

10:50 AM

12/17/03

Accrual Basis

Council of Neighborhood Associations
Balance Sheet
As of November 30, 2003

	<u>Nov 30, 03</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking	115.71
Savings	20,048.17
Total Checking/Savings	<u>20,163.88</u>
Other Current Assets	
Inventory Asset	712.50
Total Other Current Assets	<u>712.50</u>
Total Current Assets	<u>20,876.38</u>
TOTAL ASSETS	<u>20,876.38</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Bryan Park	90.83
CAPE	6,678.62
Waterman	251.87
Total Other Current Liabilities	<u>7,021.32</u>
Total Current Liabilities	<u>7,021.32</u>
Total Liabilities	7,021.32
Equity	
Opening Bal Equity	3,857.85
Retained Earnings	5,127.80
Net Income	4,869.41
Total Equity	<u>13,855.06</u>
TOTAL LIABILITIES & EQUITY	<u>20,876.38</u>

Council of Neighborhood Associations
Balance Sheet
As of November 12, 2003

	<u>Nov 12, 03</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking	860.89
Savings	20,048.17
Total Checking/Savings	<u>20,909.06</u>
Other Current Assets	
Inventory Asset	712.50
Total Other Current Assets	<u>712.50</u>
Total Current Assets	<u>21,621.56</u>
TOTAL ASSETS	<u>21,621.56</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Bryan Park	90.83
CAPE	7,059.80
Waterman	251.87
Total Other Current Liabilities	<u>7,402.50</u>
Total Current Liabilities	<u>7,402.50</u>
Total Liabilities	7,402.50
Equity	
Opening Bal Equity	3,857.85
Retained Earnings	5,127.80
Net Income	5,233.41
Total Equity	<u>14,219.06</u>
TOTAL LIABILITIES & EQUITY	<u>21,621.56</u>

Minutes of CONA Meeting
7:00 p.m., November 19, 2003
City Hall Building
Bloomington, Indiana

Directors Present:

East Side – Stella Hooker-Haase
6th & Ritter - David Walter
Hoosier Acres - Fran Moore
Hoosier Acres – Betty Yoder
East Side – Yvonne Reinier
Broadview – Shirley Evans

Sycamore Knolls – Bill McConnell
Elm Heights – Kathie Holland
Prospect Hill – Bill Sturbaum
Southampton – Richard Carr
Southampton – Charles Gorham

Nancy Lumbley – CONA Program Director

Business Meeting

1. The neighborhood representatives introduced themselves.
2. The minutes from the October 15, 2003 meeting were approved
3. The treasurer's report was handed out. Carol Walter has taken over the treasurer's position. The report indicates a total net income of \$4,869.41 for the year with total assets of \$21,621.56 and liabilities of \$7,402.50, leaving a total equity of \$14,219.06.
4. Nancy Lumbley announced that CONA would have a fund raising opportunity at the Tortilla Flat restaurant on December 12. Everyone who eats a meal there and announces that they are there to support CONA. 25% of the total check will be donated to CONA.
5. David Walter reported for the Executive Committee meeting held last week. He said that the committee discussed the procedure for the composing and writing of "official" CONA letters. The suggestion is that a committee should make the first draft for review by the Executive Committee. Once recommendations have been made, the committee would make a second draft for review by the Directors. Once the letter is acceptable to the Directors, the Executive Committee would sign it. In addition, the Executive Committee has committed to having a retreat early in the New Year to discuss how the CONA organization is governed and managed.
6. Bill Sturbaum gave the Planning Committee report. He said that the Longwood-Devon neighborhood association had reported two houses to HAND as possible illegal rentals. HAND did the inspection and found four names on the lease for one house. This has been passed on to the Legal Department for action. The second house was not registered as a rental. At one time, a child of the owner was living there, but now there are students living there with usually four vehicles parked there.
7. Betty Yoder stated that Hoosier Acres is still not happy with the outcome of the

last building constructed along the Clarizz Development. She reviewed the complaints of the neighbors and the lack of action from the city planning department, especially with the altering of the landscape berm.

8. Bill Sturbaum indicated that some progress had been made in that the Kirkwood Plan had been upheld at a recent tax abatement hearing before City Council and that the Indiana Supreme Court had agreed that the ordinance limiting occupancy of rental units to no more than three unrelated individuals was important to preservation of neighborhoods. He also said that the Bryan Park "Park and Ride" bus program was under study and the Bryan Park Neighborhood Association had forced the development of Bryan Park Place to be abandoned.
9. David Walter reported that the last public presentation on the McDoel Switchyard was held on Tuesday. One of the ideas is to construct a water park or other public recreational facility on the property. Most of property is flood plain or unsuitable for development, but can be used for trails and natural wildlife preserves. The continuation of Hillside Avenue has been looked at, but extending Miller Drive across the switchyard is also a possibility.

The purchase of the switchyard property is waiting on the Indiana Department of Transportation (INDOT) review. The environmental survey indicated that the major source of contaminated soil is from coal ash and cinders, with a lesser but more serious contamination from a creosote treatment operation that is not part of the purchase agreement. This creosote contamination is being remediated by CSX. The coal ash and cinders can remain if it is covered by at least 6 inches of clean soil or paved over. If all goes well, the purchase will be completed by the end of the year.

