

In the Cook Room of the Monroe County Convention Center, Bloomington, Indiana on Monday, September 16, 2019 at 8:00pm, Council President Dave Rollo presided over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
September 16, 2019

Members present: Granger, Rollo, Volan, Sandberg, Ruff, Piedmont-Smith, Sturbaum, Sims
Members absent: Chopra

ROLL CALL [8:00pm]

Council President Dave Rollo summarized the agenda.

AGENDA SUMMATION [8:00pm]

Councilmember Jim Sims provided a declaration that recognized the appearance of a conflict of interest related to Ordinance 19-12. The declaration was accepted by the Council by voice vote.

PREVIOUSLY CONSIDERED
LEGISLATION [8:02pm]

Councilmember Stephen Volan moved and it was seconded to structure deliberations during the meeting. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Ordinance 19-12 To Amend the City of Bloomington Zoning Maps by Rezoning 3.85 Acres of Property from Commercial Arterial (CA) to Planned Unit Development and to Approve a District Ordinance and Preliminary Plan - Re: 1800 N. Walnut Street (CDG Acquisitions, LLC, Petitioner)

Volan moved and it was seconded to suspend the rules to reopen consideration of Ordinance 19-12. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Volan moved and it was seconded to return Council consideration of Ordinance 19-12 to a motion to adopt. The motion received a roll call vote of Ayes: 7, Nays: 1 (Ruff), Abstain: 0.

Volan moved and it was seconded that Ordinance 19-12 be read by title and synopsis only. The motion was approved by voice vote. Chief Deputy Clerk Stephen Lucas read the legislation by title and synopsis.

Volan moved and it was seconded that Reasonable Condition 01 to Ordinance 19-12 be adopted.

Volan described the proposal in the reasonable condition.

Brandt Stiles, representative from the Collegiate Development Group, thanked the council for reconsidering the ordinance and presented the proposed changes.

Councilmember Isabel Piedmont-Smith asked if the development group would fill in all of the gaps in the sidewalk on 19th Street from Walnut to Dunn.
Stiles said yes.

Council questions:

Volan asked if CDG Acquisitions would be able to build the sidewalk network or were there third-party considerations.
Stiles said it appeared that there was right-of-way space for sidewalks, but he was prepared to work with landowners if necessary. Stiles stated that CDG had committed up to \$300,000 for other pedestrian and vehicular improvements.

Councilmember Andy Ruff asked what the difference in cost was between units with parking spaces and those without.
Stiles responded that the parking spaces would be sold individually and would not be included in the rent.

There was no public comment.

Public comment:

Piedmont-Smith commented that CDG had gone farther than others to meet the council's requests including more pedestrian-friendly planning, sustainable features to the project, and an additional bus route. Piedmont-Smith expressed her support for the project.

Ordinance 19-12 (cont'd)

Sims encouraged the council to demand reasonable conditions from developers to improve the community. Sims stated that he was in support of the project, but was reluctant to continue supporting student-centered housing projects in the future.

Councilmember Chris Sturbaum commented that it was the responsibility of the council to ensure a public good when considering projects, and that there was a need to have more housing.

Councilmember Dorothy Granger expressed her support for the amendment and shared her appreciation for the council's attention to detail.

Volan expressed his respect for the petitioner and the commitment to providing bus transportation. Volan stated his support for projects on bus routes in Bloomington. He stated that public transportation will decrease the need for parking spaces.

Councilmember Dave Rollo stated that he appreciated the reasonable conditions demanded by the council to improve the community and expressed his support for the amendment.

Ruff commented that the support for sidewalks and bus routes happened because of large projects. Ruff continued that he did not think it was a necessary scale and stifled local developers who could not compete.

The motion to adopt Reasonable Condition 01 to Ordinance 19-12 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote to adopt Reasonable Condition 01 to Ordinance 19-12 [8:55 pm].

Volan stated that both the council and petitioner had good intentions for the project, despite the difficulties. He also stated that local contractors had the ability to build large projects. Volan expressed his hesitation with a densely-populated student housing project, but he supported the improvements that were agreed upon with the petitioner.

Council comment:

Granger stated she would vote against Ordinance 19-12, and expressed her disapproval of the project. Granger stated that she would like to see local contractors, and affordable housing. Granger stated that the city must have a plan for those that are displaced or have no housing.

Sturbaum discussed the difficulties of finding affordable housing. Sturbaum stated that creating housing on the upper end of the housing cost spectrum, while also on the lower end, was a way to create balance.

Piedmont-Smith stated that the project would meet several community needs, like a completed sidewalk service and bus service. She discouraged the perception that developers who contribute to the Housing Development Fund received preferential treatment.

Ruff acknowledged the complexity of the project. He expressed that using large-scale development groups to fund affordable housing projects had significant consequences, and that he did not support the project.

Ordinance 19-12 (cont'd)

Rollo stated that upscale single-occupancy developments were not sustainable as a long term investment for the city and that he was not in favor of the project.

The motion to adopt Ordinance 19-12 subject to Reasonable Condition 01 received a roll call vote of Ayes: 5, Nays: 3 (Ruff, Granger, Rollo), Abstain: 0.

Vote adopt Ordinance 19-12 subject to Reasonable Condition 01 [9:14pm]

Dan Sherman, Council Attorney, discussed the upcoming schedule for the council.

COUNCIL SCHEDULE [9:14pm]

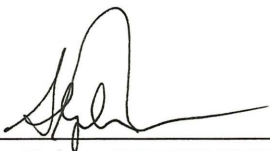
Volan moved and it was seconded to adjourn. The motion was approved by voice vote.

ADJOURNMENT [9:16pm]

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 16th day of September, 2020.

APPROVE:

ATTEST:



Stephen Volan, PRESIDENT
Bloomington Common Council



Nicole Bolden, CLERK
City of Bloomington

