

Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, Bloomington, Indiana
Wednesday, March 04, 2026 at 6:30pm

Call to Order [6:30pm]

Council President Isak Nti Asare called the meeting to order.

1. Roll Call: (*indicates participation via Zoom) [6:30pm]

Council Members:

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

City staff, officials, and guests present:

Colleen Williamson	Deputy Clerk
Lisa Lehner	Common Council, Administrator/Attorney
Kari Bennett	Common Council, Deputy Administrator/Attorney
Geoff McKim	City Controller
David Hittle	Planning and Transportation, Director
Kerry Thomson	Mayor
Anna Killion-Hanson*	Housing and Neighborhood Development, Director
Eric Greulich	Planning and Transportation, Development Services Manager
Allison Thurmond Quinlan	Principal Architect + Landscape Architect, Flintlock LAB

2. Agenda Summation [6:30pm]

Asare summarized the agenda.

3. Approval of Minutes [6:34pm]

Daily moved and Zulich seconded to approve the minutes of July 30, November 05, December 03, December 10, and December 15, of 2025. The motion was approved by a voice vote.

4. Reports [6:36pm]

4.1. Councilmembers:

Piedmont-Smith reported on the Redevelopment Commission meeting where a resolution passed designating the Summit District as an economic development area. That was the first step in creating a residential Tax Increment Financing (TIF) for that area for infrastructure.

Stosberg reported from the Metropolitan Planning Organization (MPO) and its structure. Stosberg thanked Council Attorney Lisa Lehner and Deputy Council Attorney Kari Bennett for their work, as it was their last meeting. She then mentioned her upcoming constituent meetings.

Daily congratulated the Community and Family Resources department, and the city, for the successful events for Black History Month, and the Gala the previous Saturday.

Piedmont-Smith noted her upcoming constituent meeting.

Asare spoke about council and believed all nine councilmembers wanted what was best for the city, despite differences and disagreement. It was good to have an effective debate.

4.2. The Mayor, City Clerk, City Offices, and City Boards and Commissions:

Geoff McKim, Controller, gave an update on the status of the 2024 Annual Comprehensive Financial Reports (ACFR) and accompanying audits. The auditors were not waiting on materials from the city. Prior to 2018, the city was audited only for a regulatory or cash basis, at the fund level, and whether expenditures complied with statutory authority. In 2017, the Indiana General Assembly required local governments that issued bonds to prepare financial statements under Generally Accepted Accounting Principles (GAP). The financial statements and reports became more complex. He noted delays and complications since the change in requirements, including the COVID-19 pandemic. The 2021 report was completed in December 2023. McKim and staff had worked to restore the annual cadence. He spoke about process improvements and work towards meeting the deadlines.

David Hittle, Planning and Transportation (PT) Director, spoke about House Bill 1001 which affected zoning and planning. A variety of things making housing easier to attain including by-right duplexes in all zones, Accessory Dwelling Units (ADUs) in all lots, removal of owner-occupancy requirements, and more, had been abandoned. What remained was a requirement for one public hearing in 2026 to evaluate zoning and subdivision ordinances to see if they promoted housing developments. He gave examples. PT was required to report from that hearing to the Legislative Services Agency (LSA). He spoke about some of the upcoming changes, required reporting, and next steps.

There was discussion on the things that were originally in the bill but had been removed. Flaherty asked if there was a timeline for UDO amendments and Hittle said there would hopefully be an internal working group in April. Then, public meetings in May and July and then council in August or September. Piedmont-Smith asked for clarification on the requirement and Hittle explained that all towns and cities had to have a public meeting in 2026 to explicitly examine zoning. He gave details. There was a brief discussion on what the public hearing would be and what PT might need to comply with the requirement.

4.3. Council Committees:

There were no reports from council committees.

4.4. Public:

Paul Rosseau commented on the Indiana Avenue safety improvements project.

5. Appointments to Boards and Commissions [7:07pm]

On behalf of Interview Committee Team A, Ruff moved and Stosberg seconded to reappoint Jo Throckmorton to seat C-1 on the Board of Zoning Appeals and to appoint Katarina Koch to seat C-3 on the Bloomington Urban Enterprise Association.

