

Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, 401 North Morton Street, Bloomington, Indiana
Wednesday, May 20, 2026 at 6:30pm

Call to Order [6:31pm]

Council President Isak Nti Asare called the meeting to order.

1. Roll Call: (*indicates participation via Zoom) [6:31pm]

Council Members:	
Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty (arrived at 6:32pm, left at 9:33pm)	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:	
Susan Stoll	Deputy Clerk
James Sanders	Commission on the Status of Black Males, Commissioner
Erin Reynolds	Commission on the Status of Children and Youth, Vice Chair
Larry Allen	Council Administrator/Attorney (temporary)
Jane Kupersmith	Economic and Sustainable Development, Director
Noah Sandweiss	Housing and Neighborhood Development Department, Program Manager
Eric Greulich	Planning and Transportation, Development Services Manager

1. Agenda Summation [6:32pm]

Asare summarized the agenda.

2. Approval of Minutes

There were no minutes for approval.

3. Reports [6:33pm]

3.1. Councilmembers:

Stosberg stated the next day was the final day of classes for Monroe County Community Schools and congratulated graduating seniors.

Piedmont-Smith spoke about the Monroe County Convention Center land and the Seminary Pointe apartment complex which were tenants on that land.

Flaherty reported on the previous week’s deliberation session on snow removal.

Zulich reminded the council of their responsibilities as boards and commissions liaisons.

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Rollo reported on constituent concerns, data centers, and supported Piedmont-Smith’s comments.

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

James Sanders, Commission on the Status of Black Males, Commissioner, presented the Annual Report. He spoke about various community events and shared program and outreach goals. Council questions focused on specific events and needed resources.

Erin Reynolds, Commission on the Status of Children and Youth, Vice Chair, presented the Annual Report. She presented on collaborations and community events focusing on family engagement and planned to focus on strengthening collaboration. Council questions focused on funding.

3.3. Council Committees:

There were no reports from council committees.

3.4. Public:

There was no public comment.

4. Appointments to Boards and Commissions

There were no appointments to boards and commissions.

5. Legislation for First Reading [7:13pm]

5.1. Ordinance 2026-12

To Amend Title 15 of the Bloomington Municipal Code Entitled “Vehicles and Traffic” to Create a Chapter for Streets and Alleys that are Closed to Vehicular Traffic

Daily moved and Zulich seconded that Ordinance 2026-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. Deputy Clerk Susan Stoll read the legislation by title and synopsis.

Daily moved and Zulich seconded that Ordinance 2026-12 be discussed. The motion was approved by voice vote. (Flaherty out of the room)

Daily presented the legislation. It standardized closing specific blocks of Kirkwood Avenue as a dedicated pedestrian zone each year from April-November, noting exceptions and a timeline. The closure started as an emergency pilot program to help businesses survive COVID-19, and the council renewed it yearly as a temporary program. In 2026, the administration did not close the street and instead allowed parklets. City staff had presented reasons against the closure, and the ordinance would give the city the tools to address those problems.

Councilmember questions centered on specific closure areas, accessibility and safety, and council’s authority to close streets, with which the administration disagreed. Steve Volan, Transportation Commission, Chair, commented on the plan on behalf of the commission. Jane Kupersmith, Economic and Sustainable Development (ESD), Director, spoke on the current Kirkwood programming plan and concerns with the legislation. There was discussion on Public Works’ involvement and logistics.

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Joshua Stockton commented on accessible parking. Greg Alexander spoke about focusing on quality of place. Paul Rousseau urged the council to pass the legislation. Christopher Emge, Greater Bloomington Chamber of Commerce, spoke about the necessity for proper infrastructure. Steve Volan shared thoughts on the legislation and council authority. Chris Sturbaum spoke against the legislation.

Ruff said the question of whether the council had authority to close the streets needed to be resolved soon. Flaherty was excited to open Kirkwood to pedestrians and stated the administration had been violating city code by improperly extending 180 day orders. Daily thanked Rosenbarger and city staff. Stosberg mentioned the council’s budget priority letter which referenced creating vibrant third places. Asare agreed with previous comments.

Daily moved and Zulich seconded that Ordinance 2026-12 be scheduled for a second reading on June 3, 2026. The motion was approved by voice vote.

6. Legislation for Second Reading and Resolutions [8:10pm]

6.1. Resolution 2026-05

A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability

Daily moved and Zulich seconded that Resolution 2026-05 be read by title and synopsis only. The motion was approved by voice vote (Ruff out of the room). Stoll read the legislation by title and synopsis.

Daily moved and Zulich seconded that Resolution 2026-05 be adopted.

Flaherty presented the legislation, stating a desire to start with an amendment. There was a change in Indiana state code that necessitated an amendment in the resolution. Flaherty moved and Zulich seconded to adopt Amendment 1A to Resolution 2026-05.

