



Building Community - Neighborhood by Neighborhood

COUNCIL OF NEIGHBORHOOD ASSOCIATIONS

7:00 P.M. January 18, 2005, City Hall Building
AGENDA

1. Approval of Meeting Minutes from November 16, 2005
2. Treasurer's Report – Catherine Stafford
3. Discussion about insurance coverage for Directors and Officers (D&O) and for member neighborhood associations.
4. Kevin Makice – IU Thesis Project
5. Craig Harvey - Bloomington Regional Neighborhood Conference (BRRC) on Saturday, February 4.
6. Adjournment

Upcoming CONA Meetings

Planning Committee: January 25 at Noon in Kelly Conference Room
Executive Committee: February 8 at 5:30 PM at Fairview Methodist Church
Next CONA meeting: February 15 at 7:00 PM in the Hooker Conference Room

CONA supports the formation of neighborhood associations, provides advocacy for neighborhood issues and concerns, and aspires to make neighborhood in Monroe County safe, welcoming and desirable places in which to live.

COUNCIL OF NEIGHBORHOOD ASSOCIATIONS
Hooker Conference Room, Bloomington City Hall
January 19, 2005
AGENDA

Meeting expected time: 1 hour 15 minutes

- 1. Approval of Meeting Minutes from December 15, 2004**
- 2. Treasurer's Report -- Carol Walter**
- 3. Planning Committee Report -- Jack Baker**
- 4. Executive Director's Report -- Ange Cahoon**
 - a. HAND Grant**
 - b. Approval of 2005 budget**
 - c. Snow Removal Ordinance**
 - d. Energy, Synergy, Action - February 5 Workshop**
City Hall 8:30 AM to Noon
- 5. Membership Committee -- Craig Harvey**
- 6. Proposed By Law Revisions -- David Walter**
- 7. Municipal Ordinance of the Month -- Mark Hooker**
- 8. Adjournment**

Upcoming CONA events:

- Energy Synergy Action! Neighborhood Workshop Saturday Feb. 5 9-12 noon**
Bloomington City Hall 401 N. Morton
- Executive Committee: February 9 at 5:30 PM at Fairview Methodist Church**
- Next CONA meeting: February 16 at 7:00 PM in McCloskey Conference**
Room Planning Committee: February 23 at Noon in Kelly Conference Room

**Council of Neighborhood Associations
Balance Sheet
As of September 30, 2004**

	<u>Oct 31, 04</u>	<u>Nov 30, 04</u>	<u>Dec 31, 04</u>
ASSETS			
Current Assets			
Checking/Savings			
Checking	960.21	306.20	779.03
Savings	17,767.12	17,763.84	16,892.26
Total Checking/Savings	18,737.33	18,160.04	16,671.29
Other Current Assets			
Inventory Asset	-1,167.50	-1,167.50	-1,167.50
Total Other Current Assets	-1,167.50	-1,167.50	-1,167.50
Total Current Assets	17,549.83	16,972.54	15,483.79
TOTAL ASSETS	17,549.83	16,972.54	15,483.79
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Mc Doel Gardens Beach Project	1,700.10	1,700.10	-36.00
Bryan Park	290.83	290.83	1,700.10
CAPE	6,046.94	6,046.94	290.83
HAND	300.00	300.00	6,896.94
Waterman	251.87	251.87	300.00
Total Other Current Liabilities	8,589.74	8,589.74	251.87
Total Current Liabilities	8,589.74	8,589.74	8,103.74
Total Liabilities	8,589.74	8,589.74	8,103.74
Equity			
Opening Bal Equity	2,157.75	2,157.75	2,157.75
Retained Earnings	6,967.87	6,967.87	6,969.73
Net Income	-165.53	-742.82	-1,767.43
Total Equity	8,960.09	8,382.80	7,360.05
TOTAL LIABILITIES & EQUITY	17,549.83	16,972.54	15,483.79

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Council of Neighborhood Associations
Balance Sheet
 As of September 30, 2004

Oct 31, 04 Nov 30, 04 Dec 31, 04

ASSETS

Current Assets

Checking/Savings

Checking

980.21 398.20 779.03

Savings

17,757.12 17,763.84 15,892.28

Total Checking/Savings

18,737.33 18,160.04 16,671.29

Other Current Assets

Inventory Asset

-1,187.50 -1,187.50 -1,187.50

Total Other Current Assets

-1,187.50 -1,187.50 -1,187.50

Total Current Assets

17,549.83 16,972.54 15,483.79

TOTAL ASSETS

17,549.83 16,972.54 15,483.79

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Mc Doel Gardens Bench Project