Flaherty spoke about issues with the BZA, specifically for conditional use approvals for duplexes. It was crucial to ensure there were not undue delays for conditional uses. He spoke about a recent complication for a conditional use petition that went on for more than six months.

The motion to reappoint Jo Throckmorton to seat C-1 on the BZA and to appoint Katarina Koch to seat C-3 on the BUEA was approved by voice vote.

On behalf of Interview Committee Team B, Daily moved and Zulich seconded to appoint Karl Gassier to seat C-1 and Justin Meschter to seat C-6 on the Environmental Commission and to appoint Graham McKeen to seat C-3 on the Utilities Service Board. The motion was approved by voice vote.

6. Legislation for First Reading [7:12pm]

6.1. ORDINANCE 2026-06

To Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan

Daily moved and Zulich seconded that Ordinance 2026-06 be introduced and read by title and synopsis only. The motion was approved by voice vote. Deputy Clerk Colleen Williamson read the legislation by title and synopsis.

Daily moved and Zulich seconded to discuss Ordinance 2026-06. The motion was approved by voice vote.

Mayor Kerry Thomson discussed the Hopewell neighborhood. She spoke about housing affordability, land use, limitations with planning and zoning, and the opportunity to design a neighborhood within walking distance to every service a family would need. The proposed design had nearly one hundred homes. The goal was to have small, local builders building in the city instead of large-scale private equity funded builders not targeted for the city's workforce.

Allison Thurmond Quinlan, Flintlock LAB, gave a brief introduction of the architects and planners at Flintlock LAB, a women-owned business in Fayetteville, Arkansas. She said the American household had changed since current zoning laws were implemented; most had two adults and no children. She described infrastructure and service needs, housing choices, price points, and regulations that limited housing types and neighborhood design. She gave a high level summary of the proposal and ongoing outreach plans. Details included housing types, accessibility compliance, street and alley frontage, pedestrian and street network, drainage and green infrastructure, services and more.

Piedmont-Smith asked why the final approval would be done by staff and not the Plan Commission. Eric Greulich, PT, Development Services Manager, said a public hearing for platting would be held with the Plan Commission and public. Stosberg asked about aligning the use table with the intended use of the project. Quinlan said that all uses allowed in the R4 district were included in the use table which could be adjusted. Flaherty asked for clarification on why a PUD was chosen for the neighborhood instead of amending the UDO. Thomson said the goal was to reduce the price of the housing, and it would be onerous to also make changes to the Transportation Plan and UDO. Piedmont-Smith asked about the maintenance of common areas and how long-term affordability was assured. Quinlan said maintenance would be the Homeowners Association (HOA) responsibility and she discussed affordability and costs. The PUD contained upfront sale and long-term affordability for a percentage of the homes. The mechanism was still in debate but deed restrictions had caused concern due to the way appraisals worked for mortgages. Deed restrictions could make mortgages less attainable.

Stosberg asked how the Redevelopment Commission (RDC) would ensure permanent affordability. Anna Killion-Hanson, Housing and Neighborhood Development (HAND) department, Director, said that current city code relied heavily on deed restrictions which conflicted with home ownership financing. She discussed conventional mortgages, second silent mortgages, shared equity agreements, and more. There was discussion on the statutory offering process, the way affordability

was calculated, and income-based requirements for a buyer. Ruff asked how permanent affordability would be enforced. Thomson said there were multiple mechanisms that could be used and were being considered. She gave examples.

Flaherty noted that council could postpone consideration of Ordinance 2026-06 to the next regular session. He asked about all electric buildings, referencing the Climate Action Plan (CAP). Thomson said buildings could easily be all electric in residential homes, and Quinlan added that gas lines would not be accommodated.

Daily moved and Zulich seconded to move to public comment. The motion was approved by voice vote. (Stosberg opposed). Asare reviewed the time limits for public comment.

