

In the Council Chambers of the Municipal Building held on Wednesday, April 18, 1990 at 7:30 P.M. with Council President Kiesling presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
APRIL 18, 1990

Roll Call: Register, Foley, Hitchcox, Olcott, Kiesling, Fernandez, Service, White. Absent: Hogan.

ROLL CALL

Kiesling gave the agenda summation.

AGENDA SUMMATION

The minutes of April 4, 1990 were approved by a voice vote.

APPROVAL OF
MINUTES

Foley welcomed Betty Merriman and Harriet Lipkin back to Bloomington, both visiting Bloomington.

MESSAGES FROM
COUNCILMEMBERS

White commended Rick Coppock, the Director of Transportation for his outstanding job performance and wished him well in his new position with Bynum And Fanyo Engineering Consultants.

Service, alias this evening as Miss Prism from upcoming off-broadway smash The Importance of Being Earnest, invited everyone to attend the real performance. Because of the shortage of performance space the play is opening on a Wednesday instead the traditional weekend night.

Kiesling said that Bear Hug days are coming and in cooperation with a variety of organizations, new teddy bears are being donated to help kids in tough situations with a little extra TLC.

Mayor Allison introduced James Glenn who presented the City with an award from the Government Finance Association for outstanding budgetary programs and presentations that the City has offered so professionally and successfully.

MESSAGES FROM
THE MAYOR

Chuck Ruckman accepted the award on behalf of the current Controller's department and thanked everyone from his office for their outstanding contributions in preparing the proposal.

Mr. Glenn also presented an award to Betty Merriman for her outstanding past performance as Controller and the foundation she laid for our entire financial and budgetary program.

Betty said that for quite some time she was at a loss for what to do on Wednesday nights after she moved to Indianapolis. She thanked everyone and said she still misses Bloomington and all the good friends here.

Mayor Allison read an encomium for Rick Coppock, thanking him for his service to the city and wishing him well in his new career.

Allison also commended the Pi Kappa Phi fraternity for their community contribution as they built a shelter house, created garden plots and assisted in the clearing of Winslow Woods. People came from chapters all over the country to participate in the Bloomington project. This was chosen as their national project and the men donated over \$22,000 in equipment alone for the project as well as the volunteer hours donated.

Allison also read a proclamation regarding AFL-CIO sponsored concerns about job related injury and death. The AFL-CIO has declared April 28 as Workers' Memorial Day.

It was moved and seconded that Resolution 90-17 be introduced and read by title only. Clerk Williams read the resolution by title.

LEGISLATION FOR
SECOND READING
RESOLUTION 90-17

It was moved and seconded that Resolution 90-17 be adopted. The committee report and do-pass vote of 8-0 was given.

White said that the current VEVA group wants to build a memorial to the veterans from Monroe County who died in Vietnam. He encouraged city/county employees to take the lead and help accomplish the goal.

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

It was moved and seconded that Ordinance 90-16 be introduced and read by title only. Clerk Williams read the ordinance by title. ORDINANCE 90-16

It was moved and seconded that Ordinance 90-16 be adopted. The committee report and do-pass vote of 8-0 was given.

Tim Mueller presented a brief summary of the area on Matlock Road. There are 2.26 acres from BA to RL/PUD for 26 condo units. The site plan for 29 units on the back of the property was approved by the plan commission last year and at time they anticipated the front portion to be developed in the stated BA zoning. It was determined that it was preferable to develop the entire parcel as residential and they petitioned for rezoning.

The major change from the original outline plan is the Walnut Knolls access drive and the petitioners voluntarily rearranged the buildings on the development plan.

The original access drive has been eliminated and there is a single access drive now. It is all well landscaped and the access improvements at the original entrance location involve the conversion of shoulders to decel and passing blister lanes.

This configuration will be moved down to the new single entrance. The only condition of approval involved sidewalks. Sidewalks will be constructed up to the edge of the rough topography and this developer will be responsible for future sidewalks to the edge of the property line when the city might deem it appropriate. The developer agreed to this condition.

Kiesling said we needed to be watchful on walking activity in the area and be ready to do something when it become apparent that the need is there for sidewalks.

White hoped that the Plan Dept. would monitor and carefully maintain a record of the conditions of this particular approval.

Jeff Fanyo, representing the petitioner, said that variances are common and the information is contained on the actual plats and the deed covenant will be indicated on the variance.

Changes were made and the parking scheme was reversed, lighting as always is part of a Carrithers project even in the absence of an actual condition of approval.

