

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Thursday, December 7, 2006 at 6:00pm with Council President Chris Sturbaum presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
December 7, 2006

Clerk's Note: On November 27, 2006, the Common Council called to order a Special Session, which began the Council's consideration of Ordinance 06-24 to be completed over a series of meetings. Please refer to the minutes from that meeting for a description of the motion made in regard to the consideration of Ordinance 06-24.

Roll Call: Wisler, Diekoff (arrived late), Gaal, Rollo, Sturbaum, Mayer, Ruff, Sabbagh, Volan
Members Absent: None

ROLL CALL
[6:03pm]

Council President Chris Sturbaum gave a summary of the agenda.

AGENDA SUMMATION [6:03pm]

It was moved and seconded that Amendment 08 be adopted.

CONTINUED CONSIDERATION OF
AMENDMENTS [6:02pm]

Councilmember Dave Rollo explained that the Unified Development Ordinance (UDO) stated that if a tree were removed, it must be replaced by a tree of the same aggregate caliper size. He felt the existing language would incentivize people to remove trees and simply replace them in other parts of the land plot. He said the goal of his amendment was to protect the trees.

Amendment 08 [6:04pm]

Sturbaum asked about the ability of a developer to build within five feet of the drip line of a tree.

Council Questions:

Rollo said originally there was no area intended for protection.

Tom Micuda, Planning Director, said the Plan Commission amended the UDO to protect a tree ten feet from its drip line.

Sturbaum confirmed with Micuda that if someone took a tree out that the person could not then build a development in its place.

Micuda said that was correct and explained that the individual would need to replace the tree in that space, unless there was a mitigating circumstance.

Councilmember Andy Ruff asked what happened when the area beneath the tree incurred enough damage that the tree would be killed if it was replanted.

Micuda said that the amendment did not address that specific issue. He did say that there was a process to make an in-house assessment of the situation by the Planning staff which, if necessary, would be followed up with enforcement.

Ruff asked if the situation would be enforced the same way the amendment treated the removal of a tree.

Micuda said most likely that the replacement would occur later because the tree would need to be removed first. He said it would require a legal agreement between Planning, Legal, and the developer who damaged the tree.

Ruff asked if the amendment could be used as the guidelines for replacement of such a tree.

Micuda said yes.

Councilmember Chris Gaal asked if Planning staff had any objections to the amendment.

Micuda said staff strongly supported the amendment.

Councilmember Tim Mayer asked if developers knew when they were in violation of something during the development process.

Amendment 08 (cont'd)

Micuda said yes.

Mayer asked if developers were cited at the time an inspector saw that vehicles were parked on or over the line of demarcation for a drip line.

Micuda said yes.

Councilmember Brad Wisler asked if it was harder to replace a tree if there was a root structure left behind by a removed or damaged tree.

Micuda said if a tree was removed the roots were usually removed with it.

Wisler created a scenario where a tree was broken and knocked over by heavy equipment and the roots were left in the ground. He asked Micuda if the developer would have to plant elsewhere or dig the roots out and replace the tree on site.

Micuda said the tree would probably be removed entirely and replaced on site.

Wisler was concerned that the cost would fall on the developer.

Micuda said the UDO protected cases of accidental damage against fines. He stated that the developer was to incur the cost of the removal and replacement of the tree.

Wisler asked if the per day fee would continuously accrue as the replacement of the tree was taking place or only if the replacement process had not begun.

Patricia Bernens, City Attorney, said it would be considered on a case by case basis.

Mike Goodwin, member of the Environmental Commission, spoke in favor of the amendment.

Public Comment:

The motion to adopt Amendment 08 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0 (Diekoff absent).

Vote on Amendment 08 [6:21pm]

It was moved and seconded to adopt Amendment 12.

Amendment 12 [6:22pm]

Volan explained that the amendment incorporated goals from the Growth Policies Plan (GPP). He said that the Conventional Subdivision hampered Bloomington from meeting its goals in the GPP.

Ruff asked how many Conventional Subdivisions or portions of subdivisions there were in the city and county that had not been built out yet.

Council Questions:

Micuda said he did not have an exact number but there was probably a significant number. He said in the city none of the zones had gone through the subdivision process yet.

Ruff asked if there were a lot of subdivisions in the county ready to be built out.

Micuda said yes.