Erin Reynolds-Nylund, Housing Solutions Director, Heading Home, worked in the homeless response system and spoke about support, outreach, and the massive need for affordable housing. She discussed barriers to moving from homelessness to being housed. Anna Greene thanked the city for partnering with successful national organizations towards incremental development. She discussed rezoning opportunities like Hopewell, and converting her home to a quadplex. Chris Smith spoke on the long, expensive process of getting a permit for his home on Kirkwood Avenue and gave multiple examples of complications which cost him over \$40,000. Michael Ginda expressed concern with the focus on a buyer model and noted multiple unintended consequences. He believed independent evaluation on the success of affordability for workforce housing and more was needed.

Markay Winston supported the city's effort to expand access to safe, affordable, and high quality housing for families and members of the workforce community. As Superintendent of the Monroe County Community School Corporation, she saw direct impacts of housing stability to student success. Paul Ash supported the Hopewell proposal but expressed some concerns as a resident of neighboring McDoel Gardens. Eric Spoonmore, Greater Bloomington Chamber of Commerce, spoke in favor of the proposal and gave examples from an economic development and workforce perspective. Don Weiler said it was important for the workforce to be able to live in the community in which they served. He spoke about the city's ability to enable more affordability. Matt Gleason supported the proposal and encouraged homeownership as well as rental options, especially for the workforce population. Nathan Ferreira, Housing Authority Director, said the proposal included mixed, smaller lots, preapproved plans, varied housing types, roads that prioritized people over cars, and permanent affordability. He noted the various benefits.

Zulich moved and Daily seconded to extend the period of public comment by 15 minutes. The motion was approved by voice vote.

John Zody, CDFI Friendly Bloomington, spoke in favor of the Hopewell proposal and praised the original master plan, and the goal of maximizing the housing yield with a variety of housing types. He noted his tenure with the city and the continued need to increase the number of housing units. Tina Peterson, President and CEO of the Community Foundation of Bloomington and Monroe County, commented on the nonstop challenge of housing in the city. Housing was needed at every price point; rentals and owner-occupied, and especially "missing middle housing." She gave many valid options and suggestions. Clark Griner, CEO for the Bloomington Economic Development Corporation (BEDC) urged council to support the Hopewell proposal. He described many benefits for the workforce, local developers, and home buyers. Ron Walker, CFC Properties (Cook) President was eager for Hopewell and noted many benefits that would arise. He spoke about a program at Cook where housing was developed and offered to employees first. He asked council to vote unanimously in favor that evening.

Greg Alexander said the density was good, but there were areas with no sidewalks and problems with 100% impervious coverage that pushed green space to the HOA, which was a barrier to affordability. PUDs politicized housing and Alexander referenced the mayor's press release incorrectly assigning blame to the Common Council. It was important to have good zoning code instead of PUDs. Jen

Maher stated that it was known that most everyone wanted affordable housing, and urged council to discuss the Flock camera issue in a timely manner that evening. [Unknown] spoke about the Seminary Pointe apartments that were very affordable and centrally located and needed to be preserved. Jack Baker discussed his time on the Plan Commission over the years, and in favor of Hopewell, and single-family homes, giving a variety of reasons. Jason Bell, Executive Director of the Builders Association, commented on housing needs, construction costs, and attainable housing. [Unknown] discussed affordable housing and what affordability actually meant. He worked with Cook to build below-market housing and believed the proposal was realistic in terms of building costs.

Stosberg moved and Piedmont-Smith seconded to postpone further consideration of Ordinance 2026-06 to the next regular session on March 25, 2026.

Piedmont-Smith supported the petition though there were details to finalize. She noted it was the first reading of the ordinance and urged council to have a second reading as well as consider reasonable conditions. Stosberg was frustrated with the threat of increased construction costs if the legislation was not passed that evening. She spoke about the PUD process, trust in local government, and the responsibilities of council. Rollo supported the petition and postponing it to a second reading. Council had been waiting for the PUD proposal for two years and it deserved council's due diligence.

Stosberg withdrew the motion.