Amendment 1A Synopsis: This amendment updates Section 6 of the resolution to align with current procedural requirements under Indiana Code 36-7-4-602 and 36-7-4-607.5. Specifically, this change reflects the legal requirement that the Plan Commission hold a public hearing on the proposed amendment within 60 days and then vote on the proposal within 60 days of the public hearing.

Dave Askins commented that Flaherty was incorrect regarding the history of state code changes.

The motion to adopt Amendment 1A to Resolution 2026-05 was approved by a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Flaherty presented the legislation as amended. It focused on housing affordability and sustainable development incentives through changes in the Unified Development Ordinance (UDO), including changing parking minimum requirements. It did not directly change the UDO but directed the plan Commission to consider new policies and bring legislation to the council for consideration. Rollo expressed uncertainty over changing minimum lot sizes and parking requirements.

Kathy Berry spoke against the resolution and stated it was unnecessary. Greg Alexander supported the legislation but had concerns about implementation. Chris Sturbaum spoke against parking minimum changes.

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Stosberg supported the resolution and stated the Planning Department had been waiting for council to take action. Rosenbarger suggested the council look at updating the Transportation Plan. Flaherty spoke about the Transportation Plan, thanked councilmembers, and offered support to Planning staff.

The motion to adopt Resolution 2026-05 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

6.2. Resolution 2026-06

A Resolution Directing the Housing and Neighborhood Development Department to Develop a Framework for Long-Term Housing Affordability

Daily moved and Piedmont-Smith seconded that Resolution 2026-06 be read by title and synopsis only. The motion was approved by voice vote. Stoll read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded that Resolution 2026-06 be adopted.

Zulich presented the resolution. Its intent was to continue to produce affordable housing in Bloomington beyond Hopewell.

There were no council questions.

Christopher Emge, Greater Bloomington Chamber of Commerce, encouraged affordability solutions.

Stosberg expressed concerns about the HAND Department’s involvement and authority. She would vote no. Zulich wished Stosberg had shared that feedback with her previously. Flaherty shared some uncertainty but stated the resolution provided further opportunity for review and would support the resolution. Daily was excited to support it.

Resolution 2026-06 was adopted by a roll call vote of Ayes: 7, Nays: 2 (Ruff, Stosberg), Abstain: 0.

6.3. Ordinance 2026-07

To Amend Title 8 Of The Bloomington Municipal Code, Entitled “Historic Preservation And Protection” To Establish A Conservation District – Re: Cottage Grove Conservation District (Bloomington Historic Preservation Commission, Petitioner)

Daily moved and Zulich seconded that Ordinance 2026-07 be introduced and read by title and synopsis only. The motion was approved by voice vote. Stoll read the legislation by title and synopsis.

Daily moved and Zulich seconded that Ordinance 2026-07 be adopted.

Noah Sandweiss, HAND, Program Manager, had presented the legislation at a previous meeting and was available for questions. Stosberg asked about the process if the conservation district later converted into a historic district. Ruff questioned how the boundaries of the proposed district were chosen and asked about property owner outreach. Sandweiss explained the boundaries were drawn around an area of consistent historic context. Four letters were sent to property owners to inform them of steps in the process, and only one letter was returned in the mail.

Amy Butler stated she was involved in this process and sent many emails to property owners. She encouraged passing the legislation. Greg Alexander spoke about a home in the district he had wanted to purchase and spoke against the Historic Preservation Commission (HPC) and the legislation. James Ford, Cottage Grove resident, spoke about the neighborhood. Elizabeth Cox-Ash, McDoel Gardens neighborhood association, commented about her neighborhood’s experience in the historic

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district designation process and trees in Cottage Grove. Michael Brams, commented as an out of state property owner and stated he had no issues with staff’s communication or the legislation. Paul Ash, McDoel Gardens neighborhood resident, stated that clear, democratic guidelines were necessary. John Butler addressed some earlier questions asked by the council. Jordan Evans, Old Northeast Neighborhood Association, President, stated their comments in previous meetings were disregarded and opposed the boundaries of the proposed district. Rebecca Swanson, property owner and landlord, supported the legislation. Paul Rousseau spoke in support. Jan Sorby encouraged council to pass the ordinance. Doug Horn, Horn Properties, stated his firm had supported multiple historic districts but had several concerns about this ordinance. Melody Deusner, Historic Preservation commissioner, reminded councilmembers that there was not a middle ground between demolition or preservation. Mary Krupinski asked the council to protect the neighborhood and pass the ordinance. Jim Butler spoke about the need for housing and amenities for families. Jeremy Hackerd, Historic Preservation Commission, Chair, urged council to pass the legislation and gave reasons in support. Eric Ost, president of the Elm Heights Neighborhood Association, stated that Elm Heights was reviewing its historic district guidelines and that guidelines are open to revision and asked council to support the conservation district. John Lawrence stated historic preservation aided in housing affordability and prevented displacement. Chris Sturbaum spoke about historic preservation.