1,700.10 1,700.10 -38.00

Bryan Park

290.83 290.83 1,700.10

CAPE

6,046.94 6,046.94 290.83

HAND

300.00 300.00 5,598.94

Waterman

251.87 251.87 300.00

Total Other Current Liabilities

8,589.74 8,589.74 251.87

Total Current Liabilities

8,589.74 8,589.74 8,103.74

Total Liabilities

8,589.74 8,589.74 8,103.74

Equity

Opening Bal Equity

2,157.75 2,157.75 2,157.75

Retained Earnings

6,967.87 6,967.87 6,969.73

Net Income

-165.53 -742.82 -1,767.43

Total Equity

8,960.09 8,382.80 7,360.05

TOTAL LIABILITIES & EQUITY

17,549.83 16,972.54 15,483.79

**Minutes of CONA Meeting
7:00 p.m., January 19, 2005
City Hall Building
Bloomington, Indiana**

Board Members Present:

6th & Ritter - David Walter

6th & Ritter - Carol Walter

Elm Heights - Kathie Holland

Sunny Slopes - Craig Harvey

Southampton - Richard Carr

Eastside - Mark Hooker

McDoel Gardens - Jack Baker

Prospect Hill - Bill Sturbaum

Hoosier Acres - Fran Moore

Prospect Hill - Cynthia Bretheim

Sycamore Knolls - Shirley Davies

Ange Cahoon - CONA Executive Director

Business Meeting

1. The minutes from the December 16, 2004 meeting were approved
2. Ange Cahoon reviewed the Treasurer's report. The year's end statement indicates Assets of \$15, 483.79 with Liabilities of \$8, 103.74 for a total equity of \$7,380.05. Shirley Davies made a motion to accept the Treasurer's report. Richard Carr seconded the motion and the motion was passed by voice vote.
3. Jack Baker presented the Planning Committee report. A developer is requesting site plan approval for apartments on the former Stevens Olds-Honda site north of 11th Street. The project's first hearing before the Plan Commission resulted in a request for Morton Street to be extended through the site and across the railroad tracks to connect with the north side. A second hearing will be held on February 7 for review of the site plan. The demolition delay ordinance is being voted on tonight by the city council. The Metropolitan Planning Organization is revising the Transportation Plan and wants input from neighborhood associations for the plan. All new road improvements projects have to appear in the plan in order to be considered for funding. The former B.G. Pollard Elks lodge on West Seventh Street is for sale. Tom Micuda is checking into the property's allowable uses if it is sold. Kathie Holland mentioned that the K&S Market and a nearby 1920's brick apartment building have been sold in the Elm Heights neighborhood. The Prospect Hill neighborhood has asked Planning if they can have a planning guideline prepared to give to a developer to assist the developer in obtaining neighborhood support. **The Planning Committee recommends that CONA should support this initiative and develop a generic document for use by all neighborhood associations.**
4. Ange Cahoon reviewed the Executive Director's report.
 - a. The HAND grant for 2005 will total \$2500. \$2207 of this will be used for sending delegates to the Regional Neighborhood Network Conference in September. The remainder of the funds will be used for a series of Roundtable discussions.
 - b. The modifications to the snow removal ordinance resulted in 45 warnings issued upon a citizen's complaint. Citations were not issued until 12/29. The two snowfalls made the Weather Channel with a total of 18 to 20 inches of snow. Five neighborhood associations contacted CONA for volunteers to remove snow.

- c. The Neighborhood Workshop will be held on Saturday, February 5. Everyone is urged to attend.
- d. The proposed 2005 budget for CONA was presented. The budget presumes \$1,000 in sponsorships, \$5,000 in donations, and 15 neighborhood associations contributing \$30 apiece in dues. The majority of the funds will be spent in wages for the Executive Director and for advertising, postage and training. After review of the budget, Bill Sturbaum moved adoption of the budget. Jack Baker seconded the motion and the motion was approved.
5. Craig Harvey announced a "poster contest" for MCCSC school children. The children will be encouraged to create a poster illustrating their neighborhood. The posters will be judged at the BloomingNeighborhood celebration at the Farmer's Market.
6. David Walter handed out copies of the By-laws with revisions for the Board members to review. David explained that the Executive Committee at the retreat went over the By-laws and made suggestions for changes. Some of the changes came about because of the Executive Committee replacing the officers, others were to better define the responsibilities of the Executive Director and finally to change the name of the members of CONA from "Board of Directors" to just plain "Board". At next month's meeting we will discuss the changes and maybe have a vote on accepting the changes.
7. Mark Hooker reviewed the "Ordinance of the Month". This month CONA has posted on its web site the portions of the Municipal Code that pertain to parked, abandoned and older vehicles that appear not be used or moved for some times. While the ordinance is very clear on what criteria must be met for a vehicle to be in noncompliance, the ordinance fails to explain clearly what city department is responsible for enforcement. If the vehicle is on rental property, then the HAND department can issue tickets. If the vehicle is parked on a city street, then the Police Department will ticket the vehicle. But, if the vehicle is parked on private property that is not a rental, then it is not clear who can issue a citation.
8. Mark Hooker also reported that the Eastside Neighborhood Association had met with the City Planning and Legal Departments. The city departments agreed to step up with enforcement of the trash ordinance. They also have a part-time attorney who is filing for over-occupancy violations. So far they have about 20 violations and have collected \$7500 in fines on one property located at East Third Street. The neighborhood is looking for an original text of a "Walker Report" that was done several years ago. This report studied the effects of rental housing upon a neighborhood. It is reported that a 25% rental rate creates a noticeable difference in appearance and a 75% rental rate leads to major deterioration or slum-like conditions.