Stosberg moved and Piedmont-Smith seconded to move Ordinance 2026-06 to second reading to the next regular session on March 25, 2026.

Asare mentioned that Quinlan would not be available on March 25, 2026. There was discussion about public comments and council questions leading into, and at, the next regular session.

The motion received a roll call vote of Ayes: 6, Nays: 3 (Asare, Daily, Zulich), Abstain: 0.

7. Legislation for Second Reading and Resolutions [9:02pm]

7.1. Resolution 2026-04

A Resolution Establishing Immediate Transparency, Limits, And A Public Review Process For Automated License Plate Reader Technology In Bloomington

Daily moved and Zulich seconded that Resolution 2026-04 be introduced and read by title and synopsis only. The motion was approved by voice vote. Williamson read the legislation by title and synopsis.

Asare passed the gavel to Daily.

Daily moved and Zulich seconded that Resolution 2026-04 be adopted.

Asare presented the legislation and highlighted its purpose. It was important to consider how to pursue public safety; what risks were acceptable and what the limits should be. Technology that tracked data and locations should be used cautiously, especially when many individuals being tracked were not suspected of wrongdoing. The legislation was a first step towards responsible governance. He explained what Resolution 2026-04 called for in detail and noted it should apply to other companies with similar technologies and not just Flock.

Piedmont-Smith moved and Stosberg seconded to adopt Amendment 01 to Resolution 2026-04.

Amendment 01 Synopsis: This amendment, sponsored by Councilmember Piedmont-Smith, adds a timeline for the reporting called for in Section 2 of the resolution.

Robert Holme supported Amendment 01.

Stosberg appreciated Amendment 01 and there being a deadline for reports.

The motion to adopt Amendment 01 to Ordinance 2026-04 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. (Rosenbarger out of the room)

There were no council questions.

Sam Dixon spoke in favor of Resolution 2026-04 for its transparency. He stated that the public had been met with obfuscation by the mayor regarding the Flock contract. He did not feel safe, believed the contract should be canceled and banned along with other vendors with the same technology. He gave many examples of flawed technology like artificial intelligence (AI) scraping the data. Susan Brackney appreciated limiting Flock and other types of technology in the city. She wished the mayor had stayed for the meeting. She discussed the misuse of facial recognition and noted multiple cities banning the technology. Joffrey Livingston said transparency on the contract should be inherent. He was disappointed that Mayor Thomson had left the meeting. Pat Wall spoke against the technology. Sarah Owen, Exodus Refugee, asked for the Flock contract to be terminated. Data could be accessed for negative purposes like targeting immigrants who might not feel safe contacting police. Nancy Goswami urged divestment from Flock and noted that type of technology surveilled protestors which was protected by the constitution. She was concerned about protected data.

Robert Holm appreciated Resolution 2026-04 and spoke about data protection and retention and access to the data. It was important to establish stringent rules for license plate readers (LPRs) and facial recognition software or banning it outright. Kevin Pence supported the resolution. He said it was recently discovered that sixty Flock cameras had been streaming via YouTube without any protection. Flock had not known about it until the public pointed it out. Kathleen Paquet lived on a block where there was a Flock camera. She was concerned that the federal administration had declared anti-fascists as domestic terrorists and tracked them. She wanted the contract canceled. Lilliana Young expressed disdain that the public was not consulted about the city's use of Flock. Cereza Knox was outraged at the city's use of Flock and that Mayor Thomson had left the meeting just as the Flock legislation was being introduced. She gave examples of the misuse of Flock data like the separation of immigrant families. Ryan [unknown last name] commented against the use of Flock. Paul Rousseau supported a complete prohibition on all LPRs. Bryce Green believed that the resolution was a start but the council should ban the technology from being used in the city. Daisy Dinn said the data was not secure. Graham Baker spoke against Flock and similar technology; it was flawed, dangerous, and could lead to innocent people being targeted. He noted Flock's ties to Immigration and Customs Enforcement (ICE).

