

City of Bloomington Common Council

Legislative Packet

Containing legislative materials related to:

Tuesday, 30 September 2025
Regular Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
Tuesday | 6:30 PM
30 September 2025

*Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/88097642632?pwd=WCeVAlal8tNdnmKpEYcXFl137AY88U.1>

1. **ROLL CALL**
2. **AGENDA SUMMATION**
3. **MINUTES FOR APPROVAL**
None
4. **REPORTS** *(A maximum of twenty minutes is set aside for each part of this section).*
 - A. Councilmembers
 - B. The Mayor and City Offices
 - C. Council Committees
Report from Special Fiscal Committee
 - D. Public*
5. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
Memo from Clerk Bolden
6. **LEGISLATION FOR FIRST READINGS**
 - A. Ordinance 2025-32 – To Amend Title 20 (Unified Development Ordinance) 9 of The Bloomington Municipal Code – Re: Use Table Amendment- “Urban Agriculture, Commercial”
 - B. Ordinance 2025-38 – An Ordinance Fixing The Salaries Of Officers And Employees Of The Police And Fire Departments for The City Of Bloomington, Indiana, for The Year 2026
 - C. Ordinance 2025-39 – To Fix The Salaries of Appointed Deputies and Employees of The Bloomington City Clerk for The City of Bloomington, Monroe County, Indiana for The Year 2026
 - D. Ordinance 2025-40 – An Ordinance to Fix The Salaries of Appointed Officers, Non-union, and A.F.S.C.M.E. Employees for All The Departments of The City of Bloomington, Monroe County, Indiana For The Year 2026

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: September 25, 2025

7. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

- A. Resolution 2025-17** – To Initiate A Proposal To Amend Title 20 (Unified Development Ordinance) of The Bloomington Municipal Code By Restating Resolution 2025-10 Re: Preparation of A Proposal To Amend Chapter 20.04.110 (Incentives) And 20.02.040 (Planned Unit Development (PUD) District)
- B. Resolution 2025-18** – To Approve The Naming of The Stadium District in The Area Surrounding Miller-Showers Park
- C. Appropriation Ordinance 2025-08** – To Transfer Funds from The General Fund to The Fiber Connectivity Fund and Specially Appropriate Funds Not Otherwise Budgeted
- D. Appropriation Ordinance 2025-09** – To Specially Appropriate from The General Fund Expenditures Not Otherwise Appropriated
- E. Ordinance 2025-35** – To Amend Title 9 of The Bloomington Municipal Code Entitled “Water” (Rate Adjustment)
- F. Ordinance 2025-36** – An Ordinance Authorizing The Acquisition, Construction and Installation by The City of Bloomington, Indiana, of Certain Extensions and Improvements to The City’s Waterworks Utility, The Issuance and Sale of Revenue Bonds to Provide Funds for The Payment of The Costs Thereof, and The Collection, Segregation and Distribution of The Revenues of Such Waterworks Utility and Other Related Matters

8. ADDITIONAL PUBLIC COMMENT * *A maximum of twenty-five minutes is set aside for this section.*

9. COUNCIL SCHEDULE

10. ADJOURNMENT

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: September 25, 2025

MEMORANDUM

To: Council Members

From: Council Member Isabel Piedmont-Smith
Chair, Special Fiscal Committee

Date: Sept. 22, 2025

Re: Elected officials' salaries for 2026

When Council President Stosberg created the Special Fiscal Committee of the Council in February of this year, part of its charge was:

Continue the work started by the Ad-Hoc Salary Committee to fine-tune the Elected Salary Framework. The Special Fiscal Committee will be responsible for bringing forward the Elected Salary Ordinance for FY2026.

At the Sept. 16 Special Fiscal Committee meeting, the committee members (myself, Isak Asare, Dave Rollo, and Hopi Stosberg) discussed the matter and decided that due to the wide range of perspectives and opinions brought forward in 2024, we wanted to bring the issue of the elected officials' salaries back to the full council for discussion. I intend to do that as part of a committee report during our Sept. 30 regular session.

For context, I have included the following documentation:

- Memo from the 2024 Ad Hoc Salary Committee (NOTE: The full packet of information compiled by the ad hoc committee can be found in the [Dec. 11, 2024 council packet](#))
- Original version of Ord. 2024-26
- Amendment 1 to Ord. 2024-26 (Flaherty/Rosenbarger – FAILED)
- Amendment 2 to Ord. 2024-26 (Rollo/Ruff – PASSED)
- Adopted version of Ord. 2024-26
- Comparison table of elected officials' salaries, Indiana class 2 cities (compiled by City Clerk)

Please review these materials and come prepared to discuss how you would like to proceed with the Elected Salary Ordinance for FY2026. Thank you.

To: Members of the Common Council

From: Ad Hoc Salary Committee

Date: November 22, 2024

Re: Ordinance 2024-26, An Ordinance Fixing the Salaries of Elected Officials for the City of Bloomington, Indiana, for the Year 2025

Summary

This memorandum summarizes the Ad Hoc Salary Committee's process and rationale for developing recommendations set forth in Ordinance 2024-26, which would set the 2025 salary for all Elected Officials of the City of Bloomington, Indiana as follows:

- Mayor: \$151,410
- Clerk: \$129,780
- Council: \$45,423

Additionally, the ordinance would pay the City Council President an additional \$1,500 per year and the City Council Vice President an additional \$800 per year. The fiscal impact of the ordinance is estimated to be \$275,089. (Based on prior guidance from the Human Resources department, we assume a flat amount for benefits, retirement contributions, and taxes—i.e., the proposed salaries would not impact those figures.)

Supporting Materials

- Elected Official Compensation Framework Summary Memorandum (Crowe)
- Elected Official Compensation Framework
- Ad Hoc Salary Committee Heat Map - Consensus Scores
- Weekly Working Hours for Councilmembers - Survey Responses
- Comments from Mayor Thomson
- Comments from Clerk Bolden
- 2025 Civil City Pay Ranges and Steps

Committee Recommendations

Indiana Code 36-4-7-2(b) sets forth the following obligation: "The city legislative body shall, by ordinance, fix the annual compensation of all elected city officers." As requested by the Common Council in September 2024, the Ad Hoc Salary Committee (Committee) developed recommendations for fixing the salaries of elected officials in the City of Bloomington and prepared Ordinance 2024-26.

The Committee consisted of Councilmembers Sydney Zulich (Chair), Kate Rosenbarger, Hopi Stosberg, and Matt Flaherty. Additional support was provided by a Crowe LLP consulting team, Clerk Nicole Bolden, and city staff including Sharr Pechac, Sam Roll, and Taylor Brown.

Process and Guiding Principles

The Committee met six times in October and November to develop an Elected Official Compensation Framework, which was then used to develop the recommended salaries. In addition to this memorandum, the Summary Memorandum from the Crowe team provides a helpful overview of the process.

Guided in the development process by the Crowe team, the Framework consists of four elements: Guiding Principles, Basis for Salary Setting, Relevant Information, and an Annual Process. The purpose was to create a values-based and repeatable method for setting salaries, departing from the recent past practice of making minor adjustments to salaries based primarily on whatever the salary was the year before plus a cost of living adjustment (COLA).

Through an interactive process across several meetings, the Committee established the following Guiding Principles:

1. **Accessibility of Public Service** - The level of compensation makes elected office attainable for community members of all socioeconomic statuses.
2. **Equitable Pay** - Elected officials are compensated equitably according to their respective levels of responsibility and relative to other Bloomington elected officials and departmental leadership.
3. **Quality Community Service** - Compensation enables elected officials to meaningfully engage with and serve the Bloomington community.
4. **Informed Decisions** - Council makes informed decisions about elected official compensation in alignment with these Guiding Principles and based on relevant objective data.
5. **Transparent and Documented Process** - A transparent, repeatable process guides compensation decisions for elected officials, and results are clearly communicated.

Significant deliberation went into each principle, and the Committee would be glad to answer questions about these values. Here and throughout the Committee's work, the Crowe team was proactive and invaluable in structuring conversation and facilitating decision-making.

Basis of Salary Setting

Once it had established a set of values or principles to guide decision-making, the Committee and the Crowe team brainstormed many potential bases of salary setting while also discussing how to account for important differences in the three elected offices (City Councilmembers, City Clerk, and Mayor). The goal was to get many ideas on the table without pre-judging their advisability.

The Crowe team facilitated a process for Committee members to anonymously score each potential basis of salary setting based on the Guiding Principles. Scores were aggregated in a "heat map" tool. Consistent trends were observable, and several potential bases were ruled out for poor alignment with the established Guiding Principles, including the past practice of setting pay primarily based on the previous year's salary. (For more detail, see *Ad Hoc Salary Committee Heat Map - Consensus Scores*.)

The potential basis of salary setting with the highest score, which the Committee decided to workshop and advance, was to first set the Mayor's salary equal to a Department Head or within the Civil City Grade 14 pay range and then set Clerk and Councilmember salaries at a percentage of the Mayor's salary. This preliminary basis of salary setting was refined and finalized through

subsequent, iterative discussions and documented in the Elected Official Compensation Framework.

Specifically, the final Basis of Salary Setting for each elected position is summarized in the Framework as follows (with greater detail outlined below):

Mayor: Set salary at a level similar to compensation for Civil City senior leadership positions. The presumptive salary is the midpoint of the salary range for the highest Civil City pay grade.

City Clerk: Set salary at a level similar to compensation for Civil City senior leadership positions. The presumptive salary is the midpoint of the salary range for leaders of Civil City departments.

Councilmember: As a coequal branch of government, yet given the part-time nature of the role, salary to be set at a percentage of the mayor's salary. Percentage to be determined based on number of hours required to meet expectations.

This basis for salary setting provided guidance for arriving at final salary figures, but each decision was subject to additional review and assessment, again through the lens of the five Guiding Principles.

Mayoral Salary

In setting the Mayor's salary, the Committee invited and reviewed input from Mayor Thomson about how the Mayor's salary should be set (see *Comments from Mayor Thomson*). We found her comments helpful and broadly aligned with the Committee's perspective. She noted the "on-call" nature of the job and the relevance of principles like market competitiveness and a set of rubric factors used in grading Civil City positions (while noting these comparisons had limits in the context of an elected position). The Committee had similarly reviewed these attributes and found them helpful for discussing the "equitable pay" principle in particular.

The Committee concluded that the Mayor need not be the highest-paid person in city government (which has been the recent practice, and is an arbitrary way to set a salary), but that the role should be compensated at a level similar to the highest-paid senior leadership positions. To align with the goal of making objective, consistent decisions, the Committee identified the midpoint of the Civil City pay grade 14 as a potential base Mayoral salary. Upon full review, we concluded that this aligned well with the Guiding Principles. **For 2025, this leads to a proposed Mayoral Salary of \$151,410.**

Clerk Salary

In setting the Clerk's salary, the Committee invited and reviewed input from Clerk Bolden about how the Clerk's salary should be set (see *Comments from Clerk Bolden*). Having attended Committee meetings, the Clerk framed her comments in the context of approaches the Committee considered. We found her comments helpful and broadly aligned with the Committee's perspective.

While the Committee initially considered setting the Clerk’s salary as a percentage of the Mayor’s salary, the “equitable pay” Guiding Principle—along with input from the Clerk—led to an updated conclusion. Namely, aligning the Clerk’s salary with the leaders of other city departments (colloquially, department heads) was the best approach based on the responsibilities and nature of the Clerk’s role. Virtually all department heads are currently classified as Grade 13 or Grade 14. The Committee identified the mid-point of the Civil City pay grade 13 as a base Clerk salary that aligned well with the five Guiding Principles. **For 2025, this leads to a proposed Clerk salary of \$129,780.**

For both the Mayor and the Clerk, the mid-points of relevant pay grades were deemed a sound approach since elected officials do not receive longevity pay in the same way that Civil City staff now do through a step system (see *2025 Civil City Pay Ranges and Steps*). While the Committee considered the possibility of longevity bonuses on top of lower base salaries for these positions, it ultimately concluded this was not an optimal approach under the Guiding Principles.

Councilmember Salary

To determine what percentage of the Mayor’s salary should be used to set Councilmember salaries, the Committee considered what level of effort is needed from part-time Councilmembers to deliver the “quality community service” identified as a central value in the Guiding Principles. To aid in this inquiry, the Committee utilized an anonymous survey of all nine Councilmembers asking how many hours per week (on average) they believed councilmembers *should* spend or would need to spend in order to provide quality community service.

The question was subdivided into four categories (plus a fifth “other” category) as follows:

- **Time preparing for meetings** (reading packet materials, emails and calls to staff and colleagues, individual research, meetings with colleagues or council staff, meetings with community members)
- **Constituent and community services** (reading and responding to constituent emails, holding or attending constituent meetings, attending neighborhood meetings, other public events in your council capacity, etc.)
- **Hours in noticed meetings** (regular and special sessions, executive sessions, budget meetings, consensus building activities, committee meetings, board and commission meetings, meetings called by the mayor, etc.)
- **Legislative and policy development, review, and refinement** (council-initiated legislation, review of city plans, working with staff to better understand or help initiate shifts in policy implementation, etc.)

Response	Time preparing for meetings	Constituent and community services	Hours in noticed meetings	Legislative and policy development, review, and refinement	Other	
How much time per week on average councilmembers should spend on the following five categories in order to provide high-quality community service.	Reading packet materials, emails and calls to staff and colleagues, individual research, meetings with colleagues or council staff, meetings with community members	Reading and responding to constituent emails, holding or attending constituent meetings, attending neighborhood meetings, other public events in your council capacity, etc.	Regular and special sessions, executive sessions, budget meetings, consensus building activities, committee meetings, board and commission meetings, meetings called by the mayor, etc.	Council-initiated legislation, review of city plans, working with staff to better understand or help initiate shifts in policy implementation, etc.	Please explain!	Total Hours
Member A	3	2	5	2		12
Member B	4	3	4	1		12
Member C	3	4	2	4		13
Member D	5	3	4	2		14
Member E	4	3	7	3		17
Member F	4	4	5	4		17
Member G	4	3	6	5	Always on call ...	19
Member H	5	5	6	4		20
Member I	7	7	5	7		26
Average Hours	3.56	3.22	3.89	3.22		16.67

Table 1. Weekly Working Hours for Councilmembers - Survey Responses

The average response for total hours was 16.67 hours (or 42% of a full-time work week), with a response of 12 hours (30% of a full-time work week) at the low end and a response of 26 hours (65% of a full-time work week) at the high end. The median was 17 hours. Like the Mayor and Clerk, Councilmembers serve in a role that is “on call” to a significant degree by its nature. This dimension was not explicitly considered within the survey categories, although one respondent noted this fact and estimated one extra hour per week accordingly. (This response corresponds with Member G in Table 1, and the one additional hour they attributed is accounted for in the 19-hour total for that response.)

Interestingly, while there was considerable variety in responses *within* some categories, the *total* hours were relatively consistent. As noted, the questionnaire was normative and not descriptive. In other words, because the Committee is recommending salaries based on a set of Guiding Principles, the relevant question here was *what is the necessary effort to deliver quality community service*—i.e., what is the necessary effort to align with our values and expectations of Councilmembers.

For the purpose of this survey, the level of expectations and effort were defined by current Councilmembers themselves. This is reasonable based on: (1) it being the statutory responsibility of the Council to set the elected official salaries; and (2) the depth and diversity of experience, perspectives, and longevity among Councilmembers allowing for informed responses. While the Committee supports further inquiry and deliberation on the question of Councilmember expectations in the coming year and beyond, the relative consistency of aggregate hours in the responses provided by all nine Councilmembers gives the Committee confidence in weighing this factor in the Councilmember salary inquiry.

Even so, out of an abundance of caution, the Committee decided to recommend a salary informed (in part) by the *lowest number of hours* given by any Councilmember, namely 12

hours or approximately 30% of a full-time work week. It is important to note here that under IC 36-4-7-2(b), elected officers are not required to report hours worked and may not be compensated based on the number of hours worked. Ordinance 2024-26 does not establish Councilmember compensation based on hours worked. Rather, estimating the minimum requirements to provide quality community service was one factor among multiple factors considered in finalizing a recommended Councilmember salary set at 30% of the Mayor's salary. As with the Mayor and Clerk positions, the Committee arrived at this number through a deliberative process, weighing each of the five Guiding Principles in the Elected Official Compensation Framework and seeking optimal alignment. **For 2025, this leads to a proposed Councilmember salary of \$45,423.**

There are two additional issues worth examining in the context of the proposed salary increases for all elected official positions, which are greater in magnitude for all positions than typically seen through the annual cost of living adjustments.

- First, the Committee reached the consensus view that both the Councilmember and Clerk positions have been significantly undervalued and inequitably compensated based on the nature and responsibilities of the roles within the context of Bloomington city government. Correcting this inequity necessarily requires a more significant adjustment for these positions. (Note, however, that the Mayor's salary is also recommended to increase by \$13,379.)
- Second, the city is in the process of implementing major changes to its compensation structure and classification system, which has led many pay ranges to increase considerably. For example, in 2024 the midpoint for the highest Civil City pay grade was \$117,388, while in 2025 it is \$151,410—a difference of \$34,022. These major changes to our compensation system have led to significant adjustments to the salaries of many positions across city government.

The Committee's recommendations should be reviewed in light of these two conditions.

Conclusion

The Committee has proposed a process and a proposed outcome rooted in the following Guiding Principles: Accessibility of Public Service; Equitable Pay; Quality Community Service; Informed Decisions; and a Transparent and Documented Process.

As noted, the Committee concluded that the prior method for setting elected official salaries (rooted primarily in the status quo; i.e., what was the salary the previous year?) was *very* poorly aligned with the Guiding Principles of the Elected Official Compensation Framework. Irrespective of what salaries are adopted in Ordinance 2024-26, the Committee hopes Councilmembers will take to heart the process and framework used to recommend elected official salaries and support a clear, values-based approach going forward.

Finally, as part of establishing a transparent and repeatable process in line with the Guiding Principles, the framework document recommends the following steps be conducted annually by a newly constituted Ad Hoc Salary Committee:

- April: Committee validates/updates the Elected Official Compensation Framework
- May-June: Committee gathers and analyzes relevant information

- August: Chair drafts elected official salary ordinance
- October: Ordinance vote and passage

These recommendations reflect the Committee's best effort to establish and document a transparent, repeatable process informed by objective data *and* a set of values we believe are aligned with Bloomington city government and community expectations.

ORDINANCE 2024-26

**TO FIX THE SALARIES OF ALL ELECTED CITY OFFICIALS
FOR THE CITY OF BLOOMINGTON FOR THE YEAR 2025**

BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON,
MONROE COUNTY, INDIANA, THAT:

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of
Bloomington for the year beginning January 1, 2025, and extending to December 31, 2025, shall be:

Mayor	\$151,410
Clerk	\$129,780
Council Members	\$ 45,423

SECTION 2. The City Council President shall receive an additional \$1,500 per year, and the City
Council Vice President shall receive \$800 per year.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common
Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County,
Indiana, upon this _____ day of December, 2024.

ISABEL PIEDMONT-SMITH
President,
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this
_____ day of December, 2024.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of December, 2024.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

This ordinance sets the maximum 2025 salary rate for all elected city officials for the City of
Bloomington.

