



**City of Bloomington
Office of the City Clerk**


CLERK'S CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

I, Nicole Bolden, being the duly elected, qualified and current Clerk of the City of Bloomington, Monroe County, Indiana, hereby do certify that I am the custodian of the records of the Bloomington City Council and the City of Bloomington, and that the attached copy of the minutes for the September 17, 2008 meeting of the Bloomington City Council is a full, true, and complete copy of drafts of the minutes of that meeting and which is kept in this office in the normal course of business.

I affirm under the penalties for perjury that the foregoing representations are true.

IN WITNESS WHEREOF, I hereunto set my signature as Clerk of the City of Bloomington on the date set forth below.



Nicole Bolden
City Clerk
City of Bloomington, Indiana

Date: 28 March 24

The attached copy of the minutes for the September 17, 2008 meeting of the Bloomington Common Council of the City of Bloomington, Indiana as presented by the City Clerk was approved on the 27 day of March, 2024.



Isabel Piedmont-Smith
President, Common Council
City of Bloomington, Indiana

In the Council Chambers of the Showers City Hall on Wednesday, September 17, 2008 at 7:30 pm with Council President Susan Sandberg presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
SEPTEMBER 17, 2008

Roll Call: Mayer, Piedmont-Smith, Rollo, Ruff, Sandberg, Satterfield, Sturbaum, Volan, Wisler
Absent: None

ROLL CALL

Council President Sandberg gave the Agenda Summation

AGENDA SUMMATION

The minutes of May 7, 2008 and May 21, 2008 were approved by a voice vote.

APPROVAL OF MINUTES

REPORTS:

Councilmember Dave Rollo gave a report on the Center for Sustainability's compost program. He also talked about the council's resolution against the war in Iran and the response they council received from Congress members and the White House.

Councilmember Isabelle Piedmont-Smith gave a report on the City's poverty rate, and talked about some of the services that exist in the City to help with this issue.

Councilmember Andy Ruff stated that the Bloomington Public Transit Corporation will start giving free rides on the first Saturday of every month to anyone who can show a library card.

Councilmember Tim Mayer congratulated Piedmont-Smith on getting Married. He also shared his condolences to John Freeman's family on his passing. He also thanked the City's Utilities Department, Public Works, and Monroe County Government for fixing the bridge on Rogers road.

Councilmember Chris Sturbaum stated he was also a fan of the Center for Sustainability's compost program. He also talked about Indiana University not increasing their funding for the bus system as well as, the Cornelius Festival on Main St.

Councilmember Steve Volan gave a report on the City's poverty rate and explained some of the statistics.

Sandberg stated that she and Volan had talked about the poverty issue's statistics and her experience with it.

Police Chief Mike Diekhoff gave a report on the 109th anniversary event for the Bloomington Police Department and the Police Department open house event.

THE MAYOR AND CITY OFFICES

COUNCIL COMMITTEES

There were no council committee reports.

PUBLIC COMMENT

Steve Forrest spoke to the council about increasing funding for Bloomington Transit.

Buff Brown spoke to the council about Bloomington's infrastructure.

Lindsey Lucenta spoke about a group she is involved in called the Indiana Public Interest Research Group. She also stated that Indiana University would be having a get out the vote concert.

It was moved and seconded that Alain Barker be appointed to the Bloomington Community Arts Commission

BOARD AND COMMISSION
APPOINTMENTS

There was no public comment.

PUBLIC COMMENT

It was moved and seconded that Resolution 08-11 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis,

LEGISLATION FOR SECOND
READING
Resolution 08-11 To Authorize
Expenditures from the Industrial

giving the Committee Do-Pass Recommendation of 7-0-1.
It was moved and seconded that Resolution 08-11 be adopted.

Development Fund for Attainment of
Benchmarks by Cook Pharmica LLC at
the Indiana Enterprise Center

Denise Alano, Director of Economic and Sustainable Development, spoke
about details and the reasoning behind Resolution 08-11 and Resolution 08-12.

Satterfield asked Alano about Cook's 9.2 million dollar payroll and if it was
what was being brought to Bloomington.

Alano confirmed that that was correct.

Piedmont-Smith asked if the 75 percent tax reimbursement that Cook Pharmica
is receiving might cause other areas of the City to lack sufficient investment.

Alano stated the tax funds captured in that district would only be able to be
used in that district and that it will not forgo any other opportunities.

Sturbaum stated that he thought this was a great resolution and thanked Cook
Pharmica for coming to Bloomington.

Piedmont-Smith stated that Cook Pharmica coming here could help with the
City's poverty issue by providing good paying jobs with benefits.

Wissler said he thought the resolution was great and was really looking
forward to its implementation.

Mayer said that Cook Pharmica coming to Bloomington was a good fit for the
community.

Resolution 08-11 received a roll call vote of Ayes: 9, Nays: 0.

It was moved and seconded that Resolution 08-12 be introduced and read by
title and synopsis. Clerk Moore read the legislation and synopsis, giving the
Committee Do-Pass Recommendation of 4-0-4.

It was moved and seconded that Resolution 08-12 be adopted.

Resolution 08-12 To Authorize
Expenditures from the Industrial
Development Fund for Physical
Improvements to Support an Economic
Development Project (Cook Pharmica,
LLC) at the Indiana Enterprise Center

Alano spoke about details and the reasoning behind Resolution 08-12. She
stated the industrial fund would be used for site improvements and
infrastructure.

Justin Wykoff, manager of engineering, spoke about the plans for improving
the infrastructure for the Cook Pharmica site. He also went over the timeline of
the project.

Rollo asked if bike lanes and enhanced pedestrian accessibility would be
included in the infrastructure plans.

Wykoff said that they did add a bike path on Patterson and were looking to
continue expanding the bike lane further.

