

In the Common Council Chambers of the Municipal Building on Wednesday, February 1, with Councilpresident Richardson presiding over a regular session.

COMMON COUNCIL
REGULAR SESSION
FEBRUARY 1, 1978

Councilmembers present: Young, Morrison, Olcott, Richardson, Allison, Blume, and Middleton (entered at 9:00). Absent: Towell and Kinzer (who was ill).

ROLL CALL

These minutes are a summary; tapes are available in the Common Council Office in the Municipal Building.

Richardson gave the agenda summation: Under Petitions and Communications, John Irvine, President of the Monroe County Commissioners, will address the Council on the County's space needs. For second reading, Ordinance 78-8, To Amend Zoning Maps for a portion of W. Allen Street RM to RH; Ordinance 77-102, Designation of the Old Depot as Historic; Resolution 78-4, To Rescind the Planned Unit Development Designation for the corner of Sare and Rogers Road; Appropriation Ordinance 78-2, To Appropriate Funds from the Cumulative Capital Fund for Purchase of the Thrasher Building; Appropriation Ordinance 78-3, To Appropriate Funds from Federal Revenue Sharing Trust Fund for Emergency Housing Program; and Resolution 78-5, To Appoint Milton Mitnick, State Director of Civil Defense, as Applicant Agent for Federal Emergency Assistance. For first reading, Appropriation Ordinance 78-4, To Appropriate Funds from General Fund and Public Works Employment Title II; Ordinance 78-9, To Amend Chapter 2.64 of the BMC and Enact New Residency Requirements for City Employees; and Ordinance 78-10, To Amend Chapter 10 of the BMC, Entitled, "Sanitation Company" and Establish New Wastewater Rate Structure. Minutes for approval: January 18, 1978.

AGENDA SUMMATION

Young remarked that all City departments performed well during the recent blizzard. He said he is proud of the administration and all of the citizens who assisted them.

MESSAGES FROM
COUNCILMEMBERS

Olcott repeated Young's sentiments, and thanked all the people who helped push cars out of snow drifts. He said the City of Bloomington has fared much better than many localities he has recently visited around the state as far as snow control goes.

Allison said she agreed, and thanked the Human Resources Department for their assistance in getting food to stranded citizens. She urged people to help out by shovelling their sidewalks.

Blume expressed his concern over the lack of garbage pickups during the blizzard. He said he hopes this service will be resumed as soon as possible.

Richardson thanked everyone for their efforts during the emergency situation. He said volunteer efforts were excellent, with many citizens working very well together to help all they could. He said he would like to see the City work as closely with the County on other issues, and not just during emergencies.

There were no messages from the Mayor.

MESSAGES FROM
THE MAYOR

Richardson introduced John Irvine, President of the County Commissioners, and thanked him for attending tonight's meeting.

PETITIONS AND
COMMUNICATIONS
John Irvine

John Irvine stated that the County's space needs need to be discussed. He said he hopes his presentation will serve two functions. First, to share information with the Council so they can see what the County is doing in this area and secondly, to encourage the City to develop a City/County governmental complex. He said discussion about a City/County building has been going on for the last 27 years; both Lemon and Hooker campaigned on this issue. Still, nothing has happened. He said the City and County need to communicate more frequently. Citizens are bewildered as to where they should go for various services and are tired of going through "bureaucratic shuffles". He said the county is now in a crisis situation and they need to act now on their space needs problems. He said he is not very confident that all City and County representatives can agree on a