***** Amendment Form *****

Ordinance #: 2024-26
Amendment #: Am 01
Submitted By: Cm. Flaherty and Cm. Rosenbarger
Date: December 11, 2024

Proposed Amendment:

Ordinance 2024-26 shall be amended by deleting SECTION 1:

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of Bloomington for the year beginning January 1, 2025, and extending to December 31, 2025, shall be:

Mayor	\$151,410
Clerk	\$129,780
Council Members	\$ 45,423

and replacing it with:

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of Bloomington for the year beginning January 1, 2025, and extending to December 31, 2025, shall be:

Mayor	\$139,411
Clerk	\$92,873
Council Members	\$26,488

Synopsis and Intent

This amendment is sponsored by Cm. Flaherty and Cm. Rosenbarger and would change the proposed salaries in Ordinance 2024-26 to the following levels for 2025:

- Mayor's salary: \$139,411, which is a 1% increase over the mayor's 2024 salary.
- Clerk's salary: \$92,873, which is half way between the Clerk's 2024 salary and the Grade 12, Step 1 compensation level. This is an increase of \$5,873 compared to the 2024 salary.
- Council Member's salary: \$26,488, which is 19% of the Mayor's salary. This is an increase of \$5,335 compared to a Council Member's 2024 salary.

Combined, the 2025 salaries proposed in this amendment have a fiscal impact of \$60,526 (i.e., the fiscal impact beyond 2024 fiscal requirements for elected official salaries).

These changes are part of a proposed four-year, phased increase of elected official salaries. The intent is to increase salaries in a way that balances (1) alignment with the Elected Official Compensation Framework and principles of accessibility, equity, and quality community service; and (2) more gradual changes from the current (2024) salaries for elected officials. These changes come in the context of a broader, citywide update of compensation levels in order to improve the quality of local government and achieve more competitive and equitable pay.

The proposed phase-in schedule would be subject to the passage of a corresponding salary ordinance for elected officials each year. **Ordinance 2024-26 would only fix 2025 elected official salaries.**

Proposed schedule of pay increases through 2028:

	2025	2026	2027	2028
Mayor	1% increase over 2024 (\$139,411)	Equivalent to Grade 14, Step 2 (\$141,535*)	Equivalent to Grade 14, midpoint between Step 2 and 3 (\$146,473*)	Equivalent to Grade 14, Sep 3 (\$151, 410*)
Clerk	Midpoint between 2024 salary and Grade 12, Step 1 (\$92,873)	Equivalent to Grade 12, Step 1 (\$98,745)	Equivalent to Grade 12, Step 2 (\$106,151*)	Equivalent to Grade 12, Step 3 (\$113,558*)
Council	19% of Mayor's salary (\$26,488)	21% of Mayor's salary (\$29,722*)	23% of Mayor's salary (\$33,689*)	25% of Mayor's salary (\$37,853*)

** Dollar figures are based on current pay grade ranges and steps. If pay ranges are gradually increased over time, the dollar figures would change slightly.*

Short version of proposed schedule of pay increases*:

	2025	2026	2027	2028
Mayor	\$139,411	\$141,535*	\$146,473*	\$151, 410*
Clerk	\$92,873	\$98,745*	\$106,151*	\$113,558*
Council	\$26,488	\$29,722*	\$33,689*	\$37,853*

** Dollar figures are based on current pay grade ranges and steps. If pay ranges are gradually increased over time, the dollar figures would change slightly.*

December 11, 2024 Regular Session Action:

Pending:

***** Amendment Form *****

Ordinance #: 2024-26
Amendment #: Am 02
Submitted By: Cms. Rollo and Ruff
Date: December 11, 2024

Proposed Amendment:

Ordinance 2024-26 shall be amended by deleting SECTION 1:

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of Bloomington for the year beginning January 1, 2025, and extending to December 31, 2025, shall be:

Mayor	\$151,410
Clerk	\$129,780
Council Members	\$ 45,423

and replacing it with:

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of Bloomington for the year beginning January 1, 2025, and extending to December 31, 2025, shall be:

Mayor	\$142,171.93
Clerk	\$90,000
Council Members	\$25,000

Synopsis and Intent

This amendment is sponsored by Cms. Dave Rollo and Andy Ruff and would change the proposed salaries in Ordinance 2024-26 for 2025 as follows:

- Set the Mayor's salary at \$138,031 adjusted in 2025 with a Cost of Living Adjustment (COLA).
- Set the Clerk's salary at \$90K for 2025 without a COLA.
- Set the salary of Councilmembers at \$25K for 2025 without a COLA.

The fiscal impact for the 2025 salaries proposed in this amendment is estimated to be \$45,972.92.

	2024	2025	Increase	FICA (0.0765)	PERF (0.142)
Mayor	138,031	142,171.93	4,140.93	316.78	588.01
Clerk	87,000	90,000	3,000	229.5	426
Council (x9)	21,153 (x9)	25,000 (x9)	3,847 (x9)	294.30 (x9)	N/A
Council (total)	190,377	225,000	34,623	2,648.66	N/A
Totals:			41,763.93	3,194.98	1,014.01

December 11, 2024 Regular Session Action:

Pending

ORDINANCE 2024-26

**TO FIX THE SALARIES OF ALL ELECTED CITY OFFICIALS
FOR THE CITY OF BLOOMINGTON FOR THE YEAR 2025**

BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON,
MONROE COUNTY, INDIANA, THAT:

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of
Bloomington for the year beginning January 1, 2025, and extending to December 31, 2025, shall be:

Mayor	\$142,171.93
Clerk	\$90,000
Council Members	\$25,000

SECTION 2. The City Council President shall receive an additional \$1,500 per year, and the City
Council Vice President shall receive \$800 per year.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common
Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County,
Indiana, upon this 11 day of December, 2024.



ISABEL PIEDMONT-SMITH
President,
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this
13 day of December, 2024.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 13 day of December, 2024.



Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

This ordinance sets the maximum 2025 salary rate for all elected city officials for the City of
Bloomington.

Note: at the Regular Session on December 11, 2024, the Council considered and adopted Amendment 02, which changed the proposed salaries and set the mayoral salary at \$138,031 with a 3% Cost of Living Adjustment (COLA), set the clerk salary at \$90,000 without a COLA, and set the council salaries at \$25,000 without a COLA. The Council also considered Amendment 01, which would have set the salaries of the Mayor, Clerk, and Councilmembers at \$139,411, \$92,873, and \$26,488 respectively. Amendment 01 failed by a vote of 4-5.

Distributed to: Clerk, Controller, Council Attorney, Human Resources, Legal, and Mayor.

City	Population	Mayor	Council Pres.	Council	Clerk	Source	Notes	Council Meeting Frequency	% Clerk of Mayor	% Council of Mayor	% Council of Clerk
Anderson	55,099	\$103,439		\$16,371	\$62,305	Ord 26-23		Monthly [1]	60.23%	15.83%	26.28%
Bloomington	79,107	\$138,031	\$22,153	\$21,153	\$87,000	AIM and Ord 23-26		Weekly [2]	63.03%	15.32%	24.31%
Carmel	101,670	\$172,338	\$24,396	\$24,396	\$127,074	Ord D-2682-23	Ord-D-2679-23 Clerk staff	Bi-Monthly [3]	73.74%	14.16%	19.20%
Columbus	50,474	\$113,764	\$16,464	\$16,464	\$75,600	AIM, Ord 21, 2023 , and Ord 20, 2023		Bi-Monthly [4]	66.45%	14.47%	21.78%
East Chicago	25,968							Bi-Monthly [5]	#DIV/0!	#DIV/0!	#DIV/0!
Elkhart	53,801	\$122,174	\$20,764	\$20,164	\$81,000	AIM		Bi-Monthly [6]	66.30%	16.50%	24.89%
Evansville	115,749	\$135,000		\$21,588	\$94,500	Ord F-2023-13		Bi-Monthly [7]	70.00%	15.99%	22.84%
Fishers	101,966	\$162,880		\$24,287	\$73,818	AIM and Ord 091823C		Monthly [8]	45.32%	14.91%	32.90%
Fort Wayne	267,927	\$154,935	\$26,842	\$26,842	\$98,665	AIM and 2024 Budget book	page 47	Bi-Monthly [9]	63.68%	17.32%	27.21%
Gary	67,972	\$144,662	\$35,000	\$35,000	\$77,325	AIM		Monthly / Bi-Monthly [10]	53.45%	24.19%	45.26%
Greenwood	65,406	\$107,965	\$14,258	\$13,058	\$76,986	Ord 23-34 Clerk , Ord 23-37 Mayor , Ord 23-36 Council		Bi-Monthly [11]	71.31%	12.09%	16.96%
Hammond	76,575	\$163,862		\$35,494	\$93,164	Ord 9617	Mayor paid from 4 funds	Bi-Monthly [12]	56.86%	21.66%	38.10%
Jeffersonville	51,030	\$129,160	\$17,000	\$15,000	\$70,000	Ord 2023-73	Mayor paid from 2 funds, cell phone allowance for all	Bi-Monthly [13]	54.20%	11.61%	21.43%

City	Population	Mayor	Council Pres.	Council	Clerk	Source	Notes	Council Meeting Frequency	% Clerk of Mayor	% Council of Mayor	% Council of Clerk
Kokomo	59,671	\$96,139		\$12,316	\$45,183	Ord 7086		Bi-Monthly [14]	47.00%	12.81%	27.26%
Lafayette	71,402	\$143,962		\$17,212	\$95,004	Ord 2023-48		Monthly [15]	65.99%	11.96%	18.12%
Lawrence	49,276	\$99,750	\$18,375	\$16,275	\$78,856	Ord 12, 2023		Monthly [16]	79.05%	16.32%	20.64%
Marion	28,177	\$74,232		\$8,630	\$48,408	Ord 11-2023		Bi-Monthly [17]	65.21%	11.63%	17.83%
Michigan City	31,792	\$93,280		\$15,426	\$76,253	Ord 4712 Council, Ord 4708 Mayor, Ord 4709 Clerk		Bi-Monthly [18]	81.75%	16.54%	20.23%
Mishawaka	50,913	\$91,794		\$13,592	\$65,154	Ord 5869	does not include \$5,506 in certification pay for clerk-see page 59	Bi-Monthly [19]	70.98%	14.81%	20.86%
Muncie	65,076	\$82,539	\$14,764	\$15,255	\$56,120	Ord 23-23		Monthly [20]	67.99%	18.48%	27.18%
New Albany	37,506	\$95,941	\$11,892	\$11,231	\$54,367	Ord A-23-13		Bi-Monthly [21]	56.67%	11.71%	20.66%
Noblesville	72,748	\$148,196	\$25,763	\$23,186	\$81,113	Ord 26-09-23		Monthly / Bi-Monthly [22]	54.73%	15.65%	28.58%
Richmond	35,513	\$83,097	\$7,345	\$6,996	\$55,839	Ord 32-2023		Bi-Monthly [23]	67.20%	8.42%	12.53%
South Bend	103,110	\$122,990		\$21,960	\$80,212	10977-23 Mayor, 10986-23 Council, 10983-23 Clerk		Bi-Monthly [24]	65.22%	17.86%	27.38%
Terre Haute	58,335	\$101,916	\$15,630	\$15,630	\$62,062	Approved Budget 2024	page 43	Bi-Monthly [25]	60.90%	15.34%	25.18%
West Lafayette	45,060	\$123,723	\$15,759	\$15,279	\$70,380	Ord 24-2023		Monthly [26]	56.89%	12.35%	21.71%

[1] Second Thursday of each Month @ 6:30pm
<https://www.cityofanderson.com/132/City-Council>

[2] Weekly on Wednesdays @ 6:30PM
<https://bloomington.in.gov/council>

[3] First and third Monday of each month @ 6:00PM
<https://www.carmel.in.gov/government/city-council/2024-agendas-and-minutes>

[4] First and third Tuesday of every month @ 6:00PM
<https://www.columbus.in.gov/city-council/>

[5] Second and fourth Wednesdays of every month @ 6:00pm
<https://www.eastchicago.com/290/Common-Council>

[6] First and third Monday of each month @ 7:00PM
<https://elkhartindiana.org/boards-commissions/>

[7] Two Mondays each month @ 5:30PM
https://www.evansvillegov.org/city/topic/index.php?topicid=642&structureid=16#City_Council_meet

[8] Third Monday of every month @ 7:--PM
<https://www.jocelynvareforfishers.com/blog/fishers-city-council-101/>

<https://fishersin.gov/agenda-center/>

(filter for "city council")

[9] Second and fourth Tuesday of every month @ 5:30PM

<https://www.cityoffortwayne.org/city-council-home/179-city-council-meetings-no-content.html>

[10] No clear schedule plan on website, but seems to be either once or twice a month based on General Meeting Agenda docs

<http://garycommoncouncil.org/current-legislation/meeting-minutes/>

[11] First and third Monday of each month

<https://www.greenwood.in.gov/council/#:~:text=The%20Greenwood%20Common%20Council%20is,rd%20Monday%20of%20each%20month.>

[12] Second and fourth Monday of each month @6:00PM

<https://www.gohammond.com/departments/city-council/meeting-calendar/>

[13] First and third Monday of each month @ 6:00PM

<https://cityofjeff.net/events/category/city-council-meetings/>

[14] No clear schedule on website, but seems to be second and fourth Monday of each month based on previous minutes

https://www.cityofkokomo.org/residents/council_agendas_and_minutes/index.php#outer-254

[15] First Monday of each month

<https://www.lafayette.in.gov/646/City-Council>

[16] First Monday of each month @ 6:30PM

<https://www.cityoflawrence.org/common-council/#:~:text=The%20council%20meets%20the%20first,in%20the%20Public%20Assembly%20Room.>

[17] First and third Thursday of each month @5:30PM

<https://cityofmarion.civicweb.net/Portal/MeetingTypeList.aspx>

[18] First and third Tuesday of each month @6:30PM

<https://www.emichigancity.com/Calendar.aspx?EID=94#:~:text=The%20City%20Council%20meets%20in,30%20PM%20in%20City%20Hall.>

[19] First and third Mondays of each month

[https://mishawaka.in.gov/government/elected-appointed-officials/common-council/#:~:text=Here%20to%20Serve%20the%20City,and%20the%](https://mishawaka.in.gov/government/elected-appointed-officials/common-council/#:~:text=Here%20to%20Serve%20the%20City,and%20the%20)

20Mishawaka%20Legal%20Department.

[20] First Monday of every month @7:00PM

<https://www.muncie.in.gov/council/#:~:text=The%20Muncie%20City%20Council%20meets,the%20Muncie%20City%20Hall%20Auditorium.>

[21] First Monday and third Thursday of every month @7:00PM

<https://cityofnewalbany.com/boards-and-commissions/>

[22] "held on the Tuesdays that follow the second and fourth Monday of each month," so the third and fifth Tuesday of each month @ 7:00PM

<https://www.noblesville.in.gov/council/#:~:text=Council%20meetings%20are%20open%20to,10th%20Street.>

[23] First and third Mondays of each month @7:00PM

<https://www.richmondindiana.gov/city-council>

[24] Second and fourth Monday of each month

<https://southbend.in.gov/department/common-council/>

[25] First and second Thursday of each month

<https://www.terrehaute.in.gov/events/city-council-meeting.ics>

[26] First Monday of every month @6:30PM

<https://www.westlafayette.in.gov/government/boards-and-commissions/city-council>



CLERK NICOLE BOLDEN

CITY OF BLOOMINGTON

401 N Morton St, Ste. 110
Bloomington, IN 47404

OFFICE OF THE CITY CLERK

812.349.3408
clerk@bloomington.in.gov

To: Members of the Common Council

From: Clerk Nicole Bolden

Date: 25 September 2025

Re: Interview Committee Recommendations for Board and Commissions

The Common Council interview committees have made recommendations for appointments to the following boards and commissions:

Interview Committee Team A Recommendations:

- For the Board of Housing Quality Appeals - to appoint Joshua Brewer to seat C-3.

Interview Committee Team B Recommendations:

- For the Transportation Commission - to appoint Eoban Binder to seat C-1.

Interview Committee Team C Recommendations:

- For the Historic Preservation Commission - to appoint Drew Herron to seat C-4
- For the Arts Commission - to appoint Lynn Hooker to seat C-3.

Contact

Clerk Nicole Bolden, 812-349-3408, clerk@bloomington.in.gov

Jennifer Crossley, Deputy Clerk of Communications and Outreach, 812-349-3403,
jennifer.crossley@bloomington.in.gov

ORDINANCE 2025-32
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Use Table Amendment- “Urban Agriculture, Commercial”

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020, the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on August 11, 2025, the Plan Commission voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified this amendment proposal to the Common Council on August 20, 2025; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
 - (A) ZO-18-25 (hereinafter “Attachment A”)
 - (B) Any Council amendment thereto (“Attachment B”)

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this __ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this __ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This amendment introduces a new land use- “Urban Agriculture, Commercial”. This new land use would allow some expanded services and offerings within the City for urban agriculture uses beyond the current, similar land use of “Urban Agriculture, Noncommercial”. The new proposed land use would allow for an outdoor education component, on-site employees, and year round retail sales for produce grown on the property. This use is proposed to be a Conditional Accessory use in the R1-R4, RM, and RH districts and a permitted use in all other districts. There are use specific standards, a new definition, and related adjustments to the numbering of proceeding sections of the UDO. This ordinance is in accordance with Indiana Code 36-7-4-600.

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, CA = Conditional Accessory, T = temporary use, Uses with an * = use-specific standards apply

Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential							Mixed-Use							Non-Residential		Use-Specific Standards	
	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM		PO
Cemetery or mausoleum													P					
Club or lodge										P	P			P				
Community center		C	C	C	P*	P*			P	P	P		P	P				20.03.030(c)(2)
Conference or convention center											P	P	P	P				
Crematory											C		C			C		
Day-care center, adult or child	A*	A*	A*	A*	C*	C*	C*	P*	P*	P*	P*	C*	C*	P*	P*	A*		20.03.030(c)(3)
Government service facility										P	P	P	P	P		P		
Jail or detention facility													C*			C*		20.03.030(c)(4)
Meeting, banquet, or event facility										P	P	P	P	P				
Mortuary										P	P		P					
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C			
Police, fire, or rescue station	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		
Urban agriculture, commercial	CA*	CA*	CA*	CA*	CA*	CA*	CA*	P	P	P	P	P	P	P	P	P		20.03.030(c)(5)
Urban agriculture, noncommercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(c)(5)20.03.030(c)(6)
Educational Facilities																		
School, college or university											C	C	P					
School, public or private	C*	C*	C*	C*	C*	C*	C*	C*	C*	P*	P*	C*	P*	P*				20.03.030(c)(7)20.03.030(c)(6)
School, trade or business										P	P	P	P	P		P		
Healthcare Facilities																		
Hospital													C		C			
Medical clinic									P	P	P	P	P	P	P			
Methadone treatment facility											P*		C*		C*			20.03.030(c)(8)20.03.030(c)(7)
Opioid rehabilitation facility										C*	C*	C*		C*	C*			20.03.030(c)(8)20.03.030(c)(7)
COMMERCIAL USES																		
Agricultural and Animal Uses																		
Crops and pasturage	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*			20.03.030(d)(1)
Kennel											C*					C*		20.03.030(d)(2)
Orchard or tree farm, commercial	P	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		20.03.030(d)(3)

(5) Urban Agriculture, Commercial

(A) Structures

- i. Greenhouses and hoop houses are limited to a maximum height of 20 feet, shall be located at least 10 feet from any lot line and may not cover more than 50 percent of the property.
- ii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iii. Agricultural stands are limited to a maximum height of 12 feet and shall be located at least 10 feet from any abutting lot with an occupied residential use.
- iv. Fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Operational Standards

- i. In the R1, R2, R3, and R4 districts only, retail sales shall be prohibited on the commercial urban agriculture site, except for the sale of produce grown on that site in an unprocessed form. Such sales shall be in compliance with Section 20.03.030(h)(4) (Farm Produce Sales) except that there shall not be a limitation on the number of days allowed.
- ii. The site drainage and maintenance shall prevent water and fertilizer from the urban agriculture use from draining onto adjacent property that is not part of the contiguous land in the urban agricultural use.
- iii. Compost piles shall not exceed six feet in height. Refuse and compost area shall be enclosed at ground level to be rodent-resistant.
- iv. Within the R1, R2, R3, and R4 zoning districts, no outdoor work activity that involves power equipment or generators may occur before 8:00 AM or after 7:00 PM.
- v. In the R1, R2, R3, R4, RM and RH districts, a maximum of one employee or volunteer is allowed per minimum lot size of the district on the site at one time. Regardless of lot size, a maximum of 3 employees or volunteers are allowed on one property at one time. There is no limit on the number of employees or volunteers in all other districts.
- vi. In the R1, R2, R3, R4, RM and RH districts, educational classes are allowed on-site with a maximum enrollment per class of 2 people per minimum lot size of the district on the site. Regardless of lot size, a maximum of 8 enrolled students are allowed on one property. There is no limit on the class size in all other districts.
- vii. Activities associated with the use may be conducted within a building or outside.
- viii. One additional drivecut is allowed if the property is larger than 10,000 square feet.

