

In the Council Chambers of the Showers City Hall on Wednesday, November 14, 2007 at 7:30 pm with Council President Dave Rollo presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
November 14, 2007

Roll Call: Ruff, Sandberg, Rollo, Sturbaum, Volan, Mayer, Sabbagh
Absent: Wisler, Diekhoff

ROLL CALL

Council President Rollo gave the Agenda Summation

AGENDA SUMMATION

There were no appointments to boards or commissions at this meeting.

BOARD AND COMMISSION
APPOINTMENTS

It was moved and seconded that Resolution 07-11 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, stating that there was no committee recommendation. It was moved and seconded that Resolution 07-11 be adopted.

LEGISLATION FOR SECOND
READING

Assistant City Attorney Patty Mulvihill explained that the original Interlocal Agreement for the Combined Emergency Dispatch System was to expire on December 31, 2007. She noted that this resolution amended the original agreement so that it would be renewed in one year increments unless terminated in accordance with the original interlocal agreement. She also noted that this would avoid having the respective bodies repeatedly approve the agreement.

Resolution 07-11 TO APPROVE
THE SECOND AMENDMENT TO
AN INTERLOCAL
COOPERATION AGREEMENT
BETWEEN THE CITY AND
MONROE COUNTY FOR A
COMBINED EMERGENCY
DISPATCH SYSTEM

There were no public or final council comments on this item.

Resolution 07-11 received a roll call vote of Ayes: 6, Nays: 0. (Ruff had not yet arrived when this vote was taken.)

It was moved and seconded that Resolution 07-12 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, stating that there was no committee recommendation. It was moved and seconded that Resolution 07-12 be adopted.

Resolution 07-12 TO APPROVE
THE INTERLOCAL
AGREEMENT BETWEEN
MONROE COUNTY, THE TOWN
OF ELLETTSVILLE AND THE
CITY OF BLOOMINGTON FOR
ANIMAL SHELTER OPERATION
FOR THE YEAR 2008

Mulvihill explained the Animal Shelter Interlocal agreement noting that the Town of Ellettsville would now pay the City of Bloomington separately rather than paying their sum to Monroe County, and then having the county forward the sum to the City. She said both the County Council and Ellettsville Town Board had approved the agreement, but the County Commissioners still needed to vote on the agreement.

Rollo asked how the sum owed by Ellettsville was determined. Mulvihill said that the county figured that sum, and that as the city runs the Animal Shelter, they do not actually keep track of animals that come from Ellettsville.

There were no public or final council comments on this item.

Resolution 07-12 received a roll call vote of Ayes: 7, Nays: 0.

It was moved and seconded that Ordinance 07-25 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, stating that there was no committee recommendation. It was moved and seconded that Ordinance 07-25 be adopted.

Ordinance 07-25 TO AMEND
TITLE 8 OF THE
BLOOMINGTON MUNICIPAL
CODE, ENTITLED "HISTORIC
PRESERVATION AND
PROTECTION" TO ESTABLISH
A HISTORIC DISTRICT -Re: 430
North Washington and 209-211 East
8th Street (Fierst Rentals,
Petitioners)

Nancy Hiestand, Housing and Neighborhood Development Department Housing Coordinator and staff member for the Historic Preservation Commission, presented slides showing the properties in question.

She reviewed the historical and architectural criteria for historic districts. She noted that the houses fit the historical criteria because of

their significant role in Bloomington's history and early economic base. They were also a part of the town's early development and heritage because the owners of the structures were from the Showers family. She noted which family members built the homes and who lived in them, and reviewed the economic, industrial and social arenas in which these structures played a part. Hiestand then reviewed the architectural criteria noting that the Showers Graham house was one of the best examples of the Classical Revival Style in Bloomington, while the other property was an early Arts and Crafts style duplex that had had very little modification through the years. She noted that the Historic Preservation Commission had unanimously recommended designation of these properties based on all six criteria that they were required to review.

Hiestand noted that Mike Fierst of Fierst Rentals and Mary Krupinski of Kirkwood Design Studios were present to discuss plans to adapt the historic properties into a Bed and Breakfast.

Krupinski stated that this historic designation allowed for historic adaptive reuse of properties into inns. She noted that the value and importance of these homes would be maintained with the new use, and spoke about renovations that would include walled gardens between the properties. She also noted that the two neighborhood associations were supportive of this use, and it would also add to the redevelopment of the area and offer a unique lodging opportunity to the downtown.

During council questions, Sturbaum asked if there were plans to add another house to the development. Mike Fierst responded that was not in the current plans, but might be possible in the future.

Volan asked about the nature of the inn, and why a bed and breakfast would be easier to manage than regular rentals. Fierst said that the management would be able to keep up with maintenance and that the nature of B & B use was actually lighter than a student rental. Volan also asked about the increase in the number of parking spaces. Krupinski said that a total of 4 new spaces would be added to parking on site, but noted that current residents of these homes park on the streets within the Neighborhood Parking Zone.

Volan asked about the ratio of pervious to impervious paving for the parking area, and Krupinski said that they were working with the City of Bloomington Utilities to determine if the soil was right for percolation, and that the petitioners would like to balance the green space that was going to be taken up by parking.

Sandberg asked if there would be a manager on site. Fierst said that person would be living in the carriage house behind the Showers Graham house.

Public comment came from Isabel Piedmont who said that from the perspective of an IU employee trying to find lodging for campus visitors in the downtown and near campus, she looked forward to this option. She said it was a good plan.

During council comments, Sturbaum said he liked the idea of conditional use approval being given for local designations and said that the first one was done in the Prospect Hill Neighborhood with the Parris Dunning House. He added that the idea was to create enough income to sustain a property that might be out of scale for a single family use. He said that the 'gift' to the community in exchange for the use variance was to put it permanently in protection so that 100 years from now, the property would look essentially like it did when the use was granted.

Volan said he was concerned about surface parking and also concerned about more greenspace being paved as drainage was a big issue in this neighborhood. Krupinski offered that the areas where the cars would be parked would be pervious, but that sidewalks leading from the house to the garden would need to be solid for walking.

As Volan again noted concern with the increase of area to be paved, Hiestand said that the petitioners were required to get a certificate of appropriateness for the parking plan and the opening in the garden wall sometime in January, so there would be another public hearing and review of this issue. Volan noted his concern was one of drainage in the area, but was not great enough to prevent him from supporting the project that would add a diversity of use to the area.

Sabbagh said he thought B & B's were terrific and wished the Fiersts a lot of luck.

Rollo noted the council's gratitude to Hiestand and the Historic Preservation Commission for their work.

Ordinance 07-25 received a roll call vote of Ayes: 7, Nays: 0.

The meeting was adjourned at 8:15 pm.

ADJOURNMENT

APPROVE:

ATTEST:



Dave Rollo, PRESIDENT
Bloomington Common Council

Regina Moore, CLERK
City of Bloomington