Rollo supported the petition and thanked participants for their work. Daily supported the conservation of Cottage Grove and spoke about affordable housing in the area. Zulich spoke about housing affordability and high rents in the city. She supported the legislation and small homes over luxury apartments. Ruff commented that market-rate housing development did not result in cheaper rents, listing various apartments which displaced homes and charged \$1400 per bedroom, per month. He would vote to support the legislation. Piedmont-Smith reminisced about her childhood memories of Bloomington homes but was concerned that a small group of people would write guidelines that would impact everyone in the district. She would support the legislation. Stosberg agreed with Piedmont-Smith’s concerns and disliked that Indiana state laws meant that conservation districts almost always turned into historic districts. She disliked the treatment of petitioners attempting to make renovations by the HPC. The homes in the neighborhood were not affordable, but they had historic value and were well-maintained. She was conflicted about the legislation and would pursue code changes to try to resolve some concerns. Rosenbarger spoke about living in the neighborhood in college. She would not support the legislation unless there were changes in Indiana state law on conservation/historic districts. She had attempted to remediate issues with rot in her home and the HPC had not allowed it. Preservation did not lead to affordability; it increased costs for utilities, renovations, and maintenance, leading to higher rents.

The motion to adopt Ordinance 2026-07 received a roll call vote Ayes: 7, Nays: 1 (Rosenbarger), Abstain: 0. (Flaherty left at 9:33 pm)

6.4. Ordinance 2026-08, Ordinance 2026-09, Ordinance 2026-10, Ordinance 2026-11

Daily moved and Stosberg seconded that Ordinance 2026-08, Ordinance 2026-09, Ordinance 2026-10, and Ordinance 2026-11 be considered together. The motion was approved by voice vote. (Zulich out of the room)

Ordinance 2026-08
To Amend and Provide Technical Corrections to Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Ordinance 2026-09
To Amend and Provide Technical Corrections to Chapter 4: Development Standards & Incentives of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

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Ordinance 2026-10
To Amend and Provide Technical Corrections to Chapter 6 Administration & Procedures of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Ordinance 2026-11
To Amend and Provide Technical Corrections to Chapter 2 Zoning Districts, Chapter 3 Use Regulations, Chapter 5 Subdivision Standards, and Chapter 7 Definitions of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

There was discussion whether the clerk needed to read the legislation by title and synopsis. The synopses were not read.

Eric Greulich, Planning and Transportation, Development Services Manager presented the legislation and gave a brief overview of changes. The ordinances were part of Planning’s yearly Unified Development Ordinance (UDO) updates and involved minor technicality changes, spelling, adjusting language for clarity, process changes for sidewalks, regulation updates for businesses, and others.

Rollo asked about changes reducing trees in parking lots. Greulich explained the requirement changed to a percentage requirement as opposed to raw numbers and should not affect heat island effects. Piedmont-Smith asked about calculations for payment-in-lieu for sidewalks and clarified that the payments were not guaranteed to be used for a nearby sidewalk. Greulich explained the factors and the cost would be set by the Plan Commission at the start of every year. The payments would go into the general Transportation Fund. There was further discussion on payment-in-lieu, funding, and sidewalks.

There was no public comment on the ordinances.

Stosberg thanked the Plan Commission and Planning for their detailed work.

Daily moved and Piedmont-Smith seconded that Ordinance 2026-08 be adopted. The motion to adopt Ordinance 2026-08 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

Daily moved and Piedmont-Smith seconded that Ordinance 2026-09 be adopted. The motion to adopt Ordinance 2026-09 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

Daily moved and Piedmont-Smith seconded that Ordinance 2026-10 be adopted. The motion to adopt Ordinance 2026-10 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

Daily moved and Piedmont-Smith seconded that Ordinance 2026-11 be adopted. The motion to adopt Ordinance 2026-11 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

7. Additional Public Comment [10:41pm]

Dave Askins, B Square Bulletin, commented that Bloomington Municipal Code (BMC) required the synopses of every legislation to be read on first and second readings.

Larry Allen, Council Attorney, stated that there were two different references in BMC pertinent to the synopsis readings, but the council’s earlier motion to suspend the rules was also a fair interpretation.

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Daily moved and Stosberg seconded that Ordinance 2026-08, 2026-09, 2026-10, and 2026-11 be read by title and synopsis by the Clerk. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Stoll read the legislation by title and synopsis.

Clerk’s Note: The motion listed above was made during the additional public comment period.

8. Council Schedule [10:47pm]

Piedmont-Smith mentioned the upcoming Committee on Council Processes meeting, Stosberg summarized the Fiscal Committee’s schedule, and Daily spoke about the Jack Hopkins Social Services Fund Committee.

9. Adjournment [10:48pm]

Asare adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: 14th of October, 2026.

APPROVE:

Signed by:

31826BE6116F4B5...
Signature of Isak Nti Asare, Common Council President

ATTEST:

Signed by:

60DF9211B070448...
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](https://catvstv.net)¹ (CATS)
 - [City of Bloomington YouTube](https://youtube.com/@citybloomington)²
- [Background materials and packets](https://bloomington.in.gov/council/meetings)³ are available on the Common Council website.

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