In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Tuesday, September 19, 2017 at 6:30pm with Council President Susan Sandberg presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
September 19, 2017

Roll Call: Sturbaum (6:43pm), Ruff (6:32pm-7:10pm), Chopra, Granger, Sandberg, Volan, Piedmont-Smith, Sims, Rollo
Absent: None

ROLL CALL
[6:30pm]

Council President Susan Sandberg gave a summary of the agenda.

AGENDA SUMMATION
[6:31pm]

Councilmember Isabel Piedmont-Smith moved and it was seconded to approve the minutes of August 9, 2017 as amended. The motion was approved by voice vote.

APPROVAL OF MINUTES
[6:32pm]

August 9, 2017 (Regular Session)
August 23, 2017 (Regular Session)

Piedmont-Smith moved and it was seconded to approve the minutes of August 23, 2017 as amended. The motion was approved by voice vote.

REPORTS

- COUNCIL MEMBERS
  [6:36pm]

Councilmember Jim Sims noted that the Utilities Service Board had a vacancy and expressed his desire to see that position filled. He reported on a recent celebration of the 50th anniversary of the Monroe Water Treatment Plant. He noted the importance of high quality water and air and provided a few tips for citizens to help maintain water quality.

Councilmember Steve Volan noted that flushable wipes were not always flushable. He urged citizens to throw them away. He reminded everyone that the new sanitation trucks would not begin operating until early October, and explained that people could use the old trash stickers until the trucks began picking up the new bins. He welcomed a visiting class to the meeting. He mentioned the Solarize Bloomington initiative, and explained how people could take advantage of net metering.

Councilmember Allison Chopra noted the Council was meeting on a Tuesday instead of a Wednesday in observance of Rosh Hashanah. She wished all those celebrating Rosh Hashanah a blessed and joyous holiday.

Councilmember Susan Sandberg thanked Sims for representing the Council at the 50th anniversary celebration. She encouraged anyone interested in serving on the Utilities Service Board to submit an application, and she especially encouraged any interested females to apply.

- The MAYOR AND CITY OFFICES
  [6:43pm]

Sally Gaskill, Chair of the Bloomington Arts Commission, introduced herself and introduced Sean Starowitz, Assistant Director for the Arts, Economic and Sustainable Development Department. Gaskill briefly noted the membership of the commission, and thanked the Council for its support. She displayed images of new public art around Bloomington and she highlighted recent public/private partnerships. She explained that one of the goals of the Public Arts Master Plan was to strengthen existing legislation related to public art by adding requirements for private sector development. She explained that many "percentage for the arts" ordinances around the country included requirements for private development to contribute a portion of development costs to public art. She suggested that Bloomington consider such a requirement. She listed goals from the commission's strategic plan.

Chopra asked whether the Public Arts Master Plan gave any thought to varying the locations of public art.

Gaskill said yes, and noted the commission was always looking for ways to expand geographically.

Councilmember Chris Sturbaum asked whether the existing ordinance requiring a certain percentage of public development funds be spent on arts would apply to the possible expansion of the Convention Center.

Gaskill said it was her understanding that the ordinance only applied to city projects and that the Convention Center expansion was a county project.

Piedmont-Smith asked whether the paint being used in the public art installations was durable.

Starowitz explained that various paints were used for projects, with some paint lasting a year while other paints were meant to last up to 20 years.

Sandberg asked whether any discussions had occurred involving using the arts to encourage more active citizen engagement.

Gaskill said that idea was included in the commission's strategic plan.

Alex Crowley, Economic and Sustainable Development Department Director, gave the Green Building Ordinance Annual Report. He said the ordinance was passed in 2009, and noted the ordinance's goals. He said there were two phases contemplated by the ordinance. First, there would be an inventory of city buildings to see which buildings would qualify for phase two activity. The second phase involved looking at systems within buildings (with an eye toward return on investment). He explained the time frames for each phase, and provided a brief explanation on how each phase was to be carried out. He gave an update on the status of the efforts related to the ordinance, including next steps.

Piedmont-Smith asked whether the phase two analysis applicable to certain buildings would be completed before the end of the year.

Crowley said that the city was doing a full audit as part of a guaranteed energy savings contract. He said there would be some overlap between the audit and the buildings subject to the Green Building Ordinance.

Piedmont-Smith asked whether the audit would encompass all buildings subject to the ordinance.

Crowley said he did not believe so.

Piedmont-Smith clarified that any buildings excluded by the audit but covered by the ordinance would be addressed later.

Crowley said that was the case.

- PUBLIC

There was no public comment at this time.

APPOINTMENTS TO BOARDS A COMMISSIONS

There were no appointments to Boards or Commissions at this meeting.

Volan moved and it was seconded that Resolution 17-36 be introduced and read by title and synopsis only. The motion was approved by voice vote. City Clerk Nicole Bolden read the legislation by title and synopsis.

LEGISLATION FOR SECOND READING AND RESOLUTIONS [7:05pm]

Volan moved and it was seconded that Resolution 17-36 be adopted.

