

**Bloomington Common Council-Regular Session Minutes
Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, May 21, 2025, 6:30pm**

1. CALL TO ORDER [6:32pm]

Council President Stosberg called the meeting to order.

2. ROLL CALL (*indicates participation via Zoom) [6:32pm]

Members:

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty (absent)	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (absent)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Sofia McDowell	Chief Deputy Clerk
Colleen Williamson	Deputy Clerk
Lisa Lehner	Council Attorney
Christine Chang	Council Legal Research Specialist
Kelly Murphy	Information Technology Services, Technology Support Manager
Sandra McGow	Commission on Aging Commissioner
Marissa Parr-Scott	Community and Family Resources, Special Projects Program Specialist
Jessica McClellan	City Controller
Eric Greulich	Planning and Transportation, Development Services Manager
David Hittle	Planning and Transportation, Director
Jackie Scanlan	Planning and Transportation, Assistant Director
Anna Holmes	Senior Assistant City Attorney

3. AGENDA SUMMATION [6:33pm]

Stosberg reported on the recent vote against voting centers by the Election board, and history of voting and the right to vote, and then summarized the agenda.

4. APPROVAL OF MINUTES [6:35pm]

There were no minutes for approval.

5. REPORTS [6:35pm]

5.1. Councilmembers

Asare spoke about the Lieutenant Governor's recent visit to Ellettsville, and potential collaborations, and expressed gratitude that he visited Monroe County. Asare commented on the Jack Hopkins Social Services Fund committee, tax abatements, and his attendance at the Bloomington Economic Development Corporation (BEDC) meeting with participation from the Indiana University (IU) Health president.

Zulich reported on her meeting with Chris Smith, Public Works, to discuss improvements to street lighting. She commented on the Kirkwood Street closure and shuttles during the lunch and dinner hours.

Daily reminded everyone how wonderful and useful the Monroe County Public Library (MCPL) was. Community members could check out books, toys, baking goods, and more.

Piedmont-Smith said that while it was good that Lt. Governor Micah Beckwith visited Monroe County, it was clear that he was not listening. He was spouting unfounded assertions about United States history, transgender identities, tariff impacts, and public education. She expressed concern with his lack of listening at the town hall and his insults of county government.

Stosberg mentioned the rebranding initiative for the city including a survey the public could complete, the groundbreaking ceremony for the Convention Center site on June 03, and congratulated graduating students.

5.2. The Mayor and City Offices

Commission on Aging Commissioner Sandra McGow provided the commission's 2024 Annual Report including the commission's charge and focus and she highlighted efforts like dementia friendly training, Blue Zones Initiative, a senior resource guide, and the WTIU Conference on Aging. She described 2025 goals. Marisa Parr-Scott, staff liaison, gave additional details on the budget.

Stosberg extended the reports from the mayor and city offices to 7:15pm.

Commission on the Status of Women Commissioner Shayla George provided the commission's 2024 Annual Report. She reported on the commission's charge and focus, highlights from 2024 events like the Women's History Month Luncheon, the Women's Market, and the Young Women's Leadership Summit. She described 2025 goals including subcommittee work. There was brief discussion on the commission's community and civic engagement, dissemination of information, events, scholarships, and other opportunities.

5.3. Council Committees

Piedmont-Smith reported from the Committee on Council Processes and summarized a proposal to assign councilmembers as staff liaisons to boards and commissions. She then referenced a recommendation for a request to the mayor and made the following motion.

Piedmont-Smith moved and Daily seconded that council request from the mayor's office, a) to provide an update based on its commitments nine months ago to create a team, timeline, and so on to identify areas for improvement and establish a set of priority outcomes on equity in city government, and b) to include and collaborate with the Council and community members on this process going forward.

There was brief council discussion regarding pay equity. The motion was amended to explicitly include pay equity. The motion was approved by voice vote.

5.4. Public

Sarah Owen, Community Engagement Coordinator, Exodus Refugee Immigration (Bloomington), gave an overview on the organization, recent initiatives by Immigration and Customs Enforcement, and upcoming events.