There being no further business, the meeting adjourned at 8:15 P. M.

Council of Neighborhood Associations

Balance Sheet

As of December 31, 2004

Dec 31, 04 Jan 31, 05

ASSETS

Current Assets

Checking/Savings

Checking

779.03 2,848.21

Savings

15,892.28 15,904.84

Total Checking/Savings

16,671.28 18,753.05

Other Current Assets

Inventory Asset

-1,187.89 -1,187.89

Total Other Current Assets

-1,187.89 -1,187.89

Total Current Assets

15,483.39 17,565.16

TOTAL ASSETS

15,483.39 17,565.16

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Art Walk & Sale

-36.00 -36.00

Art Deal Sanderson Beach Project

1,700.10 1,700.10

Bryan Park

290.83 290.83

CAPE

5,386.84 5,386.84

HAND

300.00 3,721.00

Waterman

291.87 291.87

Total Other Current Liabilities

8,103.74 11,315.34

Total Current Liabilities

8,103.74 11,315.34

Total Liabilities

8,103.74 11,315.34

Equity

Opening Bal Equity

12,167.75 2,167.75

Retained Earnings

6,988.73 6,222.30

Net Income

-1,767.43 -1,129.84

Total Equity

7,380.05 6,260.21

TOTAL LIABILITIES & EQUITY

15,483.79 17,575.55

AGENDA

1. Approval of Meeting Minutes from January 19, 2004
2. Treasurer's Report – Carol Walter
 - a. Action Item – Approval of Petty Cash Account
3. East Side Neighborhood Grant Proposal – Molly O'Donnell
4. Membership Committee Report– Craig Harvey
 - a. Membership dues are due APRIL 1
5. Executive Director's Report – Ange Cahoon
 - a. Energy, Synergy, Action Workshop Report
 - b. Evaluation Committee for Associate Dean of Students, Richard McKaig
 - c. Hearts and Hands Nomination
 - d. Downtown Plan reminder – Feb 23rd, 6-8 pm Convention Center
6. Proposed By Law Revisions – David Walter
 - a. Name change of Board of Directors
 - b. Executive Director Responsibilities.
7. Adjournment

Due to Mark Hooker attending a class on behalf of CONA the ordinance of the month will not be shared this month. It will resume next month.

Upcoming CONA Meetings

Planning Committee: February 23 at Noon in Kelly Conference Room
Executive Committee: March 9 at 5:30 PM at Fairview Methodist Church
Next CONA meeting: March 16th at 7:00 PM in McCloskey Conference Room

SAVE THE DATE!!

RNNC – September 15-17 MUNCIE!

THANK YOU to CONA 2005 Dues Paying Member Associations!

- Arden Place Neighborhood Assoc. **
- Eastside Neighborhood Assoc.
- Green Acres Neighborhood Assoc.
- 6th & Ritter Neighborhood Assoc.
- Sunny Slopes Neighborhood Assoc.
- Hoosier Acres Neighborhood Assoc.
- Prospect Hill Neighborhood Assoc.
- South Hampton Neighborhood Assoc.

** Denotes New CONA member

REPORT of the CONA PLANNING MEETING
January 18, 2005

The CONA Planning Committee met with Planning on January 11, 2005. In attendance were J. Baker, T. Micuda, B. Sturbaum, and D. Walter.

1. **Honda Property.** This Westwood Development proposal is located between 11th Street and the railroad right of way. It is described as a townhouse development of 15 units per acre on the 6 acre property. It is expected that the occupants will be primarily students of the university. It is a 'by-right development in the sense that it conforms to current zoning. As such the Plan Commission can use only a few provisions of the GPP to restrict or control it. Some Commission members have indicated they will support only if a new street is created from 11th to a neighborhood stub at Woodburn St. along the east side of the development. Others have indicated they will support if a new sidewalk with a tree plot is constructed along 11th Street. Other restrictions concern the number of trees to be retained and protected during construction.