10. Nancy Lumbley discussed the CONA Workshop that is planned for February 7. The purpose of the workshop will be to share information from the Regional Neighborhood Network Conference. CONA will also sponsor a leadership mini-workshop on assistance in forming, building and growing a neighborhood association.
11. Bill McConnell reported that the Ramsey Farm has been purchased. Sycamore Knolls has been meeting with the developer about a PUD plan for the property. The property can have about 400 houses under current zoning, but with a PUD, some commercial and multi-family development can occur. So far, the meetings with the developer have been good.
12. At the last meeting, a suggestion was made that CONA should start a list of items that are of concern to neighborhoods. David Walter, with apologies to David Letterman, handed out "Dave's Top Ten List" of items. Topping the list is student rentals and the trash and noise that come with it.

There being no further business, the meeting adjourned at 9:00 PM.

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TOTAL LIABILITIES & EQUITY	<u>20,876.38</u>

1:09 PM

11/18/03

Accrual Basis

Council of Neighborhood Associations
Balance Sheet
As of November 18, 2003

	<u>Nov 18, 03</u>
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Checking/Savings	
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REPORT of the CONA PLANNING MEETING

Tuesday, November 18, 2003

The CONA Planning Committee met with Tom Micuda, Director of Planning on October 29th, 2003. In attendance were: J Baker, M. Flory, B. Sturbaum, D. Walters

1. **Old Northeast Neighborhood Problem:** Two houses at 307 & 308 E. Cottage Grove are being changed so that they can accommodate more students. One house was razed and a two story modular home was built in its place. The other house is being added on to. There is a weakness in the zoning ordinance that permits these changes. The owners can provide parking by paving most of the yard. We need an ordinance that stipulates how much green space is required on each city lot. That and a parking requirement will control density in places where lot sizes do not permit expansion of housing.
2. The new zoning ordinance needs some method of **resolving conflict** between neighbors and between neighbors and developers. An example of this need has occurred at Hoosier Acres. As a condition for permitting a development on a strip of land on the east side of Clarizz Drive, a berm was to be built screening the residents of Hoosier Acres from the commercial buildings that were permitted in the development. Both the developer and the neighbors were urged to petition Public Service Indiana to bury the electric lines that ran along the section to be bermed. The burying of the electric lines necessitated cuts in the berm to provide for switch gear apparatus. A developer has built so that his building is exposed through the opening in the berm. A neighbor views this building as a violation of the condition for development. City Planning has measured the set back and the development is set back enough from the property line to be legal. The developer will need a certificate from the city before the bank will close on the deal. The city is mandated to issue this certificate, but the neighbor can appeal the issuance. If the neighbor does appeal, the case will have to go to the BZA where a final decision will be made. How much simpler if the developer and the neighbor had been required to settle their differences through mediation.
3. The validity of the **West Kirkwood Plan** was recently tried when the developer proposed a building that was to be clad with vinyl siding. The use of vinyl siding is prohibited under the West Kirkwood Plan. Because the petitioner was asking for a tax abatement which is an incentive recommended under the Kirkwood Plan, the City Council required wood on cement siding as a condition for granting the abatement. This was a landmark case. Any future development on West Kirkwood must conform to the plan.
4. The recent **Indiana Supreme Court** decision upholding the city's ordinance limiting occupancy based of family relationship was another landmark decision. It is now legal for any city in Indiana to restrict occupancy and to base the restriction on the number of unrelated adults living on the property. Had the court failed to find in the city's favor, city neighborhoods would be awash with

additions to existing housing so landlords could increase the number of students that the properties could accommodate. The city's zoning ordinance requires a space 7'x10' to qualify as a bedroom. A space 10'x10' is enough for a double bedroom. The ordinance does not control all situations. Some neighborhoods have grandfathered occupancies that allow up to five bedrooms. The first item in this report is an example of how it is still legally possible to increase occupancy by adding bedrooms to an existing structure.

5. CONA discussed the need for revisions or additions to the **new zoning ordinance** that would further restrict Planned Unit Developments (PUD). We want the neighborhood involved in the planning stage so that it can exert control over density, building design, and green space. We want it involved during and after construction as part of a design review committee. We also want to limit the time between the granting of a PUD and its completion.

We think that the new zoning ordinance should control the noise caused by commercial buildings. There should be a limit on the noise permitted from building mechanical systems such as the air conditioning fans and refrigeration equipment. Noise caused by a building's commercial usages must also be controlled. Responsibility for enforcing such ordinances should shift to the Planning Department and should be made a condition for granting of development or occupancy permits.

CONA has discussed the need for creating or modifying zoning ordinances and will be involved in their creation:

- control storage of vehicles on city streets
- define the meaning of a junk yard
- provides for mediation or conflict resolution
- controls the design of infill development
- delays demolition of existing structures
- controls light and/or noise spill on residential areas

6. **Prospect Hill** submitted a request for help in planning that area of its neighborhood enclosed by **Patterson Drive** on the west, **Walker Street** on the east, **Second Street** on the south, and **Third Street** on the north. Prospect Hill submitted a list of elements that it wants considered before any permit for development is granted. Tom asked if Prospect Hill wants to consider these as part of a Neighborhood Plan.
7. **The Bryan Park Place** project is officially dead. The land has been purchased by **Matt Press** (McDoel Neighborhood) and a new project will be started from scratch. Matt is not a developer per se but hopes to bring new urbanism concepts to a wholly new development that brings neighborhood input to a great extent in the planning. He has engaged **Kirkwood Design Studio** (Marc Cornett) to work with him.