Steve Volan, Vote Center Study Committee, spoke about the 2-1 vote by the Election Board rejecting the proposed vote center study model instead of a precinct-based voting location.

Christopher Emge, Greater Bloomington Chamber of Commerce, mentioned upcoming events. He appreciated McGow's presentation and Volan's comment. He noted rain-soaked fields at Twin Lakes.

6. APPOINTMENTS TO BOARDS AND COMMISSIONS [7:49pm]

There were no appointments to boards and commissions.

7. LEGISLATION FOR FIRST READING [7:49pm]

7.1. Ordinance 2025-21

Authorizing and Approving a Payment in Lieu of Taxes ("PILOT") Agreement with Cambridge Square of Bloomington, LP

Daily moved and Rollo seconded that Ordinance 2025-21 be introduced and read by title and synopsis only. The motion was approved by voice vote. Chief Deputy Clerk Sofia McDowell read the legislation by title and synopsis. Stosberg noted that Ordinance 2025-21 would be discussed, and voted on, on June 04, 2025.

7.2. Ordinance 2025-22

Authorizing and Approving a Payment in Lieu of Taxes ("PILOT") Agreement with Henderson Court Housing, LP Ordinance 2025-11

Daily moved and Rollo seconded that Ordinance 2025-22 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis. Stosberg noted that Ordinance 2025-22 would be discussed, and voted on, on June 04, 2025.

8. LEGISLATION FOR SECOND READING AND RESOLUTIONS [7:52pm]

8.1. Ordinance 2025-11

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Technical Corrections Set Forth in BMC 20

Daily moved and Piedmont-Smith seconded that Ordinance 2025-11 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-11.

Jackie Scanlan, Assistant Director, Planning and Transportation, summarized the annual updates to the Unified Development Ordinance (UDO). Council discussed the technical corrections.

The motion to adopt Ordinance 2025-11 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

8.2. Ordinance 2025-12

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Amendments and Updates Set Forth in BMC 20.02 and 20.04

Daily moved and Piedmont-Smith seconded that Ordinance 2025-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-12.

Scanlan presented Ordinance 2025-12 and highlighted the details of the petition which involved Chapters 2 and 4; Zoning Districts in the Development Standards and Incentives. She noted the Plan Commission's input and read through the proposed changes. There was discussion on measuring buffer widths of wider creeks like certain areas of Jackson Creek and Clear Creek, environmental concerns, and the Environmental

Commission's input to buffer widths. Additional discussion included usage and over-usage of mulch or stone, flood hazard reduction, floodways, flood fringe, and the requirement by the state to adopt its floodplain model. It was concerning to allow structures in floodplains, but it was also difficult to leave areas of the city, that were in floodplains, entirely empty. There were restrictions and guidance on what and how to build structures or permeable parking lots. Stormwater and state requirements were also discussed.

Piedmont-Smith moved and Rollo seconded to adopt Amendment 01 to Ordinance 2025-12. Piedmont-Smith presented Amendment 01.

Amendment 01 Synopsis: This amendment corrects errors and clarifies language in Attachment "A" to Ordinance 2025-12. It adds footnote number "[3]" to the heading of the right-most column in Table 02-9. It also updates footnote number 1 in Table 04-2 and footnote number 4 in Table 04-3 to state that the front building setback shall be determined by "the standards for the base zoning district". Finally, the fourth amendment clarifies the intention of the Plan Commission to retain the original language of Bloomington, Indiana – Unified Development Ordinance in Attachment "A".

The motion to adopt Amendment 01 to Ordinance 2025-12 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

Rollo liked the changes but expressed concerns including the omission of Clear Creek, the state bill that stripped cities and counties of things like erosion control, as well as the apparent loss of Home Rule.

The motion to adopt Ordinance 2025-12 as amended received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

8.3. Ordinance 2025-13

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Amendments and Updates Set Forth in BMC 20.03

Daily moved and Piedmont-Smith seconded that Ordinance 2025-13 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-13.