Wisler asked if the Conventional Subdivision was the only type of subdivision allowed cul-de-sacs.

Micuda said that the Conservation and Conventional Subdivision types allowed for cul-de-sacs.

Wisler asked if there were any planning policies that would call for the need to continue building cul-de-sacs.

Micuda said there were three reasons developers chose to build cul-de-sacs: the market, the environment, and previous development patterns.

Amendment 12 (cont'd)

Wisler asked if the amendment would eliminate the only option for developers to build cul-de-sacs and if it would affect the property values of undeveloped property.

Micuda said the amendment would affect undeveloped property values but that the amendment did not eliminate the Conservation Subdivision option.

Wisler asked if the difference between the Conservation Subdivision and Conventional Subdivision reduced the amount of developable land.

Micuda said that the Conservation model was set up to raise density depending on how the developer used the 50% open space rule.

Wisler asked if there were incentives for developing a Traditional Subdivision.

Micuda said yes.

Rollo asked if the Conservation Subdivision type and the Traditional Subdivision type were most in line with the GPP.

Micuda asked the Council to look at the entire ordinance as a balance of the GPP goals instead of focusing on three subdivision types. He said that most of the subdivision projects done in Bloomington were of the Conventional Subdivision type. He said if the Council got rid of that option it would be a major change in policy and all projects would have to meet the Traditional or Conservation Subdivision requirements. He said it would be difficult for all properties to comply with that.

Rollo thought the Conventional Subdivision model was not in line with the GPP. He asked which development types Bloomington would see more of in the future.

Micuda said more developments would be in the conventional style but staff was trying to change the percentage of traditional and conservation styles to be higher than zero.

Mayer asked what would happen to a parcel of land that best fit the conventional model.

Micuda said in a Planned Unit Development (PUD) situation the developer would need to get zoning approval. The developer had the option to file for one of the other two types or file for waivers at the discretion of the Plan Commission.

Councilmember Steve Volan asked what had been the smallest request for a subdivision the Planning staff had dealt with in the past.

Micuda said the smallest was a two lot subdivision of 8,000 square feet.

Volan mentioned there was no tract size and asked if it was the case that developers could subdivide however they saw fit.

Micuda said there was no tract size because in a small plot of land it would be hard to meet all the necessities of traditional design into a subdivision.

Volan asked if staff had in mind how the market developed on the ground when they wrote that part of the UDO.

Micuda said it was less about market but was about keeping all properties in a lot of different configurations in mind. He said that Planning wanted to push the market in the direction of the traditional and conservation models but not dictate the market's decisions.

Volan asked if the amendment prevented a developer from creating a Conventional Subdivision.

Micuda said no.

Volan asked if a Conventional Subdivision could be achieved through variance.

Micuda said yes.

Volan asked if the Traditional Subdivision required mixed-use.

Micuda said it encouraged mixed-use but in residential areas a developer would have to seek use approval separately.

Volan asked if a developer could build a residential only subdivision under the traditional model.

Micuda said yes.

Volan asked if existing Conventional Subdivisions could be retrofitted with a modest amount of commercial buildings.

Micuda said it would have to be neighborhood-driven but the commercial buildings would be built on the edges of neighborhoods and not in the middle of them.

Wisler asked if Volan had a problem with cul-de-sacs because of density issues.

Volan said his problem was with cul-de-sacs connectivity not density.

Isabel Piedmont spoke in favor of the amendment.

Public Comment:

Rollo thanked Volan for bringing the amendment forward. He felt that the amendment worked to further the intent of the GPP.

Council Comments:

Wisler said Volan's intent was good but he thought that if the conventional model was eliminated limits it might create sprawl.

Ruff said Volan's amendment was bold and agreed that the Council needed to uphold the GPP goals. He said that the conventional model was still available via PUD and variance.

Volan said that Bloomington still had large parcels of land in the city. He emphasized the ability to build conventional subdivisions via PUD and variance.

Councilmember David Sabbagh said that he did not understand why the Council would want to limit diversity. He said that a lot of people liked those subdivisions and that families with small children liked cul-de-sacs. He mentioned that he lived in a Conventional Subdivision and he liked it.

Mayer said that the UDO was to be adopted for the city limits and if the amendment was approved, development would continue to grow outside of the city.

Sturbaum said that what the Council was doing was abrupt and asked Micuda which parcels of land the amendment would impact.