(C) Soil Quality

Food products may be sold if grown in soil native to the site if the applicant can provide documentation to the City that the following standards are satisfied:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 - 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 - 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

~~(5)(6)~~ **Urban Agriculture, Noncommercial**

(A) Structures

- i. Greenhouses and hoop houses are limited to a maximum height of 15 feet, shall be located at least 10 feet from any lot line and may not cover more than 25 percent of the property.
- ii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iii. Agricultural stands are limited to a maximum height of 12 feet and shall be located at least 10 feet from any abutting lot with an occupied residential use.
- iv. Fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Operational Standards

- i. Retail sales shall be prohibited on the noncommercial urban agriculture site, except for the sale of produce grown on that site. Such sales shall be in compliance with Section 20.03.030(h)(4) (~~Farm Produce Sales~~ Farm Produce Sales).
- ii. The site drainage and maintenance shall prevent water and fertilizer from draining onto adjacent property that is not part of the contiguous land in the urban agricultural use.
- iii. Compost piles shall not exceed six feet in height. Refuse and compost area shall be enclosed at ground level to be rodent-resistant.
- iv. No outdoor work activity that involves power equipment or generators may occur between sunset and sunrise.

(C) Soil Quality

Food products may be sold if grown in soil native to the site if the applicant can provide documentation to the City that the following standards are satisfied:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

(6)(7) School, Public or Private

- (A) Each public or private high school shall be located on a site with direct access to an arterial or collector street.
- (B) Each public or private elementary or middle school located on a site adjacent to an arterial or collector street shall provide an automobile pick-up/drop-off area adequate to protect student safety with access from either a collector or local street, and shall provide a direct pedestrian connection to at least one local street adjacent to the site.

(7)(8) Methadone Treatment Facility or Opioid Rehabilitation Facility

- (A) Each clinic or facility shall be at least 1,000 feet from the nearest property line of a lot containing a primary use that falls under the Household Living category, Group Living category, a Place of Worship, or a Public or Private School;
- (B) Each clinic or facility shall include a waiting and departure lounge sufficient in size to accommodate all scheduled patrons, which shall be open to patrons at least one hour before and after any official business is to be conducted. Such areas shall include restroom facilities that shall be open at least one hour prior to the beginning of scheduled services.

(d) Commercial Uses

(1) Crops and Pasturage

(A) Generally

- i. Except in the R1 zoning district, this use shall be accessory to a principal use on the same lot or parcel.

Unified Development Ordinance (UDO)

This entire document as approved and with any subsequent amendments. The Unified Development Ordinance includes both the zoning ordinance, authorized by the Indiana Code 36-7-4-600 Series and the subdivision control ordinance, authorized by the Indiana Code 36-7-4-700 Series.

University

See "School, College or University."

Urban agriculture, Commercial

The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production and sale of food products from food grown on the premises and include outdoor educational activities conducted on the property related to Urban Agriculture. Separate plots for cultivation or use by one or more individuals may be farmed collectively by members of the group or rented independently and may include common areas maintained and used by group members. This definition includes both indoor and outdoor educational classes administered on-site, gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other similar activities. Urban agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.

Urban Agriculture, Noncommercial

The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production and sale of food products from food grown on the premises. Noncommercial urban agriculture may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. This definition includes gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other similar activities. Urban agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.

Use

The purposes for which land, a building, or structure thereon is designed, arranged, or intended, or for which it is occupied, maintained, let, or leased.

Use, Abandonment of

The relinquishment of property or a cessation of the use of property for a continuous period of twelve months by the owner.

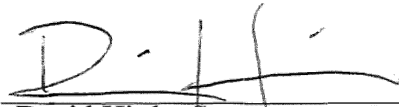
Use, Accessory

An activity that is conducted or located on the same zoning lot as the primary building or use served, except as may be specifically provided elsewhere in this UDO; is clearly and customarily incidental to, subordinate in purpose to, and serving the primary use; and is either in the same ownership as the primary use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of the primary use.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-32 is a true and complete copy of Plan Commission Case Number ZO-18-25 which was given a recommendation of approval by a vote of 5 Ayes, 3 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on August 11, 2025.

Date: August 20, 2025


David Hittle, Secretary
Plan Commission

Received by the Common Council Office this 20 day of August, 2025.


Nicole Bolden, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #
_____	_____	_____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____ XX _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

This amendment introduces a new land use- "Urban Agriculture, Commercial". This new land use would allow some expanded services and offerings within the City for urban agriculture uses beyond the current, similar land use of "Urban Agriculture, Noncommercial". The new proposed land use would allow for an outdoor education component, on-site employees, and year round retail sales for produce grown on the property. This use is proposed to be a Conditional Accessory use in the R1-R4, RM, and RH districts and a permitted use in all other districts. There are use specific standards, a new definition, and related adjustments to the numbering of proceeding sections of the UDO. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

Case # ZO-18-25 Memo

To: Bloomington Common Council

From: Eric Greulich, Development Services Manager

Date: August 20, 2025

Re: Ordinance #2025-32; Use Table Amendments to Unified Development Ordinance for the use “Urban Agriculture, Commercial”.

The Plan Commission heard case ZO-18-25 on July 14, 2025 and August 11, 2025 and voted 5-3 to send the petition to the Common Council with a positive recommendation with two conditions of approval:

1. The language regarding storm water management shall be clarified to say- the site drainage and maintenance shall prevent water and fertilizer **from the urban agriculture use** from draining onto adjacent property that is not part of the contiguous land in the urban agriculture use.
2. The limitation on number of employees shall be amended to say the limitation applies to the number of employees or volunteers allowed at one time.

ZO-18-25 | “Urban Agriculture, Commercial”

This amendment introduces a new land use- “Urban Agriculture, Commercial”. This new land use would allow some expanded services and offerings within the City for urban agriculture uses beyond the current, similar land use of “Urban Agriculture, Noncommercial”. The new proposed land use would allow for an outdoor education component, on-site employees, and year round retail sales for produce grown on the property. This use is proposed to be a Conditional Accessory use in the R1-R4, RM, and RH districts and a permitted use in all other districts. There are use specific standards included with this use as well.

At the first and second hearings the Plan Commission heard comments and questions from members of the community regarding this use including- whether it was appropriate within residential neighborhoods, possible additional limitations on maximum number of employees and class size, hours of operation for the use, and height and size of allowed structures.

The proposed legislation includes three changes from what was heard at the July 14 hearing and included a revision to the allowed hours of operation to restrict the use of power equipment to the hours of 8:00 AM to 7:00 PM. A maximum amount of employees or volunteers has also been introduced to limit the number of employees or volunteers to a maximum of 3, regardless of lot size. A condition of approval was included by the Plan Commission to clarify that the maximum

number of employees is at one time. A maximum amount of registered students has also been proposed to limit the number of students to a maximum of 8, regardless of lot size.

ORDINANCE 25-38

**AN ORDINANCE FIXING THE SALARIES OF OFFICERS AND EMPLOYEES OF
THE POLICE AND FIRE DEPARTMENTS
FOR THE CITY OF BLOOMINGTON, INDIANA,
FOR THE YEAR 2026**

NOW BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I A. From and after January 1, 2026, pursuant to Indiana Code § 36-8-3-3(d), the salary and pay schedule for the officers and employees of the Fire Department of the City of Bloomington, Indiana, shall be fixed as follows, to wit:

Civilian Non-Sworn positions are assigned a grade pursuant to the same structure as Non-Union Appointed Officers. Sworn Administrative positions are non-union, but are assigned specific salaries. If a position is followed by a parenthesis containing a decimal, the position is part-time and at least thirty (30) hours per week, making it a benefits-eligible position. All positions below thirty hours per week are paid hourly, pursuant to Section III.

The amounts for each grade are further described in Section III. The maximum rates listed in Section III reflect the maximum annual salary for each job grade for a regular full-time employee. Where a position is followed by a parenthesis containing a decimal, the amount listed for that position is prorated based on the position’s hours.

Where more than one (1) position shares the same job title in the department indicated, the number of positions that share the job title is given in parentheses after the job title in the form of a whole number.

CIVILIAN NON-SWORN

<u>Job Title</u>	<u>Grade</u>
Chief	14
Fire Marshal	9
Deputy Fire Marshal (2)	8
Program Manager	9
Community EMT/Paramedic (6)	6
Office Manager	6

SWORN ADMINISTRATIVE FIRE DEPARTMENT EMPLOYEES

<u>Job Title</u>	<u>Grade or Max Base Salary</u>
Deputy Chief	\$121,000.10
Assistant Chief of Administration and Planning	\$113,000.16
Assistant Chief of Operations	\$113,000.16
Battalion Chief of Operations (3)	\$110,000.02
Battalion Chief of Training	\$110,000.02
Community Engagement Officer	\$93,440.00
Fire Logistics Officer	\$93,440.00

Probationary Officer

\$78,503.00

SWORN CONTRACTUAL POSITIONS

Captain

\$93,440.00

Chauffeur/Lieutenant

\$86,760.00

Firefighter 1st Class

\$83,503.00

In addition to the salary and pay schedule listed above, the City also shall contribute four percent (4%) of the salary of a fully paid firefighter at base pay (Firefighter 1st Class) with twenty-five (25) years of longevity (equal to an additional \$12,500) to the Public Employees Retirement Fund on behalf of each sworn firefighter under the authority of I.C. §§ 36-8 *et seq.*

SECTION I B. Additional Specialty Pay.

Effective January 1, 2026, increases to the base salary described above on the basis of longevity, professional assignment, certification, and education shall be paid as reflected below.

Longevity

Additional pay for longevity shall be credited on the firefighter’s anniversary date of hire after the completion of years of service as reflected in the chart below.

Years of			Years of			Years of			Years of	
<u>Service</u>	<u>Amount</u>		<u>Service</u>	<u>Amount</u>		<u>Service</u>	<u>Amount</u>		<u>Service</u>	<u>Amount</u>
1	\$0		6	\$1,500		11	\$3,000		16	\$5,000
2	\$400		7	\$2,000		12	\$3,000		17	\$5,000
3	\$500		8	\$2,000		13	\$4,000		18	\$5,000
4	\$800		9	\$2,100		14	\$4,000		19	\$6,000
5	\$1,500		10	\$3,000		15	\$4,000		20	\$6,000

Years of	
<u>Service</u>	<u>Amount</u>
21	\$7,000
22	\$7,000
23	\$10,000
24	\$10,000
25+	\$12,500*

*Longevity is capped at \$12,500; however, pension contributions are made at the full 25+ longevity rate of \$12,500.

Certification

Firefighters who have achieved one or more of the 51 qualifying certifications listed in the Department’s Professional Standards and Promotion Guide shall be eligible for additional compensation in accordance with the table set forth below:

<u>Number of</u>	<u>Amount per</u>
<u>Certifications</u>	<u>Certification</u>
1	\$100
2	\$200
3	\$300
4	\$400
5	\$500
6	\$600
7	\$700
8	\$800
9	\$900
10	\$1,000
11	\$1,100

12	\$1,200
13	\$1,300
14	\$1,400
15	\$1,500

Maximum of fifteen (15) certificates or one thousand, five hundred dollars (\$1,500.00) shall apply. Any and all certifications must be current and on file at Headquarters to receive certification pay.

Professional & Command Classifications

Additional pay for professional and command appointments shall be as follows:

Squad Officer	\$	1,800
Headquarters Captain	\$	1,000
Station Captain	\$	1,000
Squad Driver	\$	900
Engineer	\$	900
Shift Training Instructor	\$	800
Sergeant	\$	500
Shift Logistics Technician	\$	500
Rescue Technician	\$	200
Headquarters Station Differential	\$	100

Education

Education Pay shall be paid to firefighters with advanced degrees from accredited institutions at two levels:

Level 1	Associate 2-year degree	\$	500
Level 2	Bachelor 4-year or higher level degree	\$	1,200

Other

Unscheduled Duty Pay*	Paid at employee’s regular hourly rate. Minimum 2 hours. No maximum.
Holdover Pay	Paid at employee’s regular hourly rate. Minimum .5 hours. No maximum.
Mandatory Training Pay	Paid at employee’s regular hourly rate. Minimum 2 hours and maximum 8 hours.
Holiday Pay**	\$100 per day
Clothing Allotment	\$500
Reassignment Pay	\$10 per tour of duty
On-Call Pay***	\$100 per week spent on on-call status.
Acting Pay	Base salary increased to the base salary of the higher rank if time spent in acting capacity exceeds 30 consecutive calendar days.

* Unscheduled Duty Pay shall also be paid to Probationary Officers.
 ** Holiday Pay shall also be paid to Battalion Chiefs of Operations and Probationary Officers.
 ***On-Call Pay shall be paid only to the Fire Marshal, Deputy Fire Marshals, and Community Engagement Officer.

SECTION I C. Increases for salaries not set by the contract

Subject to the maximum salaries set by this ordinance, an increase may be included in those salaries not set by a collective bargaining agreement, and this increase is based on the compensation plan for non-union employees.

SECTION I D. Retention Pay - Base Salary

Retention pay has been permanently added to the base pay. The previously paid amounts are factored in and included in the salaries listed in section I(A).

SECTION I E. Premium Payments for Battalion Chiefs

In addition to their regular compensation, Battalion Chiefs who work a non-scheduled, twenty-four (24) hour shift will receive one hundred dollars (\$100) for each such non-scheduled twenty-four (24) hour shift.

SECTION II A. From and after January 1, 2026, pursuant to I.C. § 36-8-3-3(d), the salary and pay schedule for the officers of the Police Department of the City of Bloomington, Indiana, shall be fixed as follows, to wit:

Certain non-contractual positions have a maximum salary listed, while others are assigned a grade pursuant to the same structure as Non-Union Appointed Officers. If a position is followed by a parenthesis containing a decimal, the position is part-time and at least thirty hours per week, making it a benefits-eligible position. All positions below thirty (30) hours per week are paid hourly, pursuant to Section III.

The amounts for each grade are further described in Section III. The maximum rates listed in Section III reflect the maximum annual salary for each job grade for a regular full-time employee. Where a position is followed by a parenthesis containing a decimal, the amount listed for that position is prorated based on the position's hours.

Where more than one position shares the same job title in the department indicated, the number of positions that share the job title is given in parentheses after the job title in the form of a whole number.

<u>POLICE DEPARTMENT</u>	
<u>Job Title</u>	<u>Grade or Max Base Salary</u>
Chief Salary	14
Deputy Chief	\$124,128.09
Captain of Operations	\$119,319.95
Captain of Administration	\$119,319.95
Lieutenant (4)	\$114,513.00
Sergeant (13)	\$98,161.86
Probationary Police Officer (11)	\$81,234 - \$84,626
<u>Administration</u>	
Senior Social Worker	9
Crime Scene Technician and Property Manager (3)	8
Social Worker (2)	8
Office and Accreditation Manager	8
Executive Assistant	7
CAD/RMS Administrator	8
Data Analyst (2)	8
Community Service Specialist (11)	5
Office Assistant and Outreach Specialist	6
Custodian	3
<u>CEDC</u>	
Telecommunications Manager	9
Social Worker	8
Telecommunications Assistant Manager	8
Telecommunications Supervisor (6)	7
Telecommunicators (32)	6
Accreditation and Quality Assurance Specialist/Telecommunicator II	6
<u>Records</u>	
Records Manager/Administrative Manager III	9
Assistant Records Manager/Administrative Assistant II	7
Special Investigations Clerk	5
Records Clerk (11)	5
Front Desk Clerk I/Administrative Clerk II	5
<u>CONTRACTUAL SALARIES</u>	
Senior Police Officer	\$87,825
Officer First Class	\$84,626

In addition to the salary and pay schedule listed above, the City shall also contribute four percent (4%) of the salary of a fully paid office at base pay (Officer First Class) plus \$5,000 (equal to

\$89,266) to the Public Employees Retirement Fund on behalf of each sworn police officer under the authority of I.C. §§ 36-8-6-4 and 36-8-8-8.

SECTION II B. Additional pay for Sergeants, Senior Police Officers, Officers First Class, and Probationary Officers, if eligible.

Effective January 1, 2025, the City added specialty pay, training pay pay, and education pay pay as reflected below to the base salary described above. The maximum additional annual pay total *except for* longevity and other pay, under Section II B. is \$4,800.00.

Longevity

Longevity pay shall be credited on a member’s anniversary date of hire after the completion of years of service as reflected in the table below.

Years of Service	Longevity Pay		Years of Service	Longevity Pay
1	\$200		11	\$2,200
2	\$400		12	\$2,400
3	\$600		13	\$2,600
4	\$800		14	\$2,800
5	\$1,000		15	\$3,000
6	\$1,200		16	\$3,200
7	\$1,400		17	\$3,400
8	\$1,600		18	\$3,600
9	\$1,800		19	\$3,800
10	\$2,000		20 or more	\$5,000

Training

For every twenty (20) hours per year in training = One hundred dollars (\$100).
Training must be completed during the year for credit on next year’s pay. Credit for training is not cumulative.

Specialty Pay

Specialty pay is divided into three (3) levels:

Category 1 = School Liaison Officer, Training Instructor, Breath Analyzer, Canine Officer, Bike Patrol, Motorcycle Patrol, Civil Disturbance Unit, Accident Reconstructionist, Honor Guard, Downtown Resources Officer, and Drug Recognition Expert

Category 2 = CIRT Officer, Hostage Negotiator, Dive Team

Category 3 = Field Training Officer and/or Detective

Category 1 = \$500 in pay

Category 2 = \$1,000 in pay

Category 3 = \$1,600

Employees must maintain and/or hold classification to keep associated pay.