The major concern expressed by Commissioners, CONA members, and others is that the project will bring in a significant number of college students to the near-north downtown. They question whether the project will create a nuisance to its neighbors, especially the neighborhood to the north, and/or will be economically supported in light of already low occupancy in the downtown area.

We recommend that CONA appear at the Feb 7th Plan Commission meeting and express its viewpoint.

2. **Demolition Delay.** The ordinance will be before the City Council this Wednesday 1/19 for final comments and a vote to adopt. The proposed ordinance would provide a delay on the demolition of certain city structures and a hearing to determine if they may be demolished. It also would inhibit demolition to create surface parking, with review by the BZA.

We recommend that CONA appear at the meeting and express its support of the ordinance.

A number of demolition permits have been requested probably as a result of interest in the demolition delay. Planning thinks some people have applied just to have them available if needed. The permits when granted are good for a year, possibly two. The Modern Cleaners (Fleener Building) is among these requests, as are twelve houses owned by John Byers and Doug Horn in the Cottage Grove area, and the Leonard's Dry Cleaner building,

3. **Zoning Ordinance.** Tom Micuda says a steering committee will be chosen to review the upcoming zoning ordinance proposal this month.

4. **Downtown Plan.** The January 11th meeting was postponed. A second meeting will be held in February to review the draft Downtown Plan.
5. **West Kirkwood Plan.** The problem that has caused bump-outs to be removed from the Plan is being addressed internally by the Prospect Hill neighborhood and will discuss again with Planning. At present Planning will not support the bump outs if they must be combined with the small radius corners demanded by the neighborhood at intersections. The consultant also refused to sign-off on the combination saying it is not a practical solution. It appears the bump-outs can be supported if the recommended corner radii are accepted by the neighborhood.
6. **Neighborhood Development Criteria.** In response to a contractor coming to it and asking for support of a project within the neighborhood Prospect Hill has asked Planning to help it create a document that it could present to a developer, and would guide him in preparing the documentation needed to obtain neighborhood support. Planning agreed to assist and suggested the neighborhood should prepare the document and it will review and make suggestions.

We recommend that CONA take up this initiative and develop a generic document that could be later modified with specifics by each neighborhood and used in this capacity.

7. **Pollard Lodge.** The Pollard Lodge, an Elk's Club is now unoccupied and is up for sale. A neighborhood question was posed about its current zoning and possible re-zoning to be consistent with a residential area. According to Planning the current zoning was probably granted under a 'special exception' rule of the then existing zoning ordinance. If the building remains unoccupied for a documented period it will revert to its original zoning, probably residential. Otherwise a change in zoning will require going through a public hearing process.
8. **Wampler.** We questioned how well Mr. Wampler was cooperating with the City in removing occupants and bringing his illegal housing into compliance. Apparently he is doing well and has reduced the number of illegal units from 24 to 9. Planning continues to track his progress.
9. **Flooding.** Although flooding occurred with a sewage overflow at Cascades Creek mobile park, areas controlled by the of the Miller-Showers water control project between north Walnut and College seemed to have fared well.
10. **Ken Nunn Property.** A request for zoning change at Ken Nunn's property along the south side of West 3rd Street was granted by the Plan Commission at its last meeting. The change gave the property the same general commercial (CG) zoning as property around it. Other conditions included an agreement to pass the new commitments onward to future owners; to provide a new right-of-way dedication prior to approval of any site plans; to provide an entrance to building(s) from the 3rd Street side; to

provide a cross access easement for later connectivity; and to include all required parts of the zoning ordinance.

11. **Transportation Planning.** The Citizen's Advisory Committee of the Metropolitan Planning Organization is seeking comment on the upcoming revision of the strategic 2025 Transportation Plan. This plan is revised every five years and controls all transportation projects projected for the MPO, including the city and much of the county. The CAC is contacting neighborhood associations to meet and discuss how the plan will affect them locally. McDoel Gardens was the first to have a meeting and was quite productive. Several issues were raised, including east-west connectivity and the effect of extending Hillside through the neighborhood. The meetings are to gather information for the Plan and to encourage participation in transportation planning through membership in the CAC.

12. **Other Items of Interest.**

- The IU Foundation has purchased the Kilroy's and adjacent property. No usage beyond the present bar and parking lot has been announced.
- The Chi-Chi's building has been purchased and will become a 'Jimmy Buffet Cheeseburger and Paradise' restaurant.
- Permits are expected to be issued the grocery near the corner of Rogers and Grimes/Patterson. Construction will likely begin in the spring.
- The Dermatology Center and Social Security office construction along on the IEC lot along Patterson should begin soon.
- The downtown Bloomington Paint and Wallpaper store has sold and will become a rug store downstairs. The owner wants to create rental apartments above.