Scanlan presented Ordinance 2025-13 and noted the Plan Commission's input. The legislation addressed Chapter 3, Use Regulations. She summarized the proposed changes and gave examples. There was discussion regarding the meters at plexes, state requirements, state building code, zoning code, and further discussions. Upon request, Scanlan gave additional details regarding the restriction of autonomous vehicle fleets and centers.

Piedmont-Smith moved and Rollo seconded to adopt Amendment 01 to Ordinance 2025-13. She presented Amendment 01.

Amendment 01 Synopsis: This amendment removes the word "exclusive" to clarify that any use of autonomous vehicle services in vehicle fleet operations is prohibited in the MM and MN zoning districts.

There was discussion on the restriction of autonomous vehicles within the two districts and Scanlan clarified that it was in small districts and would likely not be a problem. If it did become an issue, it could be revisited at a later time.

The motion to adopt Amendment 01 to Ordinance 2025-13 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

The motion to adopt Ordinance 2025-13 as amended received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

8.4. Ordinance 2025-14

To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Amendments and Updates Set Forth in BMC 20.05, 20.06, and 20.07

Daily moved and Piedmont-Smith seconded that Ordinance 2025-14 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-14.

Scanlan presented Ordinance 2025-14 and noted the Plan Commission's input. The legislation addressed Chapter 5, Subdivision Standards, Chapter 6, Administration and Procedures, and Chapter 7, Definitions. She gave details on, and examples of, the proposed changes. There was discussion on fixing non-conforming setbacks. Scanlan clarified that it was for existing non-conforming setbacks. Council expressed gratitude to Planning staff for their work on the amendments to the UDO. Scanlan thanked council, especially Stosberg and Piedmont-Smith, for their attention to the details and providing feedback.

The motion to adopt Ordinance 2025-14 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

8.5. Appropriation Ordinance 2025-06

Ordinance to Appropriate Food and Beverage Tax Funds to the Monroe County Capital Improvement Board

Daily moved and Piedmont-Smith seconded that Appropriation Ordinance 2025-06 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Appropriation Ordinance 2025-06.

McClellan asked that council not pass Appropriation Ordinance 2025-06 because it was not necessary to have the cash on hand at the time. The Food and Beverage Tax funds would be needed at a later date. Council briefly discussed purchase orders (PO) for Schmidt Associates as part of the construction portion of the project. She described funds FAB tax revenue and noted that an open PO for a parking garage was closed.

Kevin Keough offered comments on the fiscal impact statement, POs for Schmidt Associates and construction, and payments made by the city.

There was additional discussion on the open POs, transparency, attending to the Capital Improvement Board meetings, and research on current and future expenditures.

The motion to adopt Appropriation Ordinance 2025-06 received a roll call vote of Ayes: 0, Nays: 7, Abstain: 0.

8.6. Resolution 2025-09

Authorizing the Allocation of the Jack Hopkins Social Services Program Funds for the Year 2025 and Related Matters

Daily moved and Zulich seconded that Resolution 2025-09 be introduced and read by title and synopsis only. The motion was approved by voice vote. McDowell read the legislation by title and synopsis.

Daily moved and Zulich seconded to adopt Resolution 2025-09.

Piedmont-Smith moved and Rollo seconded to postpone consideration of Resolution 2025-09 to the Regular Session on June 04, 2025. Piedmont-Smith clarified that the postponement was due to the legislation being released that afternoon as a packet addendum, resulting in the public not having enough time to review the funding recommendations.

The motion was approved by a roll call vote of Ayes: 7, Nays: 0. Abstain: 0.

9. ADDITIONAL PUBLIC COMMENT [9:20pm]

There was no additional public comment.

10. COUNCIL SCHEDULE [9:21pm]

Stosberg and Piedmont- Smith reviewed the upcoming council schedule.

11. ADJOURNMENT [9:23pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 30 day of July, 2025.

APPROVE:

ATTEST:



Hopi Stosberg, COUNCIL PRESIDENT



City Clerk Nicole Bolden

Clerk's Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) - <https://catvstv.net>
- YouTube - <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>