Education

Education pay divided into three (3) levels:

Two (2) year degree = Six Hundred Dollars (\$600) in pay

Four (4) year degree = Twelve Hundred Dollars (\$1200) in pay
Masters, Law or Doctorate degree = Sixteen Hundred Dollars (\$1600) in pay

Other

Off-Duty pay is received at a minimum of two (2) hours.

<u>Shift Pay Differential:</u>	
Afternoon Shift	\$16/week
Night Shift and High Intensity Patrol	\$20/week
Afternoon Shift*	\$50/week*

*The Fifty Dollars (\$50) per-week shift differential shall only apply to (1) senior police officers who (2) successfully bid for afternoon shift as their first or second choice in accordance with Section VIII of the Collective Bargaining Agreement between the City of Bloomington and the Fraternal Order of Police, Don Owens Memorial Lodge 88. For non-senior police officers or senior police officers who do not bid for afternoon shift as their first or second choice, the standard Sixteen Hour (\$16) per-week afternoon shift differential shall apply.

SECTION II C. Clothing Allotment

All sworn officers will receive a clothing allotment of Five Hundred Dollars (\$500).

SECTION II D. Recruitment Incentives

Eligible officers who refer a candidate who is hired as a police officer will receive One Thousand Dollars (\$1,000) in accordance with the procedures and requirements outlined in the Employee Referral Program. Newly hired certified police officers will receive Five Thousand Dollars (\$5,000) within the first year of employment. Those newly-hired officers who are not certified police officers will receive Three Thousand Dollars (\$3,000) within the first year of employment. Those who have previously been employed by the City must have a one (1) year gap in full time employment with the City to be eligible for this incentive.

SECTION II E. Police Shift Differential

Employees working in the Police Department and Central Dispatch, who are assigned to work after 1:30 p.m., shall receive a twenty-six cents (\$0.26) per hour premium shift differential for working the evening shift.

SECTION II F. Dispatch Trainer Incentive Pay

During pay periods when a dispatcher is designated as a trainer, dispatchers shall earn a shift differential of One Dollar (\$1.00) per hour for training other, less experienced dispatchers. Proper documentation shall be provided to Human Resources and the Controller’s Office to verify which Dispatchers are trainers.

SECTION III A. Pay Grades and Salary Ranges

The minimum and maximum rates listed below reflect the salary ranges for each job grade for a full-time officer of the Police and Fire departments. These ranges are based on full time hours worked and will be prorated for part-time, benefits-eligible employees.

Grade	Minimum	Maximum
1	\$36,387	\$43,664
2	\$38,209	\$45,850
3	\$40,883	\$49,061
4	\$43,242	\$56,215

5	\$50,275	\$65,358
6	\$57,309	\$74,501
7	\$64,342	\$83,644
8	\$71,374	\$92,786
9	\$78,408	\$101,931
10	\$85,440	\$111,073
11	\$92,474	\$120,217
12	\$101,411	\$131,836
13	\$115,899	\$175,780
14	\$135,316	\$175,780

SECTION III B. Non-union Pay Steps Within Grades. The amount earned within each grade shall be determined by the employee’s tenure within the City and, if applicable, prior relevant experience. These amounts are based on full time hours worked and will be prorated for part-time employees. Employees whose 2026 salary is higher than the maximum of the salary range due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their total salary.

Grade	Minimum/ Hire	After Year 1	After Year 3	After Year 5	Maximum/After Year 10
1	\$36,387	\$38,205	\$40,025	\$41,844	\$43,664
2	\$38,209	\$40,119	\$42,029	\$43,939	\$45,850
3	\$40,883	\$42,928	\$44,972	\$47,016	\$49,061
4	\$43,242	\$46,485	\$49,728	\$52,972	\$56,215
5	\$50,275	\$54,046	\$57,816	\$61,587	\$65,358
6	\$57,309	\$61,607	\$65,905	\$70,203	\$74,501
7	\$64,342	\$69,167	\$73,992	\$78,818	\$83,644
8	\$71,374	\$76,728	\$82,081	\$87,434	\$92,786
9	\$78,408	\$84, 288	\$90,169	\$96,049	\$101,931
10	\$85,440	\$91,849	\$98,257	\$104,666	\$111,073
11	\$92,474	\$99,409	\$106,345	\$113,281	\$120,217
12	\$101,411	\$109,017	\$116,624	\$124,230	\$131,836

13	\$115,899	\$124,592	\$133,284	\$141,977	\$150,669
14	\$135,216	\$145,357	\$155,498	\$165,640	\$175,780

SECTION III C. Part-time and Temporary Positions All positions that are filled on an ad hoc basis and are of temporary or seasonal nature are considered “Temporary Positions.” Temporary Positions and part-time positions below thirty (30) hours per week are benefits-eligible are subject to the hourly rates table, listed below. The rate ranges in the table are hourly rates, except as otherwise listed.

HOURLY RATES TABLE

<u>Job Title</u>	<u>Minimum</u>	<u>Maximum</u>
Administrative Assistant/Office Manager	\$16.66	\$23.50
Attendant	\$16.66	\$17.15
Intern/Law Clerk	\$16.66	\$17.15
Laborer	\$16.66	\$22.17
Law Clerk	\$16.66	\$17.15
Leader/Coordinator	\$16.66	\$30.50
Motor Equipment Operator	\$16.66	\$22.82
Specialist	\$16.66	\$50.00
Staff Assistant	\$17.96	\$18.71
Supervisor/Manager	\$16.66	\$38.00
Support Specialist	\$16.66	\$20.50

All temporary positions and hourly rates must be separately approved by Human Resources and the Controller’s office.

SECTION IV. If any section, sentence, or provision of this Ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

This ordinance sets the minimum and maximum salary rates for all sworn fire and police personnel for the year 2026 in accordance with Council-approved collective bargaining agreements.



TO: City Council members

FROM: Sharr Pechac, Human Resources Director

CC: Mayor Kerry Thomson, Deputy Mayor Gretchen Knapp, Controller Jessica McClellan, and Council Administrator Lisa Lehner

DATE:

SUBJECT: 2026 Salary Ordinance 25-38 for Officers of the Police and Fire Departments.

Ordinance 25-38 fixes the salaries of officers within both the Police and Fire Departments for January 1st through December 31st of 2026.

The requested changes and new positions are explained below.

In the past, some Fire and Police positions were listed in a separate ordinance for appointed officers, non-union, and A.F.S.C.M.E. employees. Starting with the 2025 Salary Ordinances, these non-union positions within the Fire and Police Departments were merged into this salary ordinance for convenience. Similarly, we moved other provisions related to these positions from the appointed salary ordinance into this document. Condensing them all to one ordinance makes it easier to easily understand the makeup of these critical departments. Therefore, we have maintained the structure set in 2025.

REVISED POSITIONS

Fire: An Administrative Assistant position in the Fire Civilian Non-Sworn was listed in the 2025 Safety Officer Salary Ordinance as a full-time position. This corrects a mistake as the position was budgeted to be part-time at twenty-nine hours. (Fiscal Impact= 0)

ELIMINATED/NEW POSITION

Police: Evidence Clerk to Crime Scene Technician: The vacant Evidence Clerk position will be eliminated, and the savings will fund a third Crime Scene Technician to reduce on-call burdens, increase crime scene processing capacity amid rising calls, and improve Property Room efficiency. (Fiscal Impact = 38,385.19)

OTHER CHANGES

- Some non-contractual positions have a salary listed rather than a grade. This is because these positions are all paid the same base salary based on their rank, rather than their steps within grades.

- For graded positions, the steps within each grade (based on tenure) are added to this Ordinance.
- Part-time positions that are not benefits-eligible are not included in Sections I or II. Those positions are paid hourly. The hourly wage chart listed in Section III (C) is updated to align with the hourly rates for similar work done in Civil City pay grades.

Your approval of Ordinance 25-38 is requested. Please feel free to contact me if you have any questions.

ORDINANCE 2025-39

**TO FIX THE SALARIES OF APPOINTED DEPUTIES AND EMPLOYEES OF THE
BLOOMINGTON CITY CLERK FOR THE CITY OF BLOOMINGTON, MONROE COUNTY,
INDIANA FOR THE YEAR 2026**

WHEREAS, under Indiana Code 36-4-7-3(d), the City Clerk may fix the salaries of its deputies and employees appointed under Indiana Code 36-4-11-4; and

WHEREAS, the Bloomington City Clerk wishes to fix the annual salaries for appointed deputies and employees pursuant to I.C. 36-4-7-3(d);

Now, therefore, be it hereby ordained by the Common Council of the City of Bloomington, Monroe County, Indiana that:

SECTION 1: I, Nicole Bolden, Clerk of the City of Bloomington, Indiana, as referenced by Indiana Code § 36-4-7-3 and § 36-4-11-4, and subject to the approval of the Bloomington Common Council, fix the maximum annual salaries for the following appointed deputies and employees of the City of Bloomington, Indiana, beginning January 1, 2026, and continuing after that until duly changed, and request that the Common Council approve such salary rates of said city.

SECTION 2: Where more than one position shares the same job title indicated, the number of positions that share the job title is given in parentheses after the job title.

<u>Job Title</u>	<u>Maximum Base Salary</u>
Chief Deputy Clerk	\$78,818
Deputy Clerk of Communications & Outreach	\$73,992
Deputy Clerk	\$70,203
Deputy Clerk	\$61,607
Intern (2)	\$17.15/hour

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION 4: If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstance, shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid section, sentence, provision or application, and to this end the provisions of this ordinance are declared to be severable.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this ____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon
this ____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2024.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS:

This salary ordinance establishes the 2026 maximum salaries for Bloomington City Clerk employees.

ORDINANCE 2025-40

AN ORDINANCE TO FIX THE SALARIES OF APPOINTED OFFICERS, NON-UNION, AND A.F.S.C.M.E. EMPLOYEES FOR ALL THE DEPARTMENTS OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA FOR THE YEAR 2026

BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1: From and after the first (1st) day of January 2026, the salary and pay schedule for the following appointed officers and employees of the City of Bloomington, be fixed as follows:

SALARY SCHEDULE AS PRESENTED BY MAYOR KERRY THOMSON TO THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON:

I, Kerry Thomson, Mayor of the City of Bloomington, Indiana, as required by Indiana Code § 36-4-7-3, hereby fix the salaries and pay schedule for the following appointed officers and employees of the City of Bloomington, Indiana, beginning January 1, 2026, and continuing thereafter until duly changed, and request that such salary rates be approved by the Common Council of said city.

In addition to the salaries of appointed officers and employees of the Civil City, this ordinance also contains the salaries of the appointed officers and employees of the City Utilities Department, which have been approved by the Utility Services Board pursuant to Indiana Code § 8-1.5-3-4.

The Clerk’s positions shall be listed in a separate salary ordinance specific to the Clerk’s office, and the fire and police positions not covered by a collective bargaining agreement (non-union) shall be listed in the Safety Officer Salary Ordinance.

For employees not covered by a collective bargaining agreement (non-union), the maximum rates listed below reflect the maximum annual salary for each job grade for a regular full-time employee. Part-time positions that are at least thirty (30) hours per week are indicated by a decimal point after the position title. These positions are benefits-eligible. All other part-time positions below thirty (30) hours per week are not benefits-eligible and are paid hourly, pursuant to section 2(L).

Where more than one (1) position shares the same job title in the department indicated, the number of positions that share the job title is given in parentheses after the job title in the form of a whole number.

Department/Job Title

Grade

Board of Public Safety

Board Members

Common Council

Council Administrator/Attorney	12
Deputy Administrator/Deputy Attorney	10
Assistant Administrator/Legal Research Assistant	6

Community and Family Resources Department

Director	13
Director – Safe & Civil City	9
Ambassador Program Manager	9
CBVN Coordinator	8
Special Projects Program Specialist	8
After Hours Ambassador (2)	8
Latino Outreach Coordinator	8
Special Projects Coordinator	8
Office Manager/Program Assistant	5
Human Rights Administrative Assistant	4

Controller’s Department

Controller	14
Deputy Controller	12
Director of Auditing and Financial Systems	11
Accounting and Procurement Manager	8
Data Analyst and Manager	8
Purchasing Manager	9
Grant Research and Sourcing Manager	7
Payroll Systems Manager	7
Senior Accounts Payable/Revenue Clerk	6
Accounts Payable/ Revenue Clerk (3)	5

Department of Economic and Sustainable Development

Director	13
Assistant Director of Sustainability	10
Assistant Director for Small Business Development	10
Assistant Director for the Arts	10
Capital Projects Manager	9
Special Projects Manager	9
Transportation Demand Manager	9
Sustainability Program Coordinator	8
Administrative Assistant	5

Engineering Department

City Engineer	14
Senior Project Engineer	12
Traffic Engineer	11
Project Engineer (2)	11
Senior Project Manager	10
Project Manager III	9
Program Manager Right-of-Way-Use	9
Project Manager (2)	8
Public Improvement Manager	8
Construction Inspector	7
Engineering Field Specialist (2)	7
Engineering Tech II (2)	7
Administrative Assistant	5

HAND Department

Director	13
Assistant Director	11
Operations Manager II	10
Program Manager (5)	9
Financial Specialist	7
Grant Compliance Manager	6
Neighborhood Compliance Officer (7)	6
Program Specialist	5
Rental Specialist (3)	4

Human Resources Department

Director	13
Assistant Director	11
Director of Compensation and Benefits	10
Talent Manager	10
Benefits Manager	9
Human Resources Generalist	8
Talent Acquisition Specialist	7
Payroll Coordinator	5
Talent Coordinator	5
Human Resources Coordinator (.8)	3

Information and Technology Services Department

Director	14
Assistant Director of Operations	12
Assistant Director for Enterprise Applications	12
GIS Manager	11
Technology Support Manager	10
Applications Infrastructure Analyst	10
Senior Systems Administrator	10
Senior Network Administrator	9
Senior Applications Analyst	9
Applications Analyst (2)	8
Assistant System and Network Administrator	8
Digital Opportunity Specialist	8
GIS Specialist (2)	8
Accounts & Training Specialist	7
Office Manager	7
Technology Support Specialist (5)	6
GIS Technician (.75)	6

Legal Department

Legal¹

Corporation Counsel	14
City Attorney	12
Assistant City Attorney/Senior Assistant City Attorney (6)	11
Assistant Administrator/Legal Research Assistant	6
Administrative Assistant	4

Risk Management

Risk Manager	10
Director of Safety and Training	7
Legal/Risk Administrative Assistant	4

Office of the Mayor

Deputy Mayor	14
Communications Director	10

¹ Some departments listed herein are organized by divisions within that department for convenience. This division-based organization shall not limit the Executive Branch’s authority to reorganizing positions, as allowed by law.

Public Engagement Director	10
Special Assistant to the Mayor	8
Communications Coordinator	7
Program Manager - City Homelessness Response Coordinator	7
Executive Office Manager	7
Legislative Affairs Specialist	5

Parks Department

Administration

Director	13
Community Relations Manager	8
Office Manager	7
Community Relations Coordinator	6
Digital Content Coordinator	6
Community Relations Specialist	5
Employee Support Specialist	5
Customer Relations Representative (3)	4

Operations

Operations and Development Division Director	11
Operations Superintendent	9
Urban Forester	8
Natural Resources Manager	7
Urban Greenspace Manager	7
Natural Resources Coordinator	6
Operations Coordinator	6
Crew Leader	110
Equipment Maintenance Mechanic	108
Equipment Maintenance Mechanic (Facilities)	108
Apprentice MEO/ Master MEO (2)	104/108
Working Foreperson (6)	108
Laborer (7)	104

Recreation

Recreation Services Division Director	10
Recreation Facilities General Manager (SYP)	9
Recreation Services General Manager	9
Coordinator - Allison-Jukebox	7
Program/Facility Coordinator (4)	7

Health/Wellness Coordinator	6
Program Specialist (3)	5
Working Foreperson (2)	108

Sports

Sports Services Division Director	10
General Manager/Twin Lakes Recreation Center	9
Golf Facilities Manager	8
Sports Facility/Program Manager (FSC/Pools)	8
Program/Facility Coordinator (TLRC)	8
Sports Facility Coordinator	7
Golf Course Superintendent	7
Membership Coordinator	6
Golf Programs Coordinator	6
Sports Specialist	5
Working Foreperson	108
Apprentice MEO/Master MEO	104/108
Laborer (2)	104
Custodian	101

Planning and Transportation Administration

Director	13
Assistant Director	11
Office Manager	6
Administrative Assistant	4

Planning Services Division

Planning Services Manager	10
Safe Streets Program Manager	9
MPO Director	9
MPO Transportation Planner	8
Long Range Planner (2)	8
Alternative Transportation Coordinator	8

Development Services Division

Development Services Manager	10
Senior Zoning Compliance Planner	9
Senior Zoning Planner	9
Senior Environmental Planner	9
Zoning Planner and GIS Analyst	8
Zoning and Long Range Planner	7
Zoning Compliance Planner	7
Zoning Planner (.5) ²	7

Public Works Department

Administration

Director	14
Deputy Director	12
Data Analyst and Manager	9
Special Projects and Operations Manager	8
Special Projects Coordinator	7
Office Manager	5
Customer Relations Representative	4
Board Members	

Animal Care and Control

Director	11
Outreach Coordinator	6
Shelter Manager	9
Volunteer Program Director	7
Adoption Coordinator	5
Administrative Assistant (4)	3
Animal Control Officer (3)	107
Animal Care Technician (9)	106

Operations and Facilities

Director	10
Facility Asset and Operations Coordinator	7
Downtown Specialist (2)	5
Maintenance/Custodian (2)	107

² This position is benefits-eligible at .5 because it was “grandfathered-in” prior to the release of the updated Employee Handbook. If the individual leaves the position, it will be an hourly position and will no longer be benefits-eligible.