joint facility, so the chances of building such a structure are very slim. He then presented visual plans for the arrangement of county offices. The courthouse has three floors and is in very poor condition. It is a lovely structure on the outside but inside it is dingy, dirty, the restrooms are in a horrible state of repair and conditions are very crowded. The Prosecutor's Office is very crowded and there is definitely a lack of privacy in the office, which he said is an abomination. Other offices have too much space (he then went through the condition of various county offices). He said he would like to keep the courthouse for the courts and move other offices elsewhere. He estimated that the structure has a good 20-50 years of use left, but it needs immediate attention in the areas of new paint, new roof, plumbing, etc. He said at the present time the second floor of the courthouse has heavy citizen traffic. He would like to keep the County Clerk on this floor. He would like to have the Prosecutor's Office on the second floor, but this may not be possible. He would like to use the third floor for the judges' chambers. The judges need privacy and protection, and fire escapes are needed as well. He estimated that these renovations would cost in the neighborhood of \$1,000,000 but some people say that estimate is very low. They have applied for renovation grants from the federal government. Property-oriented offices would be placed in the Masonic Temple (auditor, recorder, etc.). He said it is a beautiful building with plenty of open space, nice floors, and 27,000 square feet of space without the proposed addition of a fourth floor. The county would have to pay \$750,000 for the building, with an additional \$600,000 for renovations. The upper floors could be used for the Monroe County Welfare Department, County Extension Office, etc. They would like to move all offices out of the Courthouse Annex and sell the building, possibly for parking for Workingmen's. The Federal Building would be used for the Highway Department, possibly the Prosecutor's Office, Health Department, Surveyor, etc. Except for the Public Defender, all County offices would be in these three buildings in fundamental units. He said he knows citizens would prefer a single building, but SUA estimates this would cost \$6.2 million dollars without land acquisition costs. He said the County has considered purchase of the Shower's Building for this purpose, but I.U. is not willing to sell. The building could be built further from town, but it would destroy the downtown area; otherwise, no space in the downtown area is available. With his plan, three beautiful buildings would be preserved. He said he would like to see the City move offices into the Graham Hotel, and build a parking structure next to it. The rest of the Hotel could be rented for semi-public offices. If the City would do this, the County could purchase the old Police Building on contract for the Sheriff's Department. The City could take this money and build their parking structure. This would maximize citizen convenience. He asked the Council to seriously consider his proposal, and he then asked for questions.

Richardson thanked Mr. Irvine for his presentation, stating that it would have a tremendous impact on the City and the downtown area.

In answer to a question from Blume regarding the lack of parking facilities for these four buildings, Irvine said that it is difficult to park downtown, but his proposal would not make things worse. The county cannot build a parking facility under law, so they would need to use the City's Park and Shop space. If a parking structure were built on Fourth and Washington, it would relieve parking in the area. When Blume pointed out that the Downtown Committee would love to see a parking structure but are wary of losing money on the venture, Irvine said this is only because the City is not sure of the use of the surrounding area.

Young asked about the possibility of holding night court in the courthouse. Irvine answered that there could be robbery problems, and there would be complications with staffing. It takes many people to run a court, court reporters, typists, etc. He said if you can convince the judges it's a good idea you might be able to do it. Young said night court would be more convenient for jurors. In answer to a question from Morrison on why another court is needed, Irvine replied that crime is on the upswing which is natural when people are living in increasingly crowded conditions. He said the new court is needed badly.

Olcott asked how many County Councilmembers approved of his plan.

Irvine answered that he thought he had six solid votes on the Council. Bonds will be floated February 13.

Morrison said the plans look workable and feasible.

Richardson said it is nice to have actual plans to consider. He welcomed other county representatives to address the Council on a more regular basis.

Mike Andrews asked the Council to take a hard look at the wastewater increase, particularly the rate structure. He said more citizen participation is needed in this area.

Wastewater
Rate Discussion

Richardson said five Councilmembers were present at the last USB meeting. If the Council makes changes, it must go back to the USB. He said it should come before the Council for final action on March 1.

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 78-8 by title only.

ORDINANCE 78-8
Amend Zoning on
W. Allen RM to RH

Clerk Connors read Ordinance 78-8 by title only.

Olcott moved and Morrison seconded a motion to adopt Ordinance 78-8.

Morrison gave the committee report and read the legislative synopsis. The committee recommended Do Pass. He said he was concerned about flooding, but housing is definitely needed in the area. He thinks the percentage of fill allowed in the area may be too high which could cause flooding upstream in his district. He continued that he did not understand why flood pools are not needed, but he is going on the recommendation of the City Planning Director.

Allison asked if the Council could obtain this drainage information.

Blume said that the Council must be careful in this area, but they should remember that it is now zoned RM and apartments can be built there without the rezoning.

Young remarked that they will have to come back to the Plan Commission for their site plan, so these problems could be reviewed at that time.

Ordinance 78-8 was then adopted by a ROLL CALL VOTE of Ayes: 5, Nays: 1 (Richardson).

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 77-102 by title only.

ORDINANCE 77-102
Designate Old
Depot Historic

Clerk Connors read Ordinance 77-102 by title only.