Rollo stated that right turn lanes tend to not be pedestrian friendly and asked
how Wykoff felt about that.

Wykoff said anytime you increase a pedestrian crossing distance it can be
deemed as being unfriendly. They were looking into ways to mitigate the
pedestrian crossing distance.

Rollo asked if the stream design will require permitting by Indiana
Department of Environmental Management.

Wykoff confirmed they would need permitting through IDEM.

Sturbaum stated he thought there may be an issue with the intersection of
Rogers street and 2nd street during the construction.

Wykoff said that he had already considered that intersection and would think
of inventive ways to keep traffic flowing.

Alano stated that the Shiner company that had worked on the street project
were fully aware of the scope of this project.

Sturbaum asked about a bike path that was supposed to be put in, but instead a
sidewalk was put in.

Alano stated that they will be able to correct that and make sure that it is
made into a bike path.

Piedmont-Smith asked Alano to review the Industrial Development Fund (IDF) balance.

Alano stated that the Thompson creed fund has about half a million dollars, the Downtown creed is almost 2.5 million dollars, as well as revenue from interest on investments.

Piedmont-Smith asked Wykoff how the Bike and Pedestrian Committee are supposed to comment on the plan when the due date for the plan is the same day as the Bike and Pedestrian Committee meeting.

Wykoff said that they will present the preliminary plan at that meeting for the committee to comment on and there will also be public meeting about the plan.

Piedmont-Smith asked about the entrance to Cook Pharmica from Patterson.

Wykoff stated that they had not made a decision on the best entrance for the property.

Volan asked if the petitioner knew how many jobs would be given to people who live in the Bloomington area.

Alano said that one of the incentives in the package that was offered to Cook Pharmica had them work with Bloomington Urban Enterprises Association to start a job fair.

Ted Green, Vice President and CFO for Cook Pharmica, stated they did not have an exact figure for how many jobs would go to Bloomington residents.

Volan asked Green how many employees Cook Pharmica currently has and what percentage of them are local?

Green said they have about 230 employees with 80 percent being local and 20 percent from other places.

Volan asked if the buildings that were going to be made were extensions of the structures that are already there.

Alano stated that Cook Pharmica would only be renovating the current buildings.

Volan then asked Alano if the renovation of these streets will encourage new buildings to be made that would attract retail opportunities.

Alano said there is a significant possibility that could happen.

Wisler asked if the petitioner knew how employees were traveling to work.

Green stated that the majority of the employees drive to work and that is due to most of the employees living too far to walk or bike.

Wisler also asked Green about his employee's comments on traffic in the area.

Green said from 7:30am to 8am it is very busy heading up North Rogers Street and at the Patterson intersection traffic can get backed up past the property's parking lot entrance way.

Rollo asked if Green had any objections with a bike path going through the property.

Green said Cook Pharmica would not have any objection to it. He also said Cook Pharmica does not own the land that the bike path would go through.

Rollo asked Alano if further development or redevelopment of the site would go under any review by a public body.

Alano stated that the Cook Pharmica project is only a renovation of their existing building and therefore would not trigger any City department review.

Satterfield asked Green what he meant by local when Green said that 80 percent of the employees were local.

Green said that he meant within the county and that about 40 percent of the local employees were in the city and the other 60 percent were from the county.

Ruff asked Alano how necessary the changes to the intersections for truck and large vehicle access versus convenience improvements for other forms of traffic.

Alano said that trucks and other large vehicles would still get to the site from Patterson and employees would be driving through the Hillside expansion.

Ruff then asked what changes will happen to the intersections and the stream.

Wykoff said they still needed to look at data to determine what would happen to the intersections and the stream.

Alano stated that the property owner of the majority of the stream is working with the city to rehabilitate the stream.

Piedmont-Smith asked Green what he meant when he said 80 percent of the people hired will be local.

Green said that was an estimate and he would be happy to provide data on where their employee base is coming from.

Volan asked how many parking spaces would be in the parking lot.

Green stated they have 350 spaces.

Volan asked if a part of the site could be used for retail space.

Green said there were no plans for that.

Wisler asked Alano how much of the appropriation was going to design and how much was going to construction.

Alano stated they did not know yet.

Wykoff said they did a request for proposals in July and a local firm has given a bid of \$75,000.

It was moved and seconded that Amendment #1 to Resolution 08-12 be adopted.

Amendment #1 to Resolution 08-12. This amendment would require the Council to approve the final plan for the public improvements associated with these funds.

Amendment #1 to Resolution 08-12 received a roll call vote Ayes: 6 (Rollo, Sandberg, Wisler, Piedmont-Smith, Ruff, Volan), Nays: 2 (Satterfield, Sturbaum). Mayer left the meeting at 10: 28 pm.

Resolution 08-12 as amended received a roll call vote of Ayes: 7, Nays: 0. Volan and Mayer left the meeting before this vote.

Final vote on Resolution 08-12 as amended.

It was moved and seconded that the following legislation be introduced and read by title and synopsis only. Clerk Moore read the legislation by title and synopsis.

LEGISLATION FOR FIRST READING

Appropriation Ordinance 08-05 To Specially Appropriate from the Parks Land Acquisition Fund Expenditures Not Otherwise Appropriated (Appropriating Funds for the Purchase of the Cascades Trailer Park and Stone Mill Properties Adjacent to Cascades Park)

Appropriation Ordinance 08-05

Ordinance 08-19 To Amend Title 15 of the Bloomington Municipal Code Entitled "Vehicles and Traffic"

Ordinance 08-19

The meeting was adjourned at 10:43 pm.

ADJOURNMENT

APPROVE:

ATTEST:

Susan Sandberg, PRESIDENT
Bloomington Common Council

Regina Moore, CLERK
City of Bloomington