Resolution 17-36 – To Waive the Requirements of Bloomington Municipal Code 2.29, Green Building Program, for the Dimension Mill, 335. W. 11th Street

Brian Payne, Assistant Director of Small Business Development, introduced himself and thanked the Council for its consideration of the resolution. He explained the resolution was a request to exempt the Dimension Mill project from the Green Building Ordinance. He provided background information about the building in question, and noted its location, its original purpose, and its historic characteristics. He explained the goals for the building's future use, which included preservation and adaptive reuse. He said the intent was to renovate the building into a business incubator and co-work space. He outlined what the Green Building Ordinance required, as well as reasons why the administration was seeking a waiver from those requirements. He gave an overview of cost estimates associated with bringing the building up to LEED (Leadership in Energy and Environmental Design) Silver certification, along with the potential energy savings that could be realized. He spoke about the historic characteristics of the building that would be preserved and utilized. He explained that achieving LEED Silver certification would mean compromising some of the historic aestethics that made the building unique, mainly due to insulation work that would cover the exposed brick and wood that existed in the building. He said the city would try to maximize the number of LEED points where possible. He said the administration was willing to report back to the Council within one month of completing the project to provide an estimate of the LEED points the project achieved.

Council Questions:

Volan asked whether the building would be named Dimension Mill.

Payne said that the city liked the "Dimension Mill" brand and would likely stick with it.

Volan asked for additional information about how many LEED points the project could achieve.

Payne estimated that the project could achieve approximately 26.

Volan asked whether installing solar panels might help the project achieve LEED Silver certification.

Payne said that there were points to be earned from installing solar panels, but not nearly enough to get the project to the required point total for Silver certification. He explained that many of the points that would not be obtained were related to energy usage and efficiency. He said that obtaining those points would involve installing dry wall and insulation throughout the building, which would then compromise the historic and aestethic appeal of the building.

Volan asked if solar panels would be installed.

Payne said he would like to see solar panels installed, but there were legal and logistical difficulties to be analyzed before the city could commit to installing solar panels.

Piedmont-Smith asked if "reduced parking footprint" was one of the LEED points Payne believed was obtainable.

Payne said he did not believe that would be one of the points the project would obtain, but said the city would use bicycle and pedestrian-friendly facilities. He explained the existing parking footprint was essentially zero, so any parking accommodation for the Mill would increase parking.

Resolution 17-36 [*cont'd*]

Piedmont-Smith asked what the plans were for parking at the Mill.

Payne said there were no plans for a parking garage. He said the project was in the building design phase, not in the construction documents phase, where parking specifics would be determined. He mentioned the possibility of a transfer of the Red Lot parking lot, which was going to be put up for sale. He said the administration hoped to get additional parking that could be used for Dimension Mill.

Piedmont-Smith asked for clarification.

Payne said the city was looking to possibly swap parking to maximize parking available for the Dimension Mill.

Piedmont-Smith asked again for additional information.

Alex Crowley, Director of the Economic and Sustainable Development Department, explained that the city would be undertaking a parking study. He said that parties interested in the Trades District were concerned with parking and the planned co-work space had a large need for parking. He mentioned the long-term solution might include a parking structure, if the planned parking study suggested that.

Piedmont-Smith asked how the Red Lot fit in with the parking for the Trades District and Dimension Mill.

Crowley explained the city was waiting to hear bids for the lot. He said there were different available options for the lot.

Piedmont-Smith asked whether the lot might be sold to a party that would use it for parking or to build upon.

Crowley said those were possibilities, but the city would know more after bids were opened.

Councilmember Dave Rollo asked what the plans were for the heating and cooling systems for the building.

Payne said the city was still at the design phase and had not put the project out for bid, but noted that the designer, Craig McCormick from Blackline Studio, could provide more information.

McCormick said that an energy model had not yet been performed and that the city and designers were open to different ideas for the HVAC system.

Rollo asked if geothermal energy was a possibility.

McCormick said that, given the desired aesthetics of the project along with the available budget, it was unlikely geothermal energy could be used.

Rollo asked if the building would have battery storage for a microgrid.

Payne clarified that his earlier mention of battery storage was in reference to preliminary discussions the city was having with Duke Energy about the potential for Duke Energy to use the Dimension Mill as a site to test out battery storage technology.

Volan asked for Payne to expand upon an earlier statement that there were not many LEED points obtainable related to transit.

Payne said there 110 points on the LEED checklist. He said 16 were for projects that were in a neighborhood development zone, which the Dimension Mill project was not. He said another five points were available to facilities that were near certain public transit facilities, but said that it was unlikely that the facility would earn any of those five points.

Volan asked whether public transit would be a viable option for people trying to get to the Dimension Mill.

Payne said that the design for the Mill did not necessarily contemplate adding any transit stops, but that the location of the Mill itself was a very accessible area.

Resolution 17-36 [*cont'd*]

Volan asked whether any thought had been given to altering a bus route to better serve the Mill.