Micuda said that staff had two procedural concerns about the amendment. He said that if the amendment passed there would be two districts in the code that did not have a subdivision option and there would be no option for properties under three acres. He said there were not a lot of big parcels of developable land left but the ones available for subdivision were the Huntington Property, the Susanne Young Property, and PUD land in the Southwest.

Volan thought cul-de-sacs created sprawl.

Sturbaum said he was not comfortable with the amendment because of the unintended consequences the amendment would create.

Rollo said that if the amendment passed the Plan Commission still had the ability to say something about it.

Amendment 12 (cont'd)

The motion to adopt Amendment 12 received a roll call vote of Ayes: 3 (Rollo, Ruff, Volan), Nays: 6, Abstain: 0. FAILED.

Vote on Amendment 12 [7:27pm]

It was moved and seconded to adopt Amendment 13.

Amendment 13 [7:28pm]

Volan said he objected to the name of the Conventional Subdivision and thought that it represented a suburban form.

Mayer did not think the Conservation Subdivision was suburban because suburban areas were the areas around the city and not within.

Council Questions:

Volan said big university areas were suburban areas and the cities grew up and around the suburban university areas. He questioned why Bloomington believed it only had one center.

Rollo said that suburbia denoted a certain kind of look that was found in the Conventional Subdivision, which included unconnected streets and winding roads. He said that the Traditional and Conservation Subdivisions were qualitatively different.

Volan said that he did not have a problem with the Conservation Subdivision model.

Rollo said that he liked Volan's clarification of the term suburban.

Wisler asked which models would provide the most units for a development with a lot of density.

Micuda said the Conservation Subdivision was designed to be an even trade between conserved space and density.

Mayer asked which neighborhoods Volan considered the suburbs.

Volan said any neighborhood which matched the grid pattern of the Conventional Subdivision.

Sturbaum asked if the order of subdivisions in the UDO book would change if the amendment passed.

Micuda said that staff had not set the order of the subdivisions to be alphabetical.

Volan asked why the Conventional Subdivision type was listed first in the book.

Micuda said that was done because the Conventional Subdivision was the type people were more familiar with.

There was no public comment.

Public Comment:

Sturbaum said he was going to support the amendment.

Council Comments:

Rollo said that nomenclature was important.

The motion to adopt Amendment 13 received a roll call vote of Ayes: 5, Nays: 4 (Diekhoff, Gaal, Mayer, Sabbagh), Abstain: 0.

Vote on Amendment 13 [7:41pm]

It was moved and seconded to adopt Amendment 07.

Amendment 07 [7:42pm]

Rollo explained that the amendment was to prevent cul-de-sacs in the Conservation and Conventional Subdivisions unless approved by the Plan Commission. He said the amendment would promote connectivity and mitigate traffic. He said cul-de-sacs proved to be a danger when it came to emergency vehicles.

Sabbagh asked if Rollo was preventing cul-de-sacs completely in the Conservation Subdivision. Amendment 07 (cont'd)

Rollo said yes.

Sabbagh asked if cul-de-sacs would be prevented unless approved by the Planning Commission.

Rollo said that was correct.

Sturbaum asked what staff thought of the amendment.

Micuda thought it was unnecessary to make the provision for the Conservation Subdivision regarding the Plan Commission because Chapter 10 of the UDO already involved the Plan Commission. Micuda then said that the amendment originally went to the Plan Commission and was voted down.

Sabbagh asked for clarification on the amendment's purpose.

Micuda said that, in both subdivisions, cul-de-sacs would not be allowed and a developer would need to apply for a waiver to the Planning Commission to get a cul-de-sac approved.

Rollo asked if cul-de-sacs were sometimes unavoidable in the Conservation Subdivision type due to environmental factors.

Micuda said yes.

Mayer asked if staff supported the amendment.

Micuda said staff preferred to keep the language in the UDO.

Sturbaum asked if it would be easier to understand if the amendment mirrored the failed Plan Commission amendment.

Micuda suggested to either write the language exactly the same as the failed Plan Commission amendment or delete the language about needing the Plan Commission's approval.

Bernens said she preferred deleting the part about Plan Commission approval.

Gaal asked about the analysis staff conducted regarding cul-de-sac approval.

Micuda said that the staff-level review looked at environmental reasons for why connectivity could not occur and if connectivity was feasible. He said the staff process was informal and staff made a recommendation to the developer regarding cul-de-sacs.