Fleet

Fleet Maintenance Manager	11
Service and Capital Coordinator	7
Asset and Operations Specialist	6
Inventory Coordinator	4
Apprentice Master Technician/Master Technician (8)	109/112
Shop Foreperson	113

Parking Services Division

Director	10
Enforcement Supervisor	7
Garage Manager	8
Financial Coordinator	5
Garage Shift Supervisor	5
Team Leader	5
Enforcement Officers (12)	3
Customer Service/Security Specialist (10)	4
Customer Relations Representative (2)	4

Sanitation

Director	11
Office Manager	5
Crew Leader (2)	110
Apprentice MEO/Master MEO (17)	104/108
Laborer (3)	104

Street Operations

Director of Street Operations	12
Deputy Director	9
Traffic Manager	8
Street Maintenance Supervisor	8
Sidewalk Supervisor	8
Accounting Clerk IV (Finance and Grant Manager)	7
Asset Clerk	4
Crew Leader (6)	110
Apprentice MEO/Master MEO (17)	104/108
Laborer (17)	104

Utilities

Finance and Accounting

Utilities Assistant Director – Finance	12
Finance Manager	9
Accounting Manager	8
Accounts Receivable Manager	7
Associate Accountant	6
Web/Information Manager	6
Account Collections Specialist	6
Accounting Clerk	5
Accounts Payable Clerk	6
Office Manager	5
Assistant Accounts Payable Clerk	4

Administration

Director	14
Communications Manager	8
Conservation and Energy Resource Manager	8
Data Analyst	8
Office Manager	6
Administrative Assistant	4
Lead Communications Operator	4
Communications Operator (6)	3
Board Members	

Environmental

Assistant Director of Environmental Programs	12
Water Quality Coordinator	9
Pretreatment Program Coordinator	9
MS4 Coordinator	9
Hazardous Materials Coordinator	9
Hazardous Materials Inspector	7
Pretreatment Program Inspector	7
MS4 Inspector	7
Administrative Assistant	4
Water Specialist	5
Education Specialist	6
Specialized Crew Leader	U-119
Utilities Specialist I/II/III (2)	U-111/113/115

Hydrant Maintenance Specialist (.75)	3
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Operations - Blucher Poole

Superintendent	10
Assistant Superintendent	9
Wastewater Plant Operator (9)	U-106
Apprentice/Master MEO	U-104/108
Utilities Specialist I/II/III	U-111/113/115

Finance - Customer Relations

Customer Relations Manager	8
Customer Relations Specialist (2)	5
Customer Relations Representative (4)	4

Operations - Dillman

Superintendent	10
Assistant Superintendent	9
Solids Handling Supervisor	9
Wastewater Plant Operator (10)	U-106
Apprentice MEO/Master MEO	U-104/108

Engineering

Utilities Assistant Director – Engineering	12
Utilities Engineer (3)	11
Capital Projects Manager	9
Capital Projects Coordinator	8
Environmental Program Coordinator	8
GIS Coordinator	8
Senior Project Coordinator (2)	8
Assistant GIS Coordinator	6
Project Coordinator (2)	7
Utilities Inspector (3)	7
Plan Central Coordinator	7
Utilities Technician (2)	6
Administrative and Project Coordinator	5

Environmental - Laboratory

Chemist	9
Lab Technician I (3)	U-109

<u>Meter Services</u>	
Assistant Superintendent	9
Meter Services Representative/Management Technician	7
Meter Technician II	U-107
Meter Serviceperson (6)	U-105
Meter Service Laborer (3)	U-103

<u>Operations - Monroe Plant</u>	
Superintendent	11
Assistant Superintendent	9
Water Plant Operator (10)	U-106

<u>Finance - Purchasing</u>	
Purchasing Manager	8
Inventory Coordinator	4
Purchasing Buyer	4
Purchasing Contract Specialist (.75)	4
Working Foreperson	U-108
Laborer (2)	U-104

<u>Transmission and Distribution</u>	
Utilities Assistant Director – T&D	12
Assistant Superintendent (5)	9
Engineering Field Technician (5)	6
T&D/Meter Operations Coordinator	5
Specialized Crew Leader (9)	U-119
Heavy Equipment Operator I/II (12)	U-116/118
Laborer/Utilities Specialist I/II/III(17)	U-104/111/113/115

Operations & Maintenance

Utilities Assistant Director - Operations	12
Maintenance Superintendent	10
Assistant Maintenance Superintendent (2)	9
Instrumentation and Control Specialist	7
Administrative Assistant	4
Lift Station Mechanic Apprentice/Master (4)	U-113/118
Plant Maintenance Mechanic Apprentice/ Master (6)	U-113/118
Utilities Specialist I/II/III	U-111/113/115

SECTION 2 A. Non-Union Positions. The minimum and maximum rates listed below reflect the salary ranges for each job grade for a regular full-time employee. These ranges are based on full-time hours worked and will be prorated for part-time, benefits-eligible employees. Employees, whose 2026 salary is higher than the maximum of the salary range due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their higher-than-maximum salary.

NON-UNION

Grade	Minimum	Maximum
1	\$36,387	\$43,664
2	\$38,209	\$45,850
3	\$40,883	\$49,061
4	\$43,242	\$56,215
5	\$50,275	\$65,358
6	\$57,309	\$74,501
7	\$64,342	\$83,644
8	\$71,374	\$92,786
9	\$78,408	\$101,931
10	\$85,440	\$111,073
11	\$92,474	\$120,217
12	\$101,411	\$131,836
13	\$115,899	\$150,669
14	\$135,216	\$175,780

Pension Secretaries	\$5,000
Board of Public Works Member	\$2,100
Board of Public Safety Members	\$635
Utility Services Board Members	\$4,279

SECTION 2 B. Non-union Pay Steps Within Grades. The amount earned within each grade shall be determined by the employee’s tenure within the City and, if applicable, prior relevant experience. These amounts are based on full-time hours worked and will be prorated for part-time employees. Employees whose 2026 salary is higher than the maximum of the salary range

due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their higher-than-maximum salary.

Grade	Minimum/ Hire	After Year 1	After Year 3	After Year 5	Maximum/After Year 10
1	\$36,387	\$38,205	\$40,025	\$41,844	\$43,664
2	\$38,209	\$40,119	\$42,029	\$43,939	\$45,850
3	\$40,883	\$42,928	\$44,972	\$47,016	\$49,061
4	\$43,242	\$46,485	\$49,728	\$52,972	\$56,215
5	\$50,275	\$54,046	\$57,816	\$61,587	\$65,358
6	\$57,309	\$61,607	\$65,905	\$70,203	\$74,501
7	\$64,342	\$69,167	\$73,992	\$78,818	\$83,644
8	\$71,374	\$76,728	\$82,081	\$87,434	\$92,786
9	\$78,408	\$84, 288	\$90,169	\$96,049	\$101,931
10	\$85,440	\$91,849	\$98,257	\$104,666	\$111,073
11	\$92,474	\$99,409	\$106,345	\$113,281	\$120,217
12	\$101,411	\$109,017	\$116,624	\$124,230	\$131,836
13	\$115,899	\$124,592	\$133,284	\$141,977	\$150,669
14	\$135,216	\$145,357	\$155,498	\$165,640	\$175,780

SECTION 2 C. A.F.S.C.M.E. Positions. The following provisions apply to A.F.S.C.M.E positions:

- I. No employee shall receive a pay reduction upon lateral transfer or promotion, but will not receive an additional increase due to promotion or longevity until so merited with the step pay system for the job classification.
- II. An employee who is demoted for disciplinary reasons or in lieu of layoff shall receive the wage for the relevant step within the job classification to which the employee is demoted.
- III. An employee’s longevity of uninterrupted service is “carried” to the employee’s new position.

IV. Internal promotions shall be paid at ninety-five percent (95%) of the salary of the relevant grade and step for the first thirty (30) days after promotion.

V. Employees who transfer to a pay grade below their current pay grade shall be paid one hundred percent (100%) at the relevant grade and step for the new position when they begin working in that new position.

VI. In the event an employee’s present rate of pay is higher than indicated by the Step Charts, based on the employee’s pay grade and longevity, the employee will not receive a pay cut, but will *not* receive any increase due to longevity *until* the step chart for the year in question shows an amount greater than the employee’s current wage rate plus any across-the-board increase for the year in question.

The rates shown below for the pay grades and job classification for A.F.S.C.M.E. positions are the minimum and maximum rates:

Animal Shelter	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Animal Care Technician	106	23.01	23.65	24.31	24.94	25.58	26.04	26.48	26.92	27.38	27.85	28.30
Animal Control Officer	107	23.15	23.81	24.45	25.10	25.76	26.19	26.64	27.10	27.54	28.02	28.49
Facilities	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Maintenance/Custodian	107	23.15	23.81	24.45	25.10	25.76	26.19	26.64	27.10	27.54	28.02	28.49
Fleet Maintenance	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Apprentice Master Technician	109	23.49	24.13	24.78	25.42	26.07	26.52	26.96	27.41	27.87	28.35	28.80
Master Technician	112	25.50	26.15	26.80	27.43	28.08	28.53	28.98	29.43	29.87	30.33	30.78
Shop Foreperson	113	26.64	27.29	27.92	28.58	29.22	29.67	30.11	30.57	31.03	31.49	31.94
Parks and Recreation	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Custodian	101	22.21	22.84	23.49	24.13	24.78	25.24	25.67	26.13	26.58	27.04	27.50
Laborer	104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Motor Equipment Operator Apprentice	104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Equipment Maintenance Mechanic	108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Working Foreperson	108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Master Motor Equipment Operator	108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Crew Leader	110	23.65	24.31	24.94	25.58	26.23	26.66	27.13	27.58	28.02	28.50	28.95
Sanitation	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Laborer	104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99

Motor Equipment Operator Apprentice	104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Master Motor Equipment Operator	108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Crew Leader	110	23.65	24.31	24.94	25.58	26.23	26.66	27.13	27.58	28.02	28.50	28.95
Street	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Laborer	104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Motor Equipment Operator Apprentice	104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Master Motor Equipment Operator	108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Crew Leader	110	23.65	24.31	24.94	25.58	26.23	26.66	27.13	27.58	28.02	28.50	28.95
Utilities - Laboratory & Environmental Services	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Laboratory Technician I	U-109	23.49	24.13	24.78	25.42	26.07	26.52	26.96	27.41	27.87	28.35	28.80
Laboratory Technician II	U-110	23.65	24.31	24.94	25.58	26.23	26.66	27.13	27.58	28.02	28.50	28.95
Utilities Specialist I	U-111	24.01	24.61	25.23	25.85	26.46	26.89	27.32	27.75	28.19	28.62	29.05
Utilities Specialist II	U-113	24.90	25.50	26.12	26.74	27.34	27.78	28.21	28.64	29.07	29.52	29.95
Utilities Specialist III	U-115	26.08	26.68	27.30	27.92	28.54	28.96	29.39	29.82	30.26	30.69	31.12
Specialized Crew Leader	U-119	27.86	28.46	29.07	29.69	30.30	30.73	31.16	31.59	32.04	32.47	32.90
Utilities - Plants	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Motor Equipment Operator Apprentice	U-104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Wastewater Plant Operator	U-106	23.01	23.65	24.31	24.94	25.58	26.04	26.48	26.92	27.38	27.85	28.30
Water Plant Operator	U-106	23.01	23.65	24.31	24.94	25.58	26.04	26.48	26.92	27.38	27.85	28.30
Master Motor Equipment Operator	U-108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Utilities Specialist I	U-111	24.01	24.61	25.23	25.85	26.46	26.89	27.32	27.75	28.19	28.62	29.05
Plant Maintenance Mechanic Apprentice	U-113	24.90	25.50	26.12	26.74	27.34	27.78	28.21	28.64	29.07	29.52	29.95

Utilities Specialist II	U-113	24.90	25.50	26.12	26.74	27.34	27.78	28.21	28.64	29.07	29.52	29.95
Utilities Specialist III	U-115	26.08	26.68	27.30	27.92	28.54	28.96	29.39	29.82	30.26	30.69	31.12
Plant Maintenance Mechanic	U-118	27.26	27.88	28.49	29.10	29.72	30.15	30.59	31.01	31.44	31.87	32.31
Utilities - T&D and Purchasing	Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
Meter Service Laborer	U-103	22.53	23.15	23.81	24.45	25.10	25.56	26.00	26.45	26.90	27.36	27.83
Laborer	U-104	22.69	23.33	23.97	24.61	25.26	25.71	26.16	26.61	27.05	27.54	27.99
Meter Serviceperson	U-105	22.84	23.49	24.13	24.78	25.42	25.87	26.32	26.78	27.23	27.67	28.13
Meter Technician II	U-107	23.15	23.81	24.45	25.10	25.76	26.19	26.64	27.10	27.54	28.02	28.49
Working Foreperson	U-108	23.33	23.97	24.61	25.26	25.90	26.34	26.82	27.26	27.71	28.16	28.61
Utilities Specialist I	U-111	24.01	24.61	25.23	25.85	26.46	26.89	27.32	27.75	28.19	28.62	29.05
Lift Station Mechanic Apprentice	U-113	24.90	25.50	26.12	26.74	27.34	27.78	28.21	28.64	29.07	29.52	29.95
Utilities Specialist II	U-113	24.90	25.50	26.12	26.74	27.34	27.78	28.21	28.64	29.07	29.52	29.95
Utilities Specialist III	U-115	26.08	26.68	27.30	27.92	28.54	28.96	29.39	29.82	30.26	30.69	31.12
Heavy Equipment Operator I	U-116	26.22	26.84	27.46	28.06	28.68	29.11	29.55	29.98	30.41	30.84	31.28
Heavy Equipment Operator II	U-118	27.26	27.88	28.49	29.10	29.72	30.15	30.59	31.01	31.44	31.87	32.31
Lift Station Mechanic	U-118	27.26	27.88	28.49	29.10	29.72	30.15	30.59	31.01	31.44	31.87	32.31
Specialized Crew Leader	U-119	27.86	28.46	29.07	29.69	30.30	30.73	31.16	31.59	32.04	32.47	32.90

SECTION 2 D. Gainsharing. This section applies to A.F.S.C.M.E. positions. Management and employees of the City of Bloomington may design and implement a gainsharing program whereby the City can provide, and the employees can be rewarded for, the highest quality and most cost-effective public service possible for the citizens of Bloomington. In the event that a gainsharing program is implemented, the terms of application of such a program shall be approved by Ordinance of the Bloomington Common Council.

SECTION 2 E. Emergency Call-Out. This section applies to A.F.S.C.M.E. positions. Whenever it becomes necessary for a Department to call out an employee for emergency work at times other than such employee’s regular shift period, such employee shall receive not less than three (3) hours. This provision shall prevail for each time an employee is called out by a Department at periods other than his/her regular shift. The rate of pay for emergency call out shall be one and one-half (1 ½) times the regular hourly rate except on Sundays and holidays, when the rate of pay for emergency call-out shall be two (2) times the regular hourly rate. Any such payment for emergency call-out shall be in addition to the employee’s daily wages, if any, and in addition to any on-call pay to which the employee is entitled.

SECTION 2 F. On-Call Status. Any employee with a A.F.S.C.M.E. position, who is required to be on-call shall be paid forty-seven dollars (\$47.00) per twenty-four (24) hour period. The Fire Marshal receives one-hundred (\$100) per week when in an on-call status.

SECTION 2 G. Temporary Reassignment. This section applies to A.F.S.C.M.E. positions. An

employee who is temporarily assigned to perform the duties of a job classification in a pay grade above the employee's normal pay grade shall be compensated at the rate in effect for the higher pay grade as follows:

- I. If the assignment exceeds two (2) consecutively scheduled work days, the employee shall be paid the higher rate for all consecutive days worked in the higher classification, including the first two (2) consecutive days; or
- II. If the assignment exceeds thirty-two (32) hours in a payroll period, the employee shall be paid the higher rate for all hours worked in the higher classification during the payroll period.

SECTION 2 H. Tool Allowance and Automotive Service Excellence Testing Reimbursement.

This section applies to A.F.S.C.M.E. positions. Employees classified as mechanics in Fleet Maintenance shall be reimbursed up to One Thousand Dollars (\$1,000.00) in any calendar year for either (1) the purchase of tools or (2) the cost of Automotive Service Excellence (ASE) testing, provided that the technician passes the test.

SECTION 2 I. Licenses and Certifications. This section applies to A.F.S.C.M.E. positions. Wastewater Plant Operators shall receive two dollars (\$2.00) per hour for obtaining a Class I certification. Wastewater Plant Operators who receive a Class II certification shall receive three dollars (\$3.00) per hour. Wastewater Plant Operators who receive a Class III certification shall receive four dollars (\$4.00) per hour. Wastewater Plant Operators who receive a Class IV certification shall receive five dollars (\$5.00) per hour.

Specialized Crew Leaders who obtain (DSL) certifications, issued by the State of Indiana, Department of Environmental Management, shall receive an additional one dollar (\$1.00) per hour.

Lift Station Mechanics and Apprentice Lift Station Mechanics who obtain Collection System Class II Certification, issued by the Indiana Water Pollution Control Association, shall receive an additional one dollar (\$1.00) per hour. Plant Maintenance Mechanics who obtain a Class II Collection Systems Certification shall receive an additional one dollar (\$1.00) per hour.

Water Plant Operators who qualify as a grade operator in training (O.I.T.) as defined by 327 IAC 8-12-3.2 will receive an additional two dollars (\$2.00) per hour. After one year of service as an O.I.T., Water Plant Operators shall receive an additional one dollar (\$1.00), for a total of three dollars (\$3.00) per hour. Water Plant Operators who obtain a grade WT-5 certification will receive additional pay in the amount of two dollars (\$2.00) per hour for a maximum of five dollars (\$5.00) per hour.

Specialized Crew Leaders, Heavy Equipment Operators (both Class I and II), Lift Station Mechanics, and Utilities Specialists (Classes I, II, and III) who are not required to hold a DSL or a Class II collection systems certification may nonetheless obtain such license or certification and will receive an additional fifty cents (\$0.50) per hour for each such non-required certification. Additionally, up to two additional fifty cent (\$0.50) incentive premiums may be awarded to water plant operators and wastewater plant operators for obtaining the following licenses, provided that the below-listed license is not a required license:

- (1) Water Treatment 5 (WT5);
- (2) Wastewater Class I, Class II, Class III, or Class IV (only one Class at a time is payable);
- (3) Distribution Systems License;
- (4) Collection Systems License.

Where an employee is required to obtain a Class B CDL, he/she will receive eighty cents (\$0.80) per hour additional compensation. Where an employee is required by Employer to obtain a Class A CDL, he/she will receive one dollar (\$1.00) per hour additional compensation. Employees classified as mechanics in Fleet Maintenance that obtain the certification of (ASE) Automotive Service Excellence (ASE) will receive an additional forty cents (\$0.40) per hour for each test passed. A maximum of eight (8) certificates or three dollars twenty cents (\$3.20) shall apply.

Employees who possess the following certifications shall receive twenty-five cents (\$0.25) per hour additional compensation provided said certifications remain current and are considered an essential requirement or function of an employee's job:

- 1) International Municipal Signal Association—Traffic Signal Technician, Level 1;
- 2) International Municipal Signal Association—Sign and Pavement Marking Technician Level 1;
- 3) American Concrete Institute—Flatwork Finisher and Technician;
- 4) Certified Arborist;
- 5) Certified Pool Operator;
- 6) Euthanasia Certificate;
- 7) Registered Pesticide Technician;
- 8) Certified Pesticide Applicator;
- 9) Tree Risk Assessment Certification;
- 10) Certified Playground Inspector;
- 11) Certified Bucket Truck Operator.*

*Bucket truck operator certifications shall be limited by department as follows:

Parks Department: Two (2) employees who are primarily assigned to the Department’s tree crew.

Street Department: Eighteen (18) employees. Those employees who are primarily assigned to the tree crew or the traffic signal crew must be bucket truck certified. Necessary backup employees who are not primarily assigned to the tree crew or traffic signal crew may also receive pay for bucket truck certification. However, in no case shall the total number of Street Department employees receiving bucket truck certification pay exceed eighteen (18) employees. Eligibility for bucket truck certification pay for Street Department employees who are not primarily assigned to the tree crew or traffic signal crew shall be offered to backup employees based upon seniority.

The Union may propose that new certifications and licenses be considered for additional pay. Addition of new certifications and corresponding additional pay is subject to approval by the City of Bloomington. The City of Bloomington has approved an additional fifty cents (\$0.50) per hour premium for Master Equipment Operators assigned to the Dillman Road Wastewater Plant who hold a landfill/solids certification.