Olivia Soto was concerned with access to the data and sinister purposes like obtaining images of children. She noted the Epstein files. Paul Meyer commented on the many ways that anyone could access Flock data; it was extremely insecure and could lead to stalking and more. Nicholas Heller spoke against LPRs and similar technology and said the data storage led to more data centers; a problem for local communities. Eric [Unknown last name] said while driving in Indiana, his car was incorrectly flagged for the driver not being licensed. He was stopped by four state troopers and told if his story did not check out, he would be arrested the next day. Matt Gleason said the city could have done an in-house, city-run camera system with strict data use and retention.

Casey Green wondered if there was a requirement to use the Flock cameras. If the contract could not be canceled, then the cameras could be dismantled. Allie Sigelnik believed the resolution was a first step. She noted that the mayor having left the meeting for this topic demonstrated the power of the

people. She said there were issues with saying public safety because not everyone felt safe with surveillance and policing, especially marginalized communities. Lindsay Badger supported the resolution and identified other cities that had canceled their contracts with Flock. Omar White did not support Flock and appreciated that the resolution applied to all companies with similar surveillance. Flock did not do basic due diligence with data security. Nicole Myers appreciated the public comments and council's attention. Data that did not exist could not be misused. Kylie [Unknown] spoke against Flock and about misuse of data by ICE. Seaforth Breeze commented against Flock and similar technology and said it contributed to people leaving Bloomington. Akhil Mogulothu said the mayor's absence was cowardice. It was important for the city to stand up to the Trump administration and fascism. Dean Bolstridge concurred with the public comments and said transparency was important as was privacy and security. Benjamin Arrington spoke against Flock cameras.

Zulich moved and Asare seconded to call the question. There was a brief discussion on the motion. The motion received a roll call vote of Ayes: 5, Nays: 4 (Piedmont-Smith, Rollo, Ruff, Stosberg), Abstain: 0. Failed. *Clerk's note: The motion required a two-thirds majority vote of council to pass.*

Daily said she would enforce time limits for council comments to five minutes with a second opportunity of two minutes.

Stosberg thanked the public for their feedback. She spoke about her experience understanding the technology and the benefits did not outweigh the risks. Rollo appreciated the public comments and spoke against public surveillance and in favor of defunding Flock. Rosenbarger thanked everyone for their input. She believed there needed to be a further ordinance, especially since the current administration did not always do what council intended. Stosberg believed the public had not said they believed the Bloomington Police Department was not misusing the data already. She trusted that BPD was not misusing the data; there were procedures and protocols required to obtain data. Flaherty thanked the public and reiterated the resolution was a first step in obtaining information on the usage of Flock. This was the first time the Common Council had to use a resolution to require the administration provide information to council, which it was statutorily required to do. Piedmont-Smith appreciated the public's perspectives and noted she was against the Flock contract. She read from her letter to the mayor expressing many reasons against Flock and similar technology. Ruff appreciated the public's and councilmembers' comments. He thanked Asare and his expertise on the matter. Asare noted the broader context of data, privacy, and artificial intelligence and its pace. It was difficult for local municipalities to keep pace and Asare noted some dangers. He appreciated the expertise in Bloomington. Daily was grateful for the public feedback and looked forward to the resolution as a first step.

The motion to adopt Resolution 2026-04 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Daily passed the gavel to Asare.

8. Additional Public Comment [10:32pm]

There was no additional public comment.

9. Council Schedule [10:32pm]

Asare called a Special Session of the Common Council on Wednesday, March 11, 2026 at 5:45pm without objection. Asare thanked Lehner and Bennett for their work as council staff.

10. Adjournment [10:35pm]

Asare adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: 16 of September, 2026.

APPROVE:



Signature of Isak Nti Asare, Common Council President

ATTEST:



Signature of 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 Common Council meetings can be accessed on the following websites:

- [Community Access Television Services](#)¹ (CATS)
- [City of Bloomington YouTube](#)²

[Background materials and packets](#)³ are available on the Common Council website.

¹ <https://catvstv.net>
² <https://youtube.com/@citybloomington>
³ <https://bloomington.in.gov/council/meetings>