Gaal asked if the developer would need to get a waiver to build a cul-de-sac if there was a situation where connectivity was not possible.

Micuda said yes and the new process would make the Plan Commission more involved.

There was no public comment.

Public Comment:

Wisler said he disagreed with the amendment and thought it would disincentive development

Council Comments:

Rollo supported the amendment and supported connectivity.

Ruff said he supported the amendment.

Sabbagh thought the discouragement of cul-de-sacs should stay at the staff level.

Sturbaum wanted cul-de-sac approval to be a formal process.

Mayer suggested postponing the vote on the amendment until Monday, December 11th to give the staff and sponsor more time to work on the language of the amendment.

Amendment 07 (cont'd)

Rollo said he was supportive of a motion to postpone the vote until Monday.

Dan Sherman, Council Attorney, suggested moving the discussion of Amendment 07 to Wednesday, December 13th.

It was moved and seconded to postpone Amendment 07 until December 13th. The motion was approved by voice vote.

Vote to postpone Amendment 07
[8:08pm]

It was moved and seconded to adopt Amendment 11.

Amendment 11 [8:08pm]

Wisler explained the amendment was the first step in promoting alternative and flexible fuels in Bloomington.

Volan asked if the amendment itself called for clean gas stations or just allowed any gas station.

Council Questions:

Wisler said there were restrictions within the business park so the amendment would not allow a truck stop to appear.

Micuda said he would introduce a friendly amendment to make sure that all gas station buildings in the business park district met the design standards of the surrounding buildings. He said the amendment currently did not distinguish between a clean station and a standard station.

Wisler added that there were restrictions on the conditional use. He asked if four pumps were the limit for the business park.

Micuda said the amendment classified convenience store with gas as a permitted use but that there must be special conditions with the conditional use. He said it was different than a standard conditional use and there were six special conditional uses for that kind of convenience store regarding pumps and repair work. He mentioned there was no language regarding clean stations.

Mayer said that the amendment seemed premature. He asked about landscaping requirements.

Wisler said that if they did not create an incentive for clean stations that they would only get more dirty stations.

Gaal commended Wisler on his idea but said it was too specific. He thought that a clean gas station was beyond the special conditions provided in the amendment and the business park.

Micuda said he could address the scale and architecture of the amendment but not the clean station issue. He said it needed to be defined and be made a use to be added to the ordinance.

Gaal said it seemed like a complicated idea that needed more time.

Wisler said he wanted to tie strict provisions to the incentives in the amendment. He said he would be open to Micuda's idea of creating clean station as a separate use, although he was not sure it was necessary.

Amendment 11 (cont'd)

Volan said there should be an amendment that defined clean gas station. Volan asked Wisler if he had any examples of cities that defined clean gas station.

Wisler said he had several examples of cities that had adopted strict limitations regarding it but nothing defined clean station. He said there was language out there to construct it.

Rollo said a week was not enough time to figure out a separate land use.

Micuda recommended not to tackle the issues by landscaping and signage. He said he would rather define clean station and permit it as a land use.

Mayer said the city was already trying to limit the pumps at a gas station and he wondered if they would have to provide alternative fuel pumps in addition to normal gas pumps.

Wisler said in order for the clean station to be economically viable it would need to provide regular fuel too.

Ruff asked about the research behind Wisler's statement about high gas prices sucking money out of the local economy.

Wisler said that bigger chains could buy gas at a lower price and make a profit but the smaller gas stations had to sell the gas at a cost to them. He said that the local store was not making money because the prices were high.

Rollo asked if it would be acceptable to Wisler to change the Convenience Store with Gas to Convenience Store with E85.

Wisler said he was amenable to that change.

Sturbaum asked about changing the name of the use.

Micuda said it was possible but the term needed to be defined as a land use.

Sturbaum asked what would happen if someone wanted to create a clean station in the areas listed in the amendment.

Micuda said a clean gas or convenience store would be allowed in the areas where gas or convenience stores were permitted.

Sturbaum asked how one would build a Clean Convenience Store with Gas.

Micuda said a developer would ask for a use variance.

Mayer asked if Wisler was trying to create an incentive for people to develop clean gas stations with his amendment.

Wisler said yes.

Volan said that Council needed to introduce a new amendment that defined clean station.