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

It was moved and seconded that Ordinance 90-17 be introduced and read by title only. Clerk Williams read the ordinance by title. ORDINANCE 90-17

It was moved and seconded that Ordinance 90-17 be adopted. The committee report and do-pass vote of 7-0-1 was given.

The designation would enable future development of the area to be eligible for tax abatement.

Linda Runkle said the ordinance designates an economic development target area that is then designated by subsequent resolutions an economic revitalization area (ERA) and once that is accomplished it will be eligible for tax abatement.

The proposed condo development received a favorable recommendation from the Economic Development Commission. The Redevelopment Commission also voted favorably regarding the next proposal on the agenda, which requests tax abatement for this property. Local residents also spoke in favor of the plan.

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

It was moved and seconded that Resolution 90-14 be introduced and read by title only. Clerk Williams read the resolution by title. RESOLUTION 90-14

It was moved and seconded that Resolution 90-14 be adopted. The committee report and do-pass vote of 7-0-1 was given.

Linda Runkle said this is the partner of the previous ordinance.

Ted Ferguson, the petitioner, said that the purchasers of the condo units will enjoy the tax benefits. This type of development is somewhat new in this area, the big tree in the back yard will be preserved, parking will be rearranged and the tree will prevail. Ferguson, in response to assessment questions about the tracts, said the combined 1979 assessment was \$12,020 and the 1990 assessment is \$22,490. The abatement will be based on the 1989 assessment.

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

It was moved and seconded that Resolution 90-13 be introduced and read by title only. Clerk Williams read the resolution by title. RESOLUTION 90-13

It was moved and seconded that Resolution 90-13 be tabled.

The motion was defeated by a roll call vote of Ayes:4,
Nays:4.

It was moved and seconded that Resolution 90-13 be adopted. The committee report and recommendation to table (8-0) was given.

Mayor Allison reviewed the whole site selection process. Space needs must definitely be addressed. Scattered office locations are not efficient. Current site expansion has been rejected because this building is not stressed for additional floors and deed restrictions prohibit park encroachment. This possibility is just as costly as the other site possibilities because of parking needs. In general it was agreed that we should locate near county government offices, thereby encouraging cooperation between governments. Another reason for the focus on the NW area was to help revitalize our downtown area to the west and toward the Showers Building. Register garage and Mayflower/Johnson were the first two sites and now the Showers building as a possibility all require the M/J site. Everyone has said that they are receptive to negotiating with I.U. regarding the southern end of the Showers plant.

Both the city and I.U. will form a negotiating team to review this possibility. We plan to finance city hall with local option income tax revenues and utilize the holding corporation as the conveying vehicle and that resolution will be heard at council committee next week. There will be no need to delay the fire station

construction (start up date, fall 1990 and completed by the first of the year). Allison was confident that we could meet our space needs and further the needs of the I.U. research park.

White said we should be on as aggressive time line as possible and instead of tabling the resolution, he was in favor of postponing until May 16th bringing us back to our own agenda schedule.

Fernandez asked about annual lease payments for \$6 million. Ruckman said that would translate to about \$550,000 to \$600,000 per year assuming a normal 15-25 year maturity.

He also agreed with keeping this on an active time line.

Fernandez stressed that the "team" would be coming up with a proposal, not a deal, to be presented to the council as well as the public.

Foley thought this would be a great boost for the west side and would address many of the parking problems in the area.

Register supported the Showers concept.

Service liked the Showers concept; it would keep parking in a visible location, would not necessitate the moving of the Depot and hoped that adequate Showers site parking would be considered seriously and perhaps the Mayflower/Johnson acquisition would not be necessary.

Olcott proposed that Kiesling serve as the council representative to the negotiating committee.

It was moved and seconded that this resolution be tabled until May 16, 1990.

The motion received a roll call vote of Ayes:7, Nays:0 (Service left before the vote).

It was moved and seconded that the following ordinance LEGISLATION FOR be introduced and read by title only for first reading FIRST READING before the Common Council. Clerk Williams read the ordinance by title.

Ordinance 90-18 To amend the Zoning Maps from RE to RS re: 4420 W. Woodyard Rd. (Joey Byers, Petitioner).

There were no petitions or communications from the public.

PETITIONS

The meeting was adjourned at 8:35 P.M.

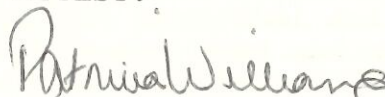
ADJOURNMENT

APPROVE:



Iris Kiesling, President
Bloomington Common Council

ATTEST:



Patricia Williams, CLERK
City of Bloomington