Olcott moved and Morrison seconded a motion to adopt Ordinance 77-102.

Morrison read the legislative synopsis and gave the committee report. He then moved to table Ordinance 77-102 and Allison seconded the motion. Motion failed by a vote of Ayes: 3, Nays: 3 (Young, Olcott and Blume).

Morrison explained that the building would be ideal as a farmer's market and would tie in with the city and county's parking plans in the area. The revitalization of the building would improve the area.

Richardson remarked that the votes are not here to pass the ordinance.

Blume said the City should not be in the produce business. If Morrison thinks it's a good idea, he should buy the building.

Allison moved and Olcott seconded a motion to table Ordinance 77-102. Motion carried by a vote of Ayes: 5, Nays: 1 (Blume).

Olcott moved and Morrison seconded a motion to introduce and read Resolution 78-4.

RESOLUTION 78-4
Rescind PUD
Sare & Rogers Rd.

Clerk Connors read Resolution 78-4 in entirety.

Olcott moved and Morrison seconded a motion to adopt Resolution 78-4.

Morrison read the legislative synopsis and gave the committee report, noting a Do Pass recommendation.

Young remarked that PUD's are difficult to work with, as the requirements are very complicated. He said the area would be better off with another zone.

Resolution 78-4 was then adopted by a ROLL CALL VOTE of Ayes: 6, Nays: 0.

Olcott moved and Morrison seconded a motion to introduce and read Appropriation Ordinance 78-3.

APPROPRIATION
ORDINANCE 78-3
From FRS for
Emergency Housing

Clerk Connors read Appropriation Ordinance 78-3 by title only.

Olcott moved and Morrison seconded a motion to adopt Appropriation Ordinance 78-3.

Richardson read the legislative synopsis.

Morrison gave the committee report, noting a Do Pass recommendation by a vote of Ayes: 7, Nays: 0.

Olcott asked if the City is assured of the County's cooperation.

Joel Grogan, Township Trustee and Director of the program, answered that at the last meeting, they had three yes votes; they need more than that. He said if the Common Council approved the appropriation, it would put heat on the County Council to approve it. He said City programs have helped, but they do need more money. It is the only emergency housing program in the area.

Olcott and Richardson congratulated Grogan on the fine work he has done on the project, both stating that it is a very important program. App. Ord 78-3 adopted by ROLL CALL VOTE of Ayes: 7, Nays: 0.

Olcott moved and Morrison seconded a motion to introduce and read Resolution 78-5 in entirety.

RESOLUTION 78-5
Approve Mitnick
as City's Agent
for Fed. Emerg.
Assistance

Clerk Connors read Resolution 78-5 in entirety.

Olcott moved and Morrison seconded a motion to adopt Resolution 78-5.

Resolution 78-5 was then adopted by a ROLL CALL VOTE of Ayes: 7, Nays: 0.

There was then a discussion on why Appropriation Ordinance 78-2, Funds for Thrasher Building, was dropped. It was explained that the State Board of Tax Commissioners rejected the appropriation because the City cannot pay interest. It will be resubmitted at a later date. There was some doubts about paying the additional \$10,000 requested by Mr. Ringgenberg.

Olcott moved and Morrison seconded a motion to introduce and read Appropriation Ordinance 78-4 by title only.

FIRST READINGS
APPROPRIATION
ORDINANCE 78-4
From GF and PWEII
Bd. of Works/HRD

Clerk Connors read Appropriation Ordinance 78-4 by title only. Richardson read the legislative synopsis.

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 78-9 by title only.

ORDINANCE 78-9
To Amend BMC re:
Residency Require-
ments

Connors read Ordinance 78-9 by title. Richardson read synopsis.

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 78-10 by title only.

ORDINANCE 78-10
Establish New
Wastewater Struc.

Clerk Connors read Ordinance 78-10 by title only. Richardson read the synopsis.

Olcott moved and Morrison seconded a motion to approve the minutes of January 18, 1978, as submitted. Motion carried unanimously.

MINUTES FOR
APPROVAL 1/18/72

MINUTES APPROVED THIS DAY OF FEBRUARY, 1978.

APPROVE:

ATTEST:

John F. Richardson, President
Bloomington Common Council

Nora M. Connors, Deputy City Clerk