Payne said he had spoken with Lew May, General Manager of Bloomington Transit, about possibilities for increasing transit options to the location.

Public Comment:

Pat East, Executive Director of Dimension Mill, spoke about his future role as director, his experience in Bloomington, and his vision for the Dimension Mill.

Ellie Symes spoke about her business, The Bee Corp, and the difficulties facing new businesses in Bloomington. She explained how the Dimension Mill would help both her company and new start-up companies in general.

Katie Burge spoke about the urgent need for the Dimension Mill as a space for start-up companies.

Forrest Fowler spoke about his company, Cowork, and the importance of aesthetics to coworking space. He also emphasized the need for the Dimension Mill.

Tyler Henke, co-owner of Cowork, spoke about the need for an attractive environment for coworking space and about the importance of the Dimension Mill.

Rollo said the LEED standard was an important indicator, but was only an indicator. He asked for some assurance from the departments involved that energy efficiency would still be a priority.

Payne said that he could not necessarily make specific commitments, due to where the project was in the design process. He said that there were energy efficiency components that were certain to happen, and others that the city would very much like to see done, including solar panels.

Volan asked what leasing terms might be avilable for a company that wants to be located in the Mill.

Payne said that had yet to be determined, but noted what terms were available in other similar coworking spaces.

Pat East provided additional information, noting that month-to-month leases might eventually be an option.

Volan asked what the difference would be between Cowork and the Dimension Mill.

East said there would be three big components to the Mill; the physical space, creating community, and programming. He said the programming would be unique to the Mill.

Volan asked what the capacity would be for the building.

McCormick estimated that the building would easily accommodate 100 to 120 people, and described the various spaces that could be available.

Volan asked what the estimated date was for completion and how much denying the resolution would delay that date.

McCormick said that the renovation could take about one year, once it begins. He said that attempting to achieve LEED Silver certification could add another year.

Volan asked if achieving LEED Bronze certification would also be a challenge.

McCormick explained some of the difficulties of achieving each LEED certification.

Resolution 17-36 [*cont'd*]

Piedmont-Smith asked whether lighting might be completed by Platformatics.

Payne said that the city was in preliminary discussions with that company.

Council Comment:

Rollo said he believed the project had satisfied the intent of the waiver provision of the Green Building Ordinance. He said adaptive reuse of buildings, especially historic buildings, was important. He said his main concern was energy usage and efficiency. He looked forward to a report after the project was complete to learn how many LEED points were obtained. He said he would support the resolution.

Granger echoed Rollo's comments and focus on environmental efficiencies, where possible. She said she was excited about the project finally moving forward.

Sturbaum said the LEED certification was not perfect. He said it had a lot of good ideas, but failed to take some considerations into account. He was excited about the project and would support the resolution.

Chopra thanked all presenters at the meeting. She said they had not only been persuasive, but also inspiring. She looked forward to the project and would vote yes on the resolution.

Volan spoke about how an attractive town with aesthetically pleasing work places attracts the kinds of work and workers that most cities desire. He said he was encouraged by the support from other councilmembers and thought the project was overdue.

Sims said he looked forward to seeing the progress on the project. He understood the LEED process, but thought having some flexibility in the Green Building Ordinance was necessary. He still wanted to see how the project might maximize energy efficiency, but would support the resolution.

Piedmont-Smith noted the Environmental Commission had helped draft the Green Building Ordinance, and thanked the commission. She said the ordinance had the waiver provision for exactly the type of project proposed. She noted that economic sustainability was a component of sustainability in general. She thought that was the focus with the proposed project. She was excited about the possibility of having battery storage for solar energy and the green roof. She looked forward to future details about how many LEED points were achieved. She thanked members of the public who had come to support the project.

Sandberg thanked Payne for his good work, along with all members of the public who attended the meeting. She noted that the project presented a competition between two important interests. She noted that historic preservation and sustainability were important, but so was economic growth in the city. She thought making it easier for start-up businesses through the proposed project was a good thing. She said she would be voting yes.

Vote on Resolution 17-36 [8:40pm]

The motion to adopt Resolution 17-36 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

There was no legislation for first reading. LEGISLATION FOR FIRST READING

Rachel Glago spoke in favor of increasing funding for the Bloomington Arts Commission grants. PUBLIC COMMENT

Volan moved and it was seconded as follows: that "the Council amend the Revised Notice and Schedule for consideration of the City's Comprehensive Plan (Proposed by Resolution 17-28) by changing the order of the agenda for each evening's deliberations. Starting Monday, September 25, 2017, the deliberations will: begin with the presentation of the new chapter(s); be followed by consideration of amendments carried over from the previous agenda; and, conclude with consideration of amendments regarding the chapter introduced at the last meeting." COUNCIL SCHEDULE

The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

The meeting was adjourned at 8:46pm. ADJOURNMENT

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 4th day of October, 2017.

APPROVE:

Susan Sandberg, PRESIDENT
Bloomington Common Council

ATTEST:

Nicole Bolden, CLERK
City of Bloomington