At no time shall any employee receive compensation for more than three (3) certifications or specialty pay bonuses, unless otherwise provided for in this Agreement.

SECTION 2 J. Night and Swing Shifts. This section applies to A.F.S.C.M.E. positions. In accordance with Article 4 of the Work Agreement and Memorandum of Understanding between the City of Bloomington and Local 2487 CBME, A.F.S.C.M.E., employees working on the evening or night shift shall receive seventy-five cents (\$0.75) per hour premium. Employees working on a swing shift shall receive an eighty cents (\$0.80) per hour premium.

SECTION 2 K. Holiday Pay. This section applies to A.F.S.C.M.E. positions. For all paid legal holidays worked, the employee will receive a holiday allowance of two times regular pay, plus regular pay over a twenty-four (24) hour period, and employees not working will receive regular pay.

SECTION 2 L. Part-time and Temporary Positions. All positions that are filled on an ad hoc basis and are of temporary or seasonal nature are considered “Temporary Positions.” Temporary Positions and part-time positions below thirty (30) hours per week are benefits-eligible are subject to the hourly rates table, listed below. The rate ranges in the table are hourly rates, except as otherwise listed.

HOURLY RATES TABLE

<u>Job Title</u>	<u>Minimum</u>	<u>Maximum</u>
Administrative Assistant/Office Manager	\$16.66	\$23.50
Attendant	\$16.66	\$17.15
Interim Program Manager/ Director	\$25.00	\$55.00

Intern/Law Clerk	\$16.66	\$17.15
Laborer	\$16.66	\$22.17
Leader/Coordinator	\$16.66	\$23.13
Lifeguard	\$16.66	\$17.15
Motor Equipment Operator	\$16.66	\$22.82
Specialist	\$16.66	\$50.00
Staff Assistant	\$17.96	\$18.71
Supervisor/Manager	\$16.66	\$17.15
Support Specialist	\$16.66	\$20.50
Meter Service Laborer	\$16.66	\$22.04

All temporary and part-time positions and hourly rates must be separately approved by Human Resources and the Controller’s office.

SECTION 2 M. Longevity Recognition Pay. The City’s previous practice of providing longevity pay via a separate schedule has been discontinued. Employees’ tenure is now recognized and embedded in their compensation based on the individual salary steps.

SECTION 3. CDL Physicals. Employees required to hold a CDL will be reimbursed up to one-hundred and twenty five dollars (\$125.00) for the medical physical examination required to maintain a CDL, unless the examination was covered by insurance or available at no cost to the employee.

SECTION 4. Severability. If any section, sentence, or provision of this Ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this__day of _____, 2025.

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

Presented by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this_____day of_____,
2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

Ordinance 2025-40 sets the maximum 2026 salary for all appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the City of Bloomington, Indiana.



TO: City Council members

FROM: Sharr Pechac, Human Resources Director

CC: Mayor Kerry Thomson, Deputy Mayor Gretchen Knapp, Controller Jessica McClellan, and Council Administrator Lisa Lehner

DATE:

SUBJECT: 2025 Salary Ordinance 2025-40 for Appointed Officers, Non-Union, and AFSCME Employees

Ordinance 2025-40 sets the pay grades and salary ranges for Appointed Officers, Non-Union, and AFSCME Employees.

The requested changes outlined in the proposed 2026 Salary Ordinance, including new positions, are explained below. Consistent with past practice, any changes in the grade classification were determined through the Workforce Evaluation and Realignment Committee (WERC). The estimated fiscal impact is included. The fiscal impact for each new or revised position includes the salary (budgeted at the midpoint of the pay range), a flat amount for benefits, retirement contributions, and taxes.

REVISED POSITIONS

- The following positions are receiving title changes only, with no fiscal impact, to better reflect their responsibilities and align with both industry-standard and internal titles:
 1. ITS: Digital Equity Specialist to Digital Opportunity Specialist
 2. Office of the Mayor: Digital Brand Manager to be Communications Coordinator
 3. Parks: Administrator to Director
 4. Planning: Bicycle & Pedestrian Safety Coordinator to Safe Streets Program Manager
- Engineering: Field Specialist to Program Manager: This request moves an existing position from Pay Grade 7 to 9 and eliminates (repurposes) the Engineering Field Specialist if approved. The position oversees the citywide fiber project tied to a \$1,000,000 surety bond. (Fiscal Impact = 24,917.11)
- Utilities:
 - Reclassify one of the current Utilities Technician positions from a Grade 6 to a Grade 7 with the new title of Plan Central Coordinator. The Engineering Division receives an average of 90 plans per month for new projects in the City. These construction projects require review, tracking, and inspection to ensure they are built to local, state, and federal standards and specifications. The Plan Central Coordinator will receive, file, distribute,

track, communicate, and document components of our review process for each new project that comes forward. As the City's needs have changed, this position has evolved from a Utilities Technician and no longer handles the duties listed in the technician position description. (Fiscal impact= 8,903)

- Change one Communications Operator position to a Lead [Communications Operator](#) at grade 4. In addition to serving as a float Operator during PTO, this person would serve as a receptionist for the Service Center during peak hours and train new Communications Operators. This is a change from current operations as we try to be more welcoming to public walk-ins since we shut down during covid. This person would also serve as the 811 line locates contact which will take more time due to significant changes in the 811 law going into effect 1/1/2025. (Fiscal Impact= 2,297)
- All of the 6 divisions at CBU have an Administrative Assistant except Environmental Programs; T&D has two. We are moving the line locates to the new Lead Communications Operator and have an Environmental Programs [Administrative Assistant](#) to be the point person for Purchase Reqs, correspondence (particularly IDEM deadlines), records retention, and other duties similar to the other AAs at CBU. (Fiscal Impact= 0)
- Change the current Assistant to the Director position into an [Office Manager](#) position to account for the advanced tasks that that position takes on that are well beyond a typical admin assistant position. This would move the current position from Grade 5 to 6. (Fiscal impact = 7,876)
- Change the two Customer Service Representatives to [Customer Relations Specialists](#) at Grade 5. They perform more technical duties compared to the Customer Relations Representatives but currently share a job description. These additional tasks include, initiating and maintaining digital records, process checks electronically, balances daily transactions, process miscellaneous billing, manage the septic hauler dump ticket process, and maintaining the revert to owner spreadsheet. (Fiscal Impact =13,696, or 6,848 for each position)
- Convert the [Utilities Specialist](#) position from regular part-time to regular full-time. The main aspects of this position includes hydrant flushing, which is a big part of improving water quality throughout our distribution system. We have demonstrated that an increase in flushing has led directly to a decrease in water quality complaints. In accordance with regulations we will also need an increase in flushing, flow testing (for fire safety), and hydrant inspections to meet routine scheduling. This position as regular full time will be tasked with meeting these deadlines. (Fiscal impact = 11,535)
- Convert the [Water Specialist \(.75\)](#) from regular part-time to regular full-time. This position has been an invaluable part of both the pretreatment sampling program and the water quality sampling program. Due to recent changes to the lead and copper rule, the water quality division is going to have a need for the water quality specialist to become a regular full time position. Over the next 2-3 years CBU will have a vast increase in water sampling at residential homes for lead concentrations, and a mandatory school and childcare lead sampling over the next 5 years. This sampling and lead program upkeep will be part of the water quality specialist's day to day work. (Fiscal impact= 14,075)
- Change the [Administrative Assistant](#) under Dillman from a grade 3 to a 4. The Administrative Assistant who currently works only for Dillman is going to be performing administrative tasks at Dillman, Blucher, and Monroe plants, as well as supporting the new

Operations Maintenance group. We suggest moving this position from a grade 3 to a grade 4 due to additional duties. As with the other divisions at CBU, this Administrative Assistant role will be the liaison between Operations and Finance to make communications more efficient and the purchasing process smoother. (Fiscal impact= 4,631)

- Change one [Utility Specialist \(U-111/113/115\)](#) to a [Specialized Crew Leader \(U-119\)](#). I currently have two Utility Specialists listed for the valve turning truck. The situation will function better if one person is in charge of the field work. Otherwise, CBU would be asking the Utility Specialists to do work, not otherwise asked of other Utility Specialists on a regular basis (use City Works). (Fiscal impact= 9,000)

NEW POSITIONS

- Engineering: Project Engineer - This position replaces work currently done by a \$185/hour consultant, reducing costs and increasing internal capacity. In 2024, we spent \$132,700 on the on-call contract (about 14 hours/week). Hiring a City employee could provide 40 hours/week, help retain staff, and address burnout concerns. (Fiscal Impact = 140,448.46)
- Engineering: Construction Inspector - The position replaces work currently done by a \$107.68/hour consultant, lowering costs and increasing capacity. For example, the 2025 contract is expected to cost \$86,667 for 18 weeks of full-time work, and the 2024 Hopewell East inspection contract cost \$536,000—both highlighting opportunities to save and add capacity. (Fiscal Impact = 102,063.27)
- Planning: Long Range Planner - This position saves about \$150,000 in consulting fees and enables the City to resume long-range land use planning, inactive since 2019, while maintaining ongoing long-range transportation planning efforts. (Fiscal Impact = 111,660.18)
- Planning: Alternative Transportation Coordinator - This position would save around \$145,000 in consulting fees, strengthen community engagement, and expand the City's capacity to manage transportation safety projects, especially cost-effective corridor and intersection improvements. (Fiscal Impact = 111,660.18)
- Public Works Administration: Deputy Director - This role is needed to handle increasing workloads and provide capacity for long-term strategic planning that current staffing levels cannot support. (Fiscal Impact = 152,644.42)
- Public Works Facilities: Downtown Specialist - This additional position is needed to assist downtown operations, including oversight of cleanliness, Brighten B-Town crews, and daily interactions with the community. This increases the total number of Downtown Specialist positions from one to two. (Fiscal Impact = 82,870.68)

ADDITIONAL CHANGES

- An updated collective bargaining agreement with A.F.S.C.M.E. is being negotiated; however, A.F.S.C.M.E. representatives and the City Executive Branch ("Executive Branch") have agreed to implement a 5% hourly increase to take effect January 1, 2026. A salary ordinance revision will be brought early in 2026 as necessary to reflect any fiscal changes to the salary ordinance required by the updated collective bargaining agreement.

- The following positions have been removed because they are not needed for operations. These positions are vacant and removal will not affect employees.
 1. Parks: Special Project/Data Analyst Manager (Fiscal Impact = 90,210.51)
 2. CRFD: Special Projects Coordinator (Fiscal Impact = 90,210.51)
- The new Employee Handbook redefined part-time positions to be as follows:

Part-Time Benefits-Eligible Employee: An employee who works between thirty (30) and thirty-nine (39) hours per week, has an indefinite term of employment, and is designated as benefits-eligible by job title. These employees are subject to all provisions and benefits outlined in this handbook. *This category may include elected officials and certain grandfathered exceptions established before March 2025.

Part-Time Employee: An employee who works an average of twenty-nine (29) hours or less per week and whose term of employment is for an indefinite period. These employees are classified under a common law or ad hoc position and are not eligible for paid benefit leave. However, they may become eligible for High Deductible Health Plan (HDHP) employee-only or employee-dependent coverage after working 390 or more hours within a 3-month continuous period, in accordance with Affordable Care Act (ACA) guidelines.

Part-time positions that are benefits-eligible are listed by position in Section 1, and indicated with a decimal (.75 or .8). Part-time positions that are not benefits-eligible were removed from Section 1. They are paid hourly according to the Hourly Rates Table in Section 2 (L).

- The maximum hourly rates in Section 2(L) were updated to align with the hourly rates for similar work done in Civil City pay grades.
- The steps within each grade (based on tenure) were added to the salary ordinance.

Your approval of Ordinance 2025-40 is requested. Please feel free to contact me if you have any questions.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Lisa Lehner, Council Administrator / Attorney

Date: September 23, 2025

Re: Resolution 2025-17: To Initiate A Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code by Restating Resolution 2025-10 Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives) and 20.02.040 (Planned Unit Development (PUD) District)

Synopsis

This resolution, sponsored by Councilmember Stosberg, reinitiates the prior proposal in Resolution 2025-10 (adopted on July 16, 2025), which directs the Plan Commission to prepare amendments to the BMC Title 20 (the Unified Development Ordinance or “UDO”) to make changes to the affordable housing incentive qualifying standards.

Relevant Materials

- Resolution 2025-17
- Resolution 2025-17 Attachment A: Resolution 2025-10
- Sponsor Memo from Councilmember Stosberg Re: Resolution 2025-17
- Sponsor Memo from Councilmember Stosberg Re: Resolution 2025-10
- Resolution 2024-23
- Relevant UDO Section on Affordable Housing (BMC 20.04.110(c))

Summary

Amendments to zoning ordinance texts are governed by [Indiana Code \(IC\) § 36-7-4-607.5](#), which requires the Plan Commission to hold a public hearing within 60 days of its receipt of a proposal from Council and to vote and to make a recommendation to the legislative body within 60 days of that hearing. The Plan Commission Plan Commission didn’t hold public hearing on Resolution 2025-10 within the 60-day statutory limit. Reinitiating Resolution 2025-10 is intended to ensure compliance with statutory requirements.

[IC 36-7-4-602\(b\)](#) authorizes the Common Council to initiate the proposal via resolution and to require the Plan Commission to prepare it. Resolution 2025-17 directs the Plan Commission to prepare a proposal to make textual amendments to the UDO that govern affordable housing eligibility. First, it calls for revisions to the Area Median Income (AMI) thresholds applicable to Tier 1 and Tier 2 affordable housing projects. Second, it seeks to update the minimum affordability standards for PUD to meet or exceed Tier 1 requirements. Third, it instructs the Commission to recommend any additional amendments necessary to align other UDO provisions with the revised AMI thresholds and affordability standards.



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

UDO Text Amendment Process

Upon passage of Resolution 2025-17, the Plan Commission must begin preparing a proposal to amend the UDO. The process is governed by [IC 36-7-4-607.5](#) and related statutes, as outlined below:

1. Plan Commission Process:

The Plan Commission must hold a public hearing within 60 days in accordance with [IC 36-7-4-604](#). This statutory provision also allows continuances of the hearing and requires only substantial compliance with the notice and hearing procedure. No later than 60 days after the hearing, the Commission must vote on the proposal. It must then certify its recommendation to the Common Council within 10 business days of its determination, pursuant to [IC 36-7-4-605](#).

2. Council Action on Certified Proposal:

Following certification, the Council may consider the proposal at its first regular meeting or at any subsequent meeting held within 90 days. The Council must provide at least 48 hours' notice of its intention to consider the proposal. If the Council fails to act within 90 days on a proposal that received a favorable recommendation, the proposal takes effect automatically as if it had been adopted in the form certified.

3. Effect of Council Amendments or Rejection:

If the Council adopts the proposal with amendments or rejects it, the proposal must be returned to the Plan Commission along with a written statement of the reasons for the amendment or rejection. The Commission then has 45 days to consider the Council's action. If the Commission approves the Council's changes or fails to act within that period, the ordinance stands as passed by the Council.

However, if the Commission disapproves the Council's amendments or rejection, the Council must affirm its original action by a second vote within 45 days after certification of disapproval in order for the ordinance to take effect.

Contacts

Lisa Lehner, Council Administrator / Attorney, lisa.lehner@bloomington.in.gov, (812)349-3562.

RESOLUTION 2025-17

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE BY RESTATING RESOLUTION 2025-10 Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives) and 20.02.040 (Planned Unit Development (PUD) District)

- WHEREAS the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”) in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council several times; and
- WHEREAS the current affordability tiers set out in the UDO Chapter 20.04.110 (c.2) have resulted in housing units priced at the maximum allowable based on the Area Median Income (AMI) for Bloomington¹; and
- WHEREAS this has resulted in the use of affordability incentives by housing developments that do not actually create affordable units²; and
- WHEREAS pursuant to Indiana Code (“IC”) 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS pursuant to IC 36-7-4-607.5, on receiving the proposal to amend or partially repeal text, the Plan Commission shall, within 60 days, hold a public hearing, shall vote on the proposal not later than 60 days after the commission holds the public hearing, shall make a favorable recommendation, an unfavorable recommendation, or no recommendation, and shall within 10 business days after it determines its recommendation certify the proposal; and
- WHEREAS the Common Council previously passed Resolution 2024-23 to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives; and
- WHEREAS the current UDO requires a PUD to meet a minimum requirement for affordability that corresponds with the current Tier 1 affordability standards; and
- WHEREAS the Summit District PUD, Ordinance 2024-07, was approved by the Common Council with Reasonable Condition #6 requiring a minimum of 15% of units constructed to meet the permanent affordability standard by being income restricted to households earning below 90% of the US Department of Housing and Urban Development AMI for Monroe County Indiana; and

¹ See City of Bloomington 2024 Workforce Rental Housing Limit Calculations, <https://bloomington.in.gov/housing/workforce>.

² “A major theme during public engagement was on the lack of rental units priced below \$900.” Regional Opportunity Initiatives, *Indiana Uplands Regional Housing Study Addendum 2.H Monroe County*, (2023 Update), 131, <https://regionalopportunityinc.org/src-content/uploads/2024/01/Indiana-Uplands-Housing-Study-Addendum-2.H-Monroe-County.pdf>.

WHEREAS the Common Council passed Resolution 2025-10 to reinstate in part its intent to pursue the objectives set forth in Resolution 2024-23, and to amend the minimum qualifying standards for affordability in Planned Unit Developments (“PUD”); and

WHEREAS the Common Council renews its intention to initiate the proposal set forth in Resolution 2025-10 (“Attachment A”) and restates the proposed amendments to the UDO herein; and

WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:

- a) the Comprehensive Plan;
- b) current conditions and character of current structures and uses in each district;
- c) the most desirable use for which land in each district is adapted;

the conservation of property values throughout the jurisdiction; and responsible development and growth.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The Common Council hereby rescinds Resolution 2025-10.

SECTION 2. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO (BMC 20.04.110(c)(2)) (Eligibility) to include an AMI requirement within Tier 1 and Tier 2 Affordable Housing Projects, as follows:

Tier 1 Affordable Housing Projects to include at least some units to be priced below 90% of AMI, using whole percentages for each tier.

Tier 2 Affordable Housing Projects to include at least some units priced below 70% of AMI, using whole percentages for each tier.

SECTION 3. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.02.040(b)(3)) (Qualifying Standards) to adjust the minimum qualifying standards for affordability applicable to Planned Unit Developments, requiring that such developments meet or exceed the Tier 1 Affordability standard.

SECTION 4. The Common Council further directs the Plan Commission to review and propose any additional amendments necessary to align other sections of the UDO with the changes described in Sections 1 and 2 of this Resolution.

SECTION 5. Upon passage of this resolution, and pursuant to IC 36-7-4-607.5, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution.

SECTION 6. If any section, sentence or provision of this legislation, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this
day of _____, 2025.

NICOLE BOLDEN, Clerk,
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution, sponsored by Councilmember Stosberg, initiates the prior proposal in Resolution 2025-10 (adopted on July 16, 2025), which directs the Plan Commission to prepare amendments to the BMC Title 20 (the Unified Development Ordinance or “UDO”) to make changes to the affordable housing incentive qualifying standards.