Rollo suggested postponing the amendment.

It was moved and seconded to postpone Amendment 11 until Wednesday, December 13th. The motion was approved by voice vote.

Vote to postpone Amendment 11
[8:51pm]

It was moved and seconded to adopt Amendment 10.

Amendment 10 [8:52pm]

Wisler said the concept behind the amendment was similar to Amendment 11 except that clean stations were not required. He stated the purpose of Amendment 10 was to divert trucking traffic to the industrial section of Bloomington.

Rollo asked why Convenience Stores with Gas was stricken.

Council Questions:

Micuda said that the amendment added two uses to the district.

Rollo asked if the topic had ever been addressed before.

Micuda said no.

Rollo asked why there would be any compelling reasons not to allow the use. He was concerned about environmentally-sensitive land.

Micuda showed the Council the pockets of industrial land on a UDO map and said he did not think they were environmentally sensitive.

Rollo said the amendment would allow for gas stations around core neighborhoods.

Micuda said that the two areas closest to core neighborhoods already had all of the land spoken for.

Gaal asked if the sexually-oriented businesses were only allowed in the Industrial General zones.

Micuda said that sexually-oriented businesses were permitted in two zones, IG and Commercial Arterial.

Gaal wondered if allowing Convenience Store with Gas would open the door to retail of all kinds in the IG zones, such as sexually-oriented businesses.

Micuda said the reason there was not a lot of retail types allowed in the IG zones was that the land needed to be designated for industrial uses. He thought if retail uses were allowed then there would be petitions for more in the district.

Gaal said he was concerned about the limited space allowed for industrial uses.

Micuda said there would be a minor impact since gas stations took up very little space.

There was no public comment

Public Comment:

Wisler said the amendment would allow for more convenience stores, which could serve the surrounding residential areas. He thought that the amendment would promote sustainability as well.

Council Comments:

Sabbagh said he was voting in favor of the amendment.

Volan said he did not see any harm in the amendment.

Rollo said he agreed with Volan.

The motion to adopt Amendment 10 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Vote on Amendment 10 [9:10pm]

It was moved and seconded to adopt Amendment 14.

Amendment 14 [9:11pm]

Volan said the amendment encouraged 3-D modeling and was motivated by Smallwood Plaza.

Gaal asked if the amendment was only for new development downtown and only discretionary for PUDs. He asked who decided if a PUD was discretionary.

Council Questions:

Volan said it was at the discretion of the Plan Commission.

Gaal asked if the Plan Commission decided whether the model was computer or physical.

Volan said he did not think of that. He said for preservation and for public viewing the 3-D fly-around model should be chosen to ensure the preservation of a public record.

Gaal said that it was at the discretion of the Plan Commission to decide whether the model was computer rendered or physical and asked if Micuda agreed.

Micuda said the way the ordinance was written made it so either option was acceptable. Micuda said that he did not think the ordinance needed to be rewritten to specify whether the model should be physical or computer generated. He said that could be worked out via conversations between the developer, Planning staff, and the Plan Commission.

Volan agreed with Micuda.

Gaal asked if it was up to the petitioner to decide.

Micuda said yes.

Gaal asked if staff had any reason to oppose the amendment.

Micuda wanted the term fly-around image to be defined.

Volan said he was happy to accept a friendly amendment.

Rollo thought it was a good idea to provide context to development proposals. He asked Micuda if he saw the city using GIS like Google Maps to see the scale of building heights in future proposals.

Micuda said that there were companies that were paid to do computer renderings of entire communities. He said that, depending on how developers wanted to pay, they could ask for a community initiative to pay for the rendering of an entire community.

Mayer asked if Planning was providing wording for the definition of fly-around image.

Micuda said he gave his suggestion and if Volan liked it he could use it.

Mayer asked about the different kinds of film available.

Micuda said a video recording, whether sophisticated or crude, of the 3-D model would be given to the Planning Department to archive.

Mayer said that video was a dying technology.

Volan said that if the term were digital video, that would solve the problem.

Mayer asked about AVI film file.

Volan said that he did not want to specify a format but that digital video was fine.

Micuda said no one needed to specify a standard. He said a videoed archive worked well and he would let the Council be specific about what it wanted.

Amendment 14 (cont'd)

Sabbagh asked how much a 3-D model cost.

Micuda said that a sophisticated model could cost five figures but it could also be done for less than \$1,000.

