recommendation and unanimous APC approval. He described the property and the proposed subdivision. He noted that it will have more greenspace than usual. He described the property at the northwest corner of the Purdue Research Park, which PRF feels cannot be utilized for the Park. He confirmed for Councilor Hunt that PRF is in favor of this and the land is being purchased from PRF.

Councilor Bunder asked if fixing Morehouse Road is on somebody's list.

Mr. Teder responded that it has been discussed. It is not in the foreseeable future, but when it is done somewhere down the road there will be a trail, probably on the east side. There is a green trail to the south of this site and the development will attach to that. Mr. Teder, in response to a question from Councilor DeBoer, stated that there will be approximately 70 homes.

There was no further discussion.

Resolution No. 16-14 A Resolution Of The Common Council Of The City Of West Lafayette, Indiana, Approving The Exchange And Subsequent Sale Of Real Estate By The Redevelopment Commission In The Kalberer/Cumberland/Blackbird (KCB) Area (Sponsored by Mayor John Dennis)

Mayor Dennis read Resolution No. 16-14 by title only.

Director of Development Poole explained that this is to transfer 5 acres of land currently owned by the Redevelopment Commission (RDC) just north of Challenger Road, which is the former ARPL site, for 5 acres south of Challenger. This is to entice potential future development in that area. He noted that State statute has changed in regards to RDCs and TIF, so the RDC must now seek Council approval in order to engage in this process. In response to questions about infrastructure from Councilor Dietrich, Director Poole explained that there is a lift station that is currently dark and there is no gas and water in that area at this point. He confirmed that the City has not outlaid money into either site, and he explained that utilities to a site are generally the responsibility of the developer. He noted that there will be no money exchanged in this transaction.

There was no further discussion.

Resolution No. 17-14 A Resolution Appropriating Insurance Recovery Received For Damage To City Property (MVH and Police) (Submitted by the Clerk-Treasurer)

Mayor Dennis read Resolution No. 17-14 by title only.

Clerk-Treasurer Rhodes stated that the item for the Police Department is a vehicle, and the item for Motor Vehicle Highway is for the guardrails on Lindberg Road that were damaged by a private waste hauler vehicle.

There was no further discussion.

Resolution No. 18-14 A Resolution Requesting The Transfer Of Funds (IT and Development) (Prepared by the Clerk-Treasurer)

Mayor Dennis read Resolution No. 18-14 by title only.

Clerk-Treasurer Rhodes stated that the requested transfer by Information Technology is to place the budget in the proper line items to pay expected expenses. The request for Economic Development Income Tax is to fund the purchase of banners that will be placed throughout the City which need to be placed in a services account rather than a capital account.

There was no further discussion.

#### COMMUNICATIONS

► Councilor Hunt stated that she and Councilor Keen were discussing the possibility of doing a resolution in support of the group that is objecting to the quarry project. She explained that after receiving advice from Clerk-Treasurer Rhodes and City Attorney Associate Williams she would like to do a 'Sense of the Council' since there is not a resolution on the agenda.

Mayor Dennis stated that it will be added to the agenda.

#### ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment. Mayor Dennis adjourned the meeting, the time being 4:49 p.m.