RESOLUTION 2025-10

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives) and 20.02.040 (Planned Unit Development (PUD) District).

- WHEREAS the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”) in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council several times; and
- WHEREAS the current affordability tiers set out in the UDO Chapter 20.04.110 (c.2) have resulted in housing units priced at the maximum allowable based on the Area Median Income (AMI) for Bloomington¹; and
- WHEREAS this has resulted in the use of affordability incentives by housing developments that do not actually create affordable units²; and
- WHEREAS pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS the Common Council previously passed Resolution 2024-23 to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives; and
- WHEREAS the Common Council reinitiates in part its intent to pursue the objectives set forth in Resolution 2024-23, and further seeks to amend the minimum qualifying standards for affordability in Planned Unit Developments (“PUD”); and
- WHEREAS the current UDO requires a PUD to meet a minimum requirement for affordability that corresponds with the current Tier 1 affordability standards; and
- WHEREAS the Summit District PUD, Ordinance 2024-07, was approved by the Common Council with Reasonable Condition #6 requiring a minimum of 15% of units constructed to meet the permanent affordability standard by being income restricted to households earning below 90% of the US Department of Housing and Urban Development AMI for Monroe County Indiana; and
- WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:
- a) the Comprehensive Plan;
 - b) current conditions and character of current structures and uses in each district;
 - c) the most desirable use for which land in each district is adapted;

¹ See City of Bloomington 2024 Workforce Rental Housing Limit Calculations, <https://bloomington.in.gov/housing/workforce>.

² “A major theme during public engagement was on the lack of rental units priced below \$900.” Regional Opportunity Initiatives, *Indiana Uplands Regional Housing Study Addendum 2.H Monroe County*, (2023 Update), 131, <https://regionalopportunityinc.org/src-content/uploads/2024/01/Indiana-Uplands-Housing-Study-Addendum-2.H-Monroe-County.pdf>.

the conservation of property values throughout the jurisdiction; and responsible development and growth.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO (BMC 20.04.110(c)(2)) (Eligibility) to include an AMI requirement within Tier 1 and Tier 2 Affordable Housing Projects, as follows:

Tier 1 Affordable Housing Projects to include at least some units to be priced below 90% of AMI, using whole percentages for each tier.

Tier 2 Affordable Housing Projects to include at least some units priced below 70% of AMI, using whole percentages for each tier.

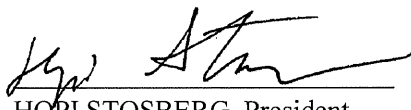
SECTION 2. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.02.040(b)(3)) (Qualifying Standards) to adjust the minimum qualifying standards for affordability applicable to Planned Unit Developments, requiring that such developments meet or exceed the Tier 1 Affordability standard.

SECTION 3. The Common Council further directs the Plan Commission to review and propose any additional amendments necessary to align other sections of the UDO with the changes described in Sections 1 and 2 of this Resolution.

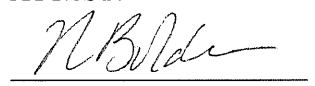
SECTION 4. Upon passage of this resolution, and pursuant to IC 36-7-4-607, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution.

SECTION 5. If any section, sentence or provision of this legislation, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16 day of July, 2025.


HOPI STOSBERG, President
Bloomington Common Council

ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18 day of July, 2025.


NICOLE BOLDEN, Clerk,
City of Bloomington

SIGNED and APPROVED by me upon this 22 day of July, 2025.


KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution, sponsored by Councilmember Stosberg, reinitiates in part the proposal in Resolution 2024-23 (adopted on November 20, 2024) to amend Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code and introduces additional proposals related. The resolution directs that a UDO text amendment proposal be prepared by the Plan Commission to make changes to the affordable housing incentive qualifying standards.

Distributed to: Clerk, Council Attorney, HAND, Legal, Mayor, and Planning & Transportation.

From: Hopi Stosberg, District 3

To: City Council Colleagues

Date: September 24, 2025

RE: Resolution 2025-17, to reinitiate Resolution 2025-10, requesting the Plan Commission modify the Affordability Incentive eligibility requirements in the Unified Development Ordinance (UDO) and affordability standards for Planned Unit Developments (PUD's)

Dear Colleagues,

With this resolution, I am re-initiating Resolution 2025-10 (passed unanimously on July 16, 2025) to direct the Plan Commission to prepare a revision to the Unified Development Ordinance with regard to the Affordability Incentives set out in Chapter 20.04.110 and the Planned Unit Development qualifying standards for affordability in Chapter 20.02.040. This is necessary due to expiration of the original resolution per state statute. According to statute, the Plan Commission needed to have a hearing within 60 days of the resolution. That clock expired on September 19, 2025.

In terms of requested UDO changes, Resolution 2025-17 is identical to Resolution 2025-10.

As we discussed last November, our current affordability incentives are not creating the kind of workforce housing affordability that were hoped for when current guidelines originated.

Thank you for your consideration. Please let me know if you have any questions, concerns, or need additional information.

From: Hopi Stosberg, District 3

To: City Council Colleagues

Date: July 11, 2025

RE: Resolution 2025-10, to amend the Affordability Incentives of the Unified Development Ordinance (UDO)

Dear Colleagues,

With this resolution, I am re-initiating part of Resolution 2024-23 to direct the Plan Commission to prepare a revision to the Unified Development Ordinance with regard to the Affordability Incentives set out in Chapter 20.04.110. This is necessary due to expiration of the original resolution per state statute. In consultation with the Planning Department I have split the original Resolution into two new resolutions so that the Plan Commission can deal with them separately.

Resolution 2025-10 requests changes to the Area Median Income (AMI) eligibility for Tier 1 and Tier 2 projects. Additionally, a section was added to this resolution requesting the AMI requirements for Planned Unit Developments (PUDs) be aligned with the new affordability standards.

As we discussed last November, our current affordability incentives are not creating the kind of workforce housing affordability that were hoped for when current guidelines originated. The AMI requirements in Resolution 2025-10 are identical to the original resolution last November. Consultation with the Planning and HAND Departments indicated that those adjustments are still relevant. Adjustments to the Area Median Income eligibility requirements needed to use affordability incentives will yield more units that are actually affordable for Bloomington residents and those who work in Bloomington but struggle to find affordably priced housing within city limits. This would, hopefully, reduce the housing burden on Bloomington residents.

I have also added language to change the affordability requirements of PUDs. Currently PUD eligibility requires developments to meet the current Tier 1 affordability standard. The Resolution asks that PUD eligibility either meet or exceed the new Tier 1 standard. As a reminder, last year, we required that the Summit PUD project have 15% of their units priced at 90% AMI or below.

I will be bringing another resolution forward on July 30 that addresses the remaining sections of the original Resolution 2024-23.

Thank you for your consideration. Please let me know if you have any questions, concerns, or need additional information.

RESOLUTION 2024-23

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives).

- WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”) in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and
- WHEREAS, on January 14, 2020, the Mayor signed and approved Ordinance 19-24; and
- WHEREAS, the UDO has since been revised by action of the Plan Commission and the Common Council seven times; and
- WHEREAS, the current affordability tiers set out in the UDO Chapter 20.04.110 (c)(2) have resulted in housing units priced at the maximum amount allowable based on the Area Median Income (AMI) for the City of Bloomington¹; and
- WHEREAS, this has resulted in the use of affordability incentives by housing developments that do not actually create affordable units²; and
- WHEREAS, pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it;
- WHEREAS, the Common Council wishes to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives in order to create truly affordable units; and
- WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:
- 1) the Comprehensive Plan;
 - 2) Current conditions and character of current structures and uses in each district;
 - 3) the most desirable use for which land in each district is adapted;
 - 4) the conservation of property values throughout the jurisdiction; and
 - 5) responsible development and growth.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO (BMC 20.04.110(c)(2)) (Eligibility) to include an Area Median Income (AMI) requirement within Tier 1 and Tier 2 Affordable Housing Projects, as follows:

Tier 1 Affordable Housing Projects to include at least some units to be priced below 90% of AMI, using whole percentages for each tier.

¹ See City of Bloomington 2024 Workforce Rental Housing Limit Calculations, <https://bloomington.in.gov/housing/workforce>.

² “A major theme during public engagement was on the lack of rental units priced below \$900.” Regional Opportunity Initiatives, *Indiana Uplands Regional Housing Study Addendum 2.H Monroe County*, (2023 Update), 131, <https://regionalopportunityinc.org/src-content/uploads/2024/01/Indiana-Uplands-Housing-Study-Addendum-2.H-Monroe-County.pdf>.

Tier 2 Affordable Housing Projects to include at least some units priced below 70% of AMI, using whole percentages for each tier.

SECTION 2. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.04.110(c)(5)) (Affordable Housing Incentives) to assess the incentive structure and consider creating additional incentives for affordable housing, including but not limited to expected owner-occupied unit development.

SECTION 3. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.04.110(c)(7)) (Payment-in-Lieu) to require housing developments that use the "Payment-in-Lieu" option to accept housing vouchers.

SECTION 4. Upon passage of this resolution, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution.

SECTION 5. If any section, sentence or provision of this legislation, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20 day of November, 2024.



ISABEL PIEDMONT-SMITH, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 26 day of November, 2024.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED by me upon this 26 day of November, 2024.



KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution, sponsored by Councilmember Stosberg, initiates a proposal to amend Title 20 (the Unified Development Ordinance or "UDO") of the Bloomington Municipal Code. The resolution directs that a UDO text amendment proposal be prepared by the Plan Commission to make changes to the affordable housing incentive structure.

*Distributed to: Clerk, Council Attorney, Legal, Mayor, and
Planning + Transportation.*

(c) Affordable Housing

(1) Purpose

The purpose of these standards is to encourage the provision of affordable housing for very low-, low-, and moderate-income households. Affordable housing is necessary to help maintain a diverse housing stock and to allow all residents to have better access to jobs and to improve their economic status.

(2) Eligibility

Projects that satisfy one of the following criteria shall be eligible for the incentives established in subsection (5) below:

(A) Tier 1

- i. At least 60 percent of the total gross floor area of the building (including additional area awarded with an incentive) is dedicated to residential dwellings; and
- ii. A minimum of 15 percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana; or

(B) Tier 2

- i. At least 60 percent of the total gross floor area of the building (including additional area awarded with an incentive) is dedicated to residential dwellings; and
- ii. A minimum of 7.5 percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below 120 percent of the HUD AMI for Monroe County, Indiana; and
- iii. A minimum of 7.5 percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below 90 percent of the HUD AMI for Monroe County, Indiana.

(3) Nonresidential Projects

Nonresidential projects that satisfy the following criteria shall qualify for the incentives established in subsection (5) below:

- (A) A linkage study has been approved by the City demonstrating that the proposed project results in an increased demand for affordable dwelling units in Bloomington; and
- (B) The petitioner takes one of the following actions in response to the findings of the linkage study:
 - i. The petitioner constructs at least the number of affordable dwelling units required to offset the increased demand for affordable housing calculated based on the linkage study, and each of those affordable dwelling units (a) is located off site, and (b) is deed-restricted to meet the Tier 1 or Tier 2 criteria for affordability levels and length of income restriction in Section 20.04.110(c), and (c) complies with the standards in Section 20.04.110(c)(6); or

- ii. The petitioner purchases at least the number of existing market-rate dwelling units required to offset the increased demand for affordable housing calculated based on the linkage study, and each purchased market-rate unit is converted to an affordable dwelling unit that (a) is deed-restricted to meet the Tier 1 or Tier 2 criteria for affordability levels and length of income restriction in Section 20.04.110(c), and (b) complies with the standards in Section 20.04.110(c)(6); or
- iii. The petitioner submits a payment-in-lieu of the construction or purchase of affordable dwelling units described in subsection (i) and (ii) above, pursuant to Section 20.04.110(c)(7), calculated on a per bedroom rate, in an amount sufficient to at least offset the increased demand for affordable housing calculated based on the linkage study.

(4) **Student Housing or Dormitory Projects**

Student housing or dormitory projects located in the Mixed-Use Downtown (MD) zoning district shall not be eligible for the incentives established in subsection (5) below. Student housing or dormitory projects located in other zoning districts shall be eligible for the incentives established in subsection (5) below if they meet the eligibility criteria outlined in subsection (2) above:

(5) **Affordable Housing Incentives**

(A) **Reduced Bulk Requirements**

The following dimensional standards shall apply to single-family and duplex residential lots in the R1, R2, R3, and R4 zoning districts that meet either of the two criteria in subsection (2) above:

- i. The minimum lot area for subdivision may be reduced up to 50 percent.
- ii. The minimum lot width for subdivision may be reduced up to 40 percent.
- iii. The side building setbacks may be reduced to five feet regardless of the number of stories.
- iv. The rear building setback may be reduced to 15 feet.
- v. Where these standards conflict with the neighborhood transition standards established in Section 20.04.070(d)(5) (Neighborhood Transition Standards), the neighborhood transition standards shall govern.

(B) **Primary Structure Height**

i. **Eligibility**

In addition to the eligibility criteria in 20.04.110(c)(2), affordable housing projects seeking increased maximum primary structure height shall comply with the following criteria:

- 1. The building shall contain six or more dwelling units; and
- 2. Unit size and bedroom mix for deed-restricted units shall be comparable to those for market-rate units.

ii. **Tier 1 Projects**

Projects that meet the Tier 1 affordability standards may increase the primary structure height by one floor of building height, not to exceed 12 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).

iii. Tier 2 Projects

Projects that meet the Tier 2 affordability standards may increase the primary structure height by two floors of building height, not to exceed 24 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).

iv. Sustainable Development Bonus

1. Tier 1 Projects: Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed 12 feet.
2. Tier 2 Projects: Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed 12 feet. The additional floor of building height granted under this subsection (iv)(2) shall be limited to 50 percent of the building footprint area of primary structure, and that additional floor shall be set back at least 10 feet further than the lower floors of the building.

(6) Other Standards

The following standards shall apply to all affordable housing projects seeking incentives under this section 20.04.110(c).

(A) Agreement Required

Petitioners shall enter into an affordable housing program or agreement administered by the federal, state, or local governments, or an organization approved by those governments to ensure that no person shall sell, rent, purchase, or lease an affordable housing unit created pursuant to this Section 20.04.110(c)(5) except to income-eligible households and in compliance with the provisions of this section.

(B) Advertising Requirement

Proof that the income eligible units will be marketed and leased similar to the market-rate units is required before occupancy can be issued.

(C) Location

- i. All affordable units constructed or rehabilitated under this Section 20.04.110(c)(5) shall be located either on site or within 1,320 feet of the project site. Required affordable dwelling units shall not be located in less desirable locations than market-rate units and shall not, on average, be less accessible to public amenities, such as open space, than the market rate units.
- ii. Affordable housing shall be indistinguishable from market-rate units, integrated with the rest of the development, and shall be compatible with the market rate units in design, appearance, construction and quality of materials.
- iii. If provided off site, the petition for construction of required affordable dwelling units shall be processed simultaneously with the project for which the incentive was approved. No petition for development shall be approved if a related petition for required affordable housing units is denied or the number of required affordable dwelling units is reduced.

(7) Payment-in-Lieu

- (A) A payment-in-lieu of providing housing that meets the Tier 1 or Tier 2 affordability criteria may be authorized by: an agreement with the City and all payments will be deposited into the Housing Development Fund.
- (B) The provisions of this Section 20.04.110(c)(7) shall become effective no later than the effective date of the UDO, by which time administrative procedures for calculating, collecting, accounting for, and spending payments-in-lieu in compliance with all applicable law shall be adopted and publicly available in the Administrative Manual within the Planning and Transportation Department. The procedures used for calculating, collecting, accounting for, and spending shall be reviewed frequently and updated as local housing market conditions change. The calculations may use or be based upon one or more of the following methods:
 - i. Housing and Urban Development (HUD) annual rents based on Area Median Income;
 - ii. Area Median Income (per person, income bracket, etc.);
 - iii. Rental rates per unit or per bedroom;
 - iv. Utility rates allowances per unit;
 - v. Tiered rental rates based on percentages above and/or below AMI; and
 - vi. Payment contribution rates.

(d) Sustainable Development

(1) Purpose

The Comprehensive Plan recognizes sustainability as a key component of nurturing Bloomington's environmental integrity. The following incentives are intended to encourage the use of sustainable development, rehabilitation, and retrofit practices in Bloomington beyond the baseline standards required by this UDO.

(2) Eligibility

Projects seeking the sustainable development incentives established in Section 20.04.110(d)(3) shall meet the qualifying criteria established in 20.04.110(a), shall be located on a previously developed lot(s) served by water and sewer utilities for at least five years prior to construction of petitioner's project, and shall satisfy one of the following two options below:

(A) Option 1

Projects seeking the sustainable development incentives established in Section 20.04.110(d)(3) shall demonstrate compliance with the following qualifying criteria:

i. Storm Water

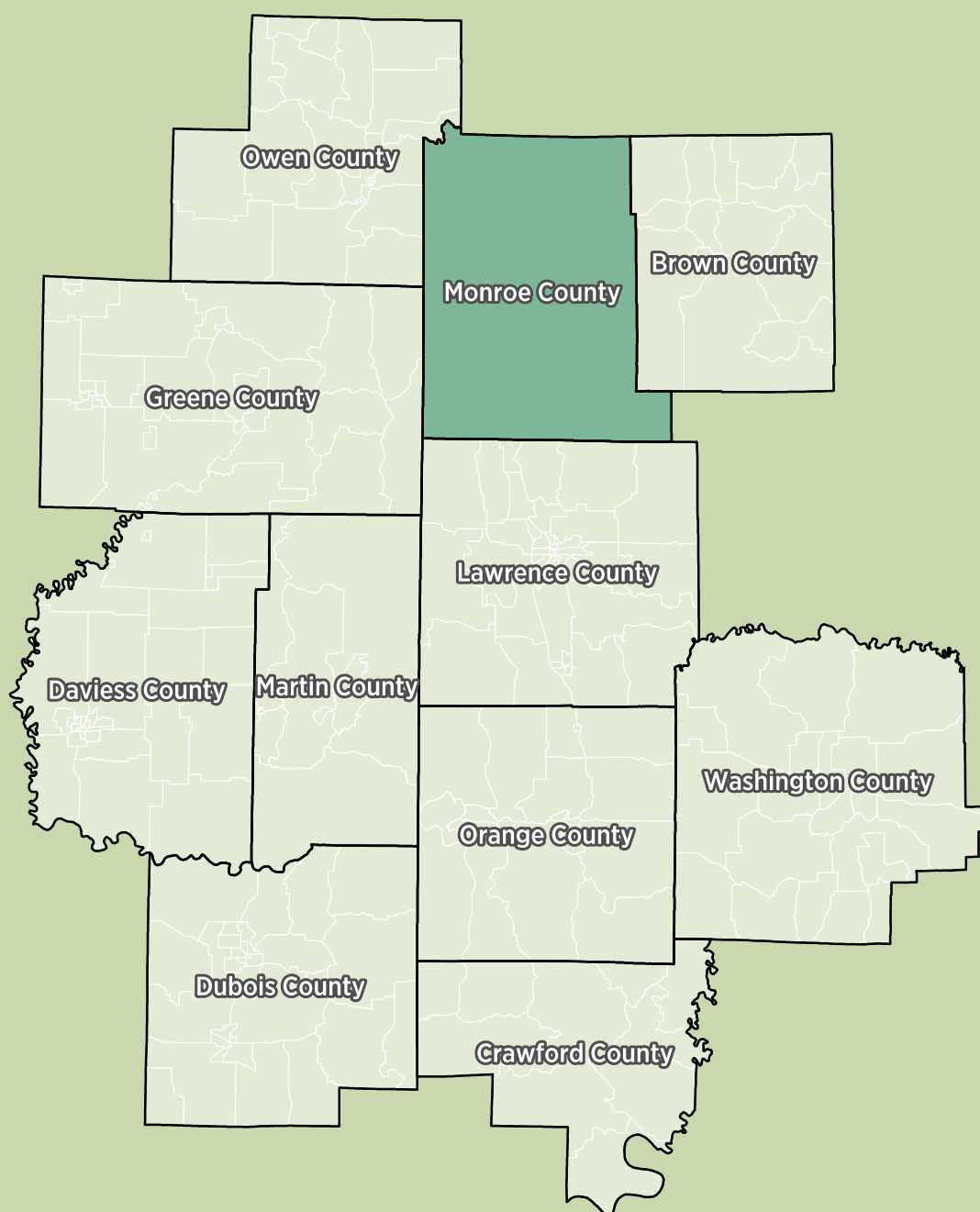
The development site shall provide low impact development stormwater management by installing permanent infiltration or collection features (e.g., swale, culvert outfall, rainwater cistern) that can retain 100 percent of the runoff from at minimum, the 95th percentile (80th percentile for development in the MD zoning district) of regional rainfall events, based on the daily rainfall data and the methodology in the U.S. Environmental Protection Agency (EPA) Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act or a successor or replacement document issued by the EPA.