Sabbagh was worried the Plan Commission would not want the cheaper model and would demand the more expensive model.

Micuda was not concerned about that and said that technology got better and cheaper over time. He said the development community and Plan Commission evolved together.

Volan said he included physical models in the amendment specifically for small developments in the downtown to keep costs low.

Gaal asked what the staff and Commission would do if one of nine Plan Commissioners decided he or she did not like the given model and wanted something more expensive.

Micuda said that the staff would argue that the more expensive model was not necessary for the Commission to make a decision and would rely on the majority vote of the Commission.

Gaal argued that the language in the amendment was unclear.

Micuda said that the discretion was up to the Planning staff and the Plan Commission was to take their recommendations.

Mayer said he would be more comfortable if they could define the model in order to keep costs down. He said he would introduce it as a friendly amendment to the amendment.

Volan said he would accept it. He asked Sturbaum how he would react to Mayer's friendly amendment.

Sturbaum said that material issues could be dealt with using 2-D drawings. Sturbaum said he would define Volan's model as a massing model so when it needed to be simple it could be.

Volan said he was not sure about using the term massing model because he was in favor of showing more detail. He asked Sturbaum if he was open to showing the surrounding buildings in mass only and then the building in question in detail.

Mayer said the surrounding buildings were required in the elevations and that while he did not agree with the term massing model, he agreed that it would be adequate.

Sturbaum said that mechanicals could be included on mass models. He also said the bigger the project the less likely it would be an amateur Styrofoam massing model.

Volan asked what language he would propose.

Sturbaum suggested adding the term massing model showing mechanicals.

Volan asked about windows and doorways.

Sturbaum did not think that was necessary.

Volan asked for staff's opinion.

Micuda thought the Council was making the topic too complicated and thought vague language was acceptable. Micuda said that if the Council wanted to specify the language it should use the term massing model and have the developer show detail on the proposed buildings but not the surrounding buildings.

Wisler said he would abstain on the vote for the amendment because his company offered the kinds of graphic design services described in the amendment. He asked if Volan intended the animation to be video or for all angles to be seen with the phrase computer animation.

Volan said his intention was to keep the projects low-tech so someone with little money could create a physical model and video record the result.

Wisler said he would replace the term animated with computer-generated in his amendment.

Amendment 14 (cont'd)

Ruff asked how the amendment compared to what other cities the same size as Bloomington had done.

Micuda said that Carmel, Indiana had a model for an entire corridor done by a company and the municipality kept the file for developers to use when they wanted to propose a project in the corridor in the future. He said it was not an unusual requirement.

Volan introduced a friendly amendment to change computer-animated to computer-generated, and to change fly-around moving picture image to digital video archive file showing the physical image in 360 degrees.

Chris Cochran spoke against the amendment.

Public Comment:

Christy Steele spoke against the amendment.

Volan said he included the physical model option in the amendment to offset concerns about cost.

Council Comments:

Ruff said he appreciated the public's concerns but thought that the amendment was flexible enough for architect to afford the modeling.

Sturbaum said he was going to support the amendment.

The motion to adopt Amendment 14 received a roll call vote of Ayes: 6, Nays: 2 (Mayer, Sabbagh), Abstain: 1 (Wisler).

Vote on Amendment 14 [9:52pm]

Sherman suggested that the Council reconsider the motion to postpone Amendment 07.

It was moved and seconded to reconsider the motion to postpone Amendment 07. The motion received a roll call vote of Ayes: 8, Nays: 1 (Sabbagh), Abstain: 0.

Vote to reconsider the motion to postpone Amendment 07 [9:59pm]

It was moved and seconded to adopt Amendment 07.

Amendment 07 [10:05pm]

The motion to adopt Amendment 07 received a roll call vote of Ayes: 7, Nays: 2 (Wisler, Sabbagh), Abstain: 0.

Vote on Amendment 07 [10:07pm]

The meeting went into recess at 10:07pm.

RECESS

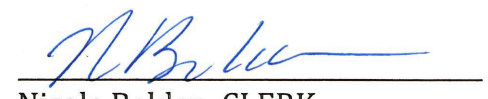
APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 5th day of February, 2020.

APPROVE:

ATTEST:



Steve Volan, PRESIDENT
Bloomington Common Council



Nicole Bolden, CLERK
City of Bloomington