ADDENDUM 2.H

MONROE COUNTY

This section provides an updated overview of the issues and opportunities related to housing within Monroe County as of 2023. It builds upon the findings of the previous study and takes into account changes and developments that have occurred in the housing market since the last study was conducted in 2019.

To access details from the 2019 Regional Profile Section visit regionalsoportunityinc.org/housing.

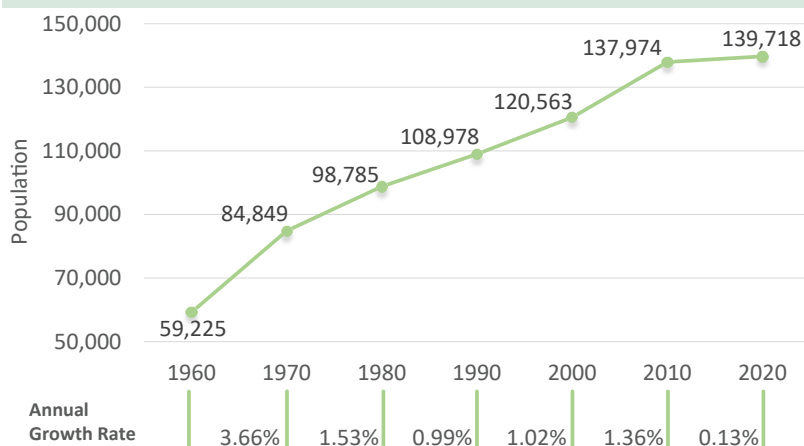


Population Characteristics

Growth Anomalies. Monroe County's population in 2019 was estimated at 144,436 but the final Census count in 2020 was 139,718, indicating minimal growth. For several reasons the 2020 number is concerning:

- Building activity in the 2010s and the occupancy of those units in 2019 would indicate more than 1,800 new residents.
 - » Between 2010 and 2019, there were 3,809 units added to the market (see Figure H.7). At 2.18 people per household (Bloomington estimated rate) that would result in approximately 8,300 residents. Over this same time period some units are lost, therefore it may not be a net gain of 8,300 but likely greater than 1,800.
- If an undercount occurred, it was likely among the students due to the count happening just as many students headed home due to the pandemic.
 - » At the start of the Spring semester of 2020, IU reported 36,754 students with an on-campus presence. By the Fall semester, that number dropped to 24,405 (Source: [Institutional Analytics Indiana University](#)), a difference of over 12,000. By the Fall of 2021, the number had returned to over 39,000 on campus.
 - Some students should have been counted in Bloomington, therefore, it should not be assumed that over 12,000 students were missing from the population.

FIGURE H.1: Historic Population Change

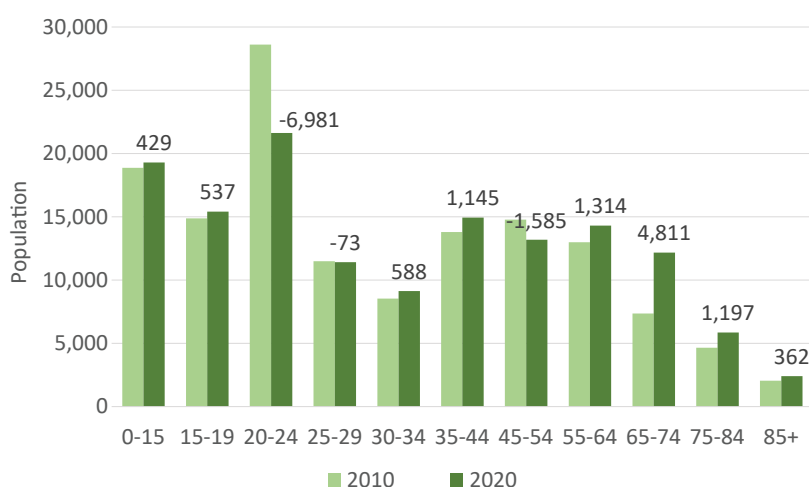


Source: 2020 US Census Bureau; RDG Planning & Design

Age Group Change. Figure H.2 in the 2019 study compared predicted versus actual population but due to the potential anomalies in the Census count, Figure H.2 compares the actual count in 2010 to the actual 2020 count. The data further illustrates the potential undercount in the student population:

- Between 2010 and 2020, the University had nearly 1,000 more students on the Bloomington campus.
- As illustrated in Figure H.2, the Census count had nearly 7,000 fewer residents between the ages of 20 and 24, a group primarily made up of college students in Bloomington.
- Based on enrollment and age breakdown of the Census count, it would appear that a large number of college students were missed in the 2020 Census count.

FIGURE H.2: 2010 Actual vs. 2020 Actual Population



Source: 2020 US Census Bureau

Continued Growth. When projecting out the future population for Monroe County and Bloomington, the student population must be taken into consideration. Students do not remain in the community but are replaced by new students. Because they do not remain, they also do not add to the future population through the birth of their children.

When projecting the future population, the students should be removed, first to determine what the growth rate was for the county's permanent population and to then estimate future growth. Some students will remain in the community, for that reason Figure H.3A illustrates scenarios where only 75% to 80% of students are removed.

- With the removal of the students, Bloomington had between 1.16% and 1.62% annual growth rate.

Figure H.3 illustrates three scenarios for future growth:

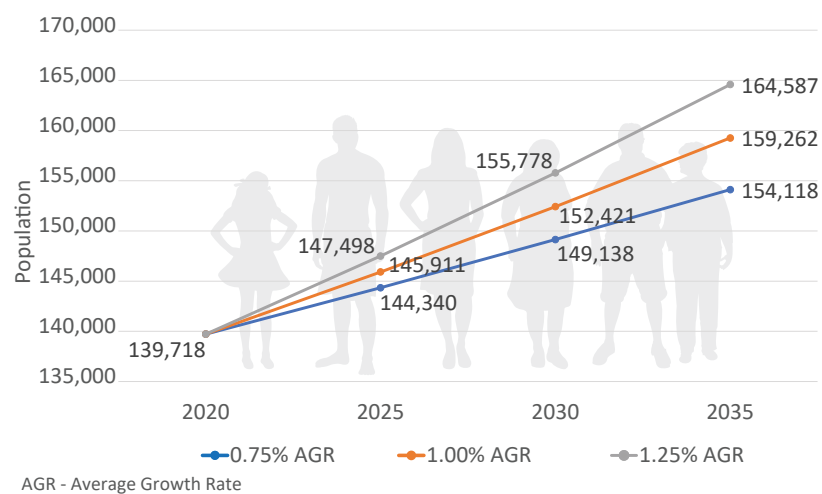
- Each scenario removes 75% of the on-campus presence headcount.
 - » The student population is projected to remain flat as nationally the number of individuals in the traditional college ages is a smaller generation.
- 0.75% annual growth rate is similar to that experienced between 2000 and 2020 for the county's total population.
- Based on historic construction activity, the 1.0% appears to reflect the likely growth rate that occurred in the 2010s and should be used to project future need.

FIGURE H.3A: Student Population Scenarios

	100% On-Campus Scenario	75% of On-Campus Scenario	80% of On-Campus Scenario
2013 On-campus*	39,767	29,825	31,814
2010 Non-Student Population	98,207	108,149	106,160
2020 On-campus	24,405	18,304	19,524
2020 Non-Student Population	115,313	121,414	120,194
Annual Growth Rate, Non-Student Population	1.62%	1.16%	1.25%

* In 2010, the on-campus vs. off-campus presence was not tracked.
Source: U.S. Census; Institutional Analytics Indiana University

FIGURE H.3: Future Growth Rate Scenarios



Source: 2020 US Census Bureau; RDG Planning & Design

Economic Characteristics

Industry Breakdown. Figure H.4 illustrates the percent of residents employed in each industry in Monroe County:

- The top five industries for employment have not changed since 2019.
- The top five industries have a variety of incomes and would indicate the need for a variety of housing products.

Commuting Patterns. Monroe County continues to draw more workers to the county for work than it exports to other counties:

- 17% of the county's workforce travels into Monroe County, a fairly consistent rate over the last decade.
- Only 8% of residents leave the county for work, a rate that has also remained consistent.

Household Income. Figure H.6 is an overview of the county's estimated household incomes.

- Ellettsville's household income would appear to have experienced the strongest growth since 2019.
- The county's overall income level is low compared to the state but is impacted by the student population.
 - » The median household income for households between the ages of 25 and 44 jumps to \$61,551 compared to \$18,548 for households under 25.

FIGURE H.4: Employment By Industry

Educational Services, Health Care, Social Assistance	Entertainment, Recreation, Arts, Accommodation, Food Services	Manufacturing	Retail Trade	Professional, Scientific, Management, Administration
24,630 35.50%	8,310 12.00%	7,460 10.70%	6,253 9.00%	5,250 7.60%
Public Administration	Finance, Insurance, Real Estate, Rental & Leasing	Construction	Other Services, Except Public Administration	Transportation & Warehousing, Utilities
3,258 4.70%	3,168 4.60%	2,970 4.30%	2,990 4.30%	2,528 3.60%
Information	Wholesale Trade	Agriculture, Forestry, Fishing, Hunting, Mining	Civilian employed population 16 years and over 69,469	
1,507 2.20%	877 1.30%	268 0.40%		

Source: 2021 American Community Survey (5-Year Estimates)

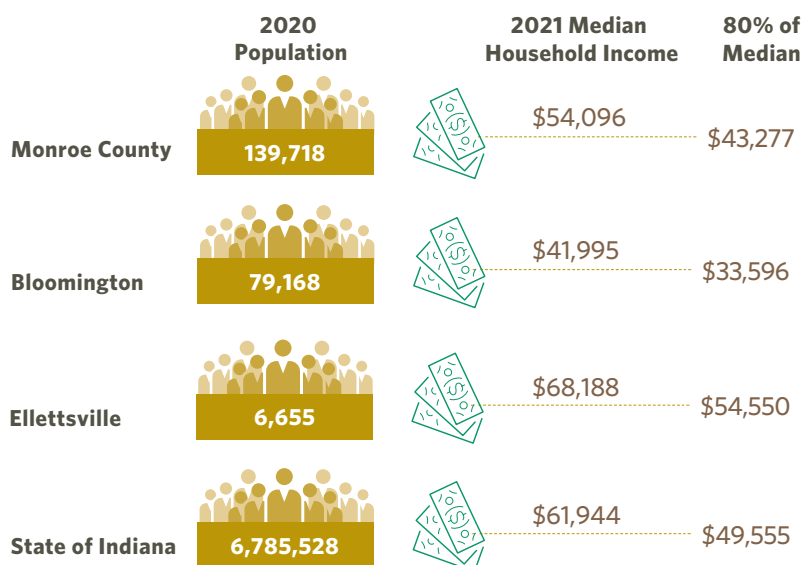
*Number represents the number of people employed within the industry, percentage represents share of all workers within the industry

FIGURE H.5: 2021 Commuting Patterns



Source: 2021 STATS Indiana

FIGURE H.6: Household Income



Source: 2021 American Community Survey (5-Year Estimates)

Housing Characteristics

Housing Age and Building

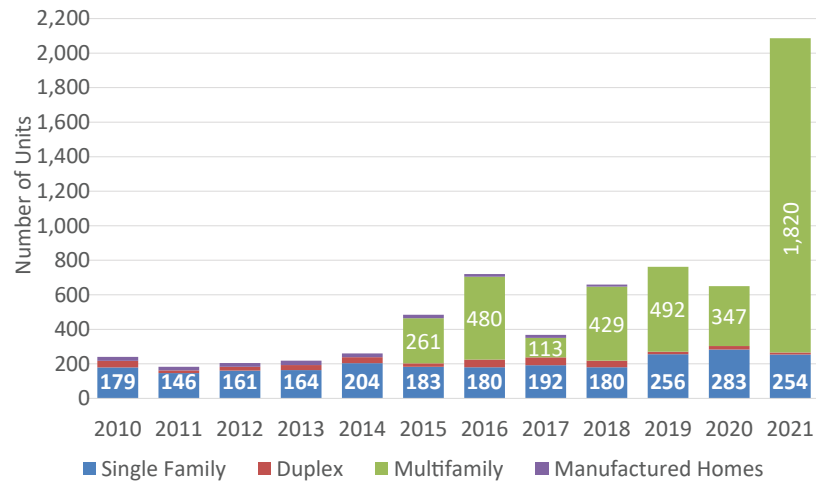
History. Figure H.7 shows the construction activity in Monroe County since 2010.

- From 2010 to 2019, the county averaged 410 new units annually.
- Of the units constructed since 2010, 58% were in multi-family structures and predominately in the Bloomington market.
- Before 2015, 77% of the units were single-family.
 - » Much of the multifamily construction in the last 5 years has likely addressed pent-up demand.
 - » It would appear that more variety of product types in the next decade will be important to creating a healthy housing market.

Housing Occupancy. Map H.3 illustrates average household size while Figure H.8 breaks down the occupancy status.

- Rental households tend to have smaller household sizes.
 - » Bloomington has a higher percentage of rental households and therefore smaller average household size.
- Based on 2020 counts, it would appear that the county's vacancy rate has increased.
 - » The majority of the units identified as vacant are classified as "other vacant" meaning they are not available due to condition, estate or legal issues, or are for other uses such as storage.
 - » For this reason, the number of available vacant units in the county is much less than 8% of all units.

FIGURE H.7: Residential Building Permit History



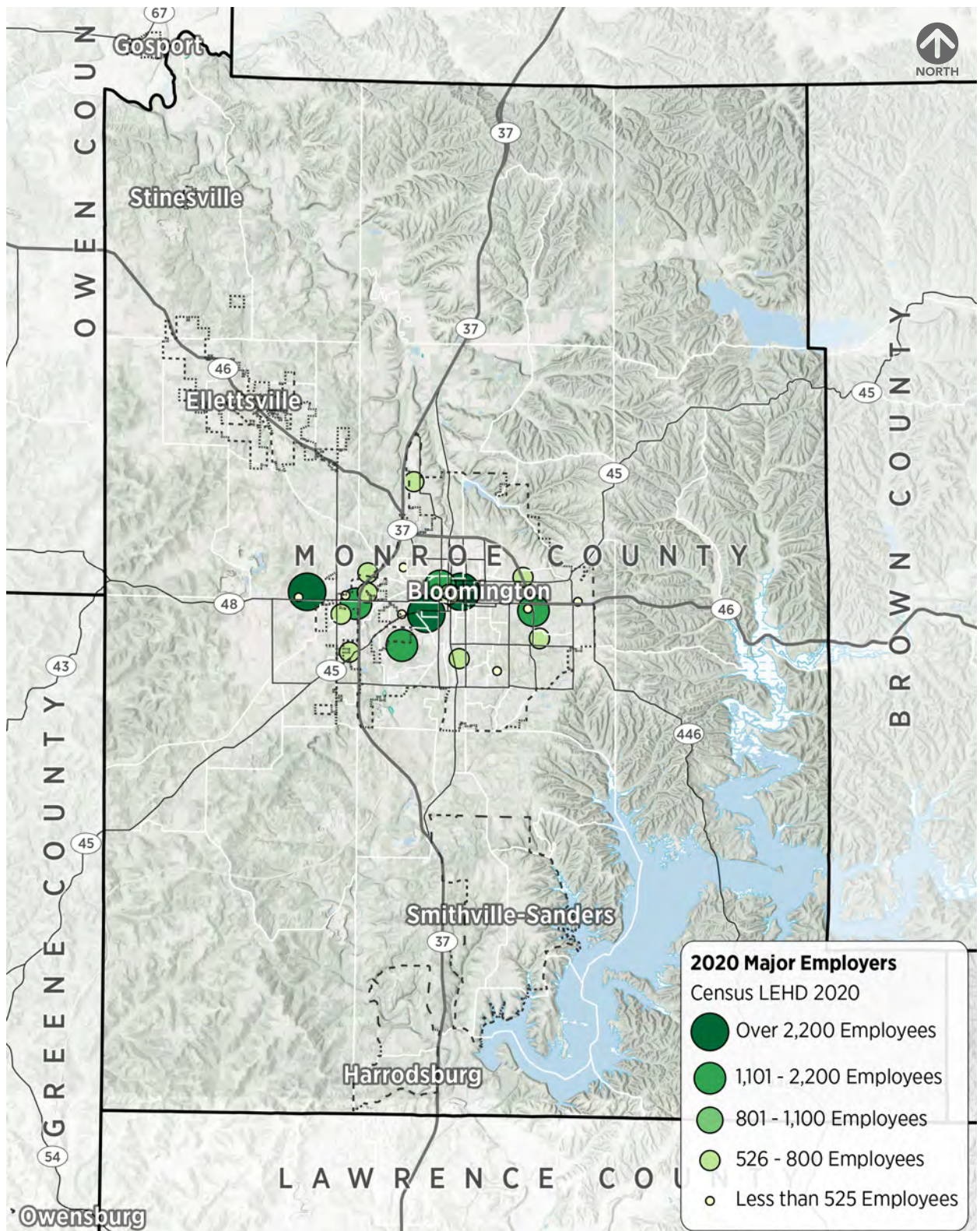
Source: Monroe County Building Department

FIGURE H.8: Occupancy Status

Occupancy	2000		2020		Change 2000-2020
	Number	% of Occupied Units	Number	% of Occupied Units	
Owner-Occupied	25,316	54.00%	30,260	51.90%	1,406
Renter-Occupied	21,582	46.00%	28,008	48.10%	1,998
Total Vacant	3,948		5,338		1,095
Vacancy rate	7.80%		8.40%		
Total Units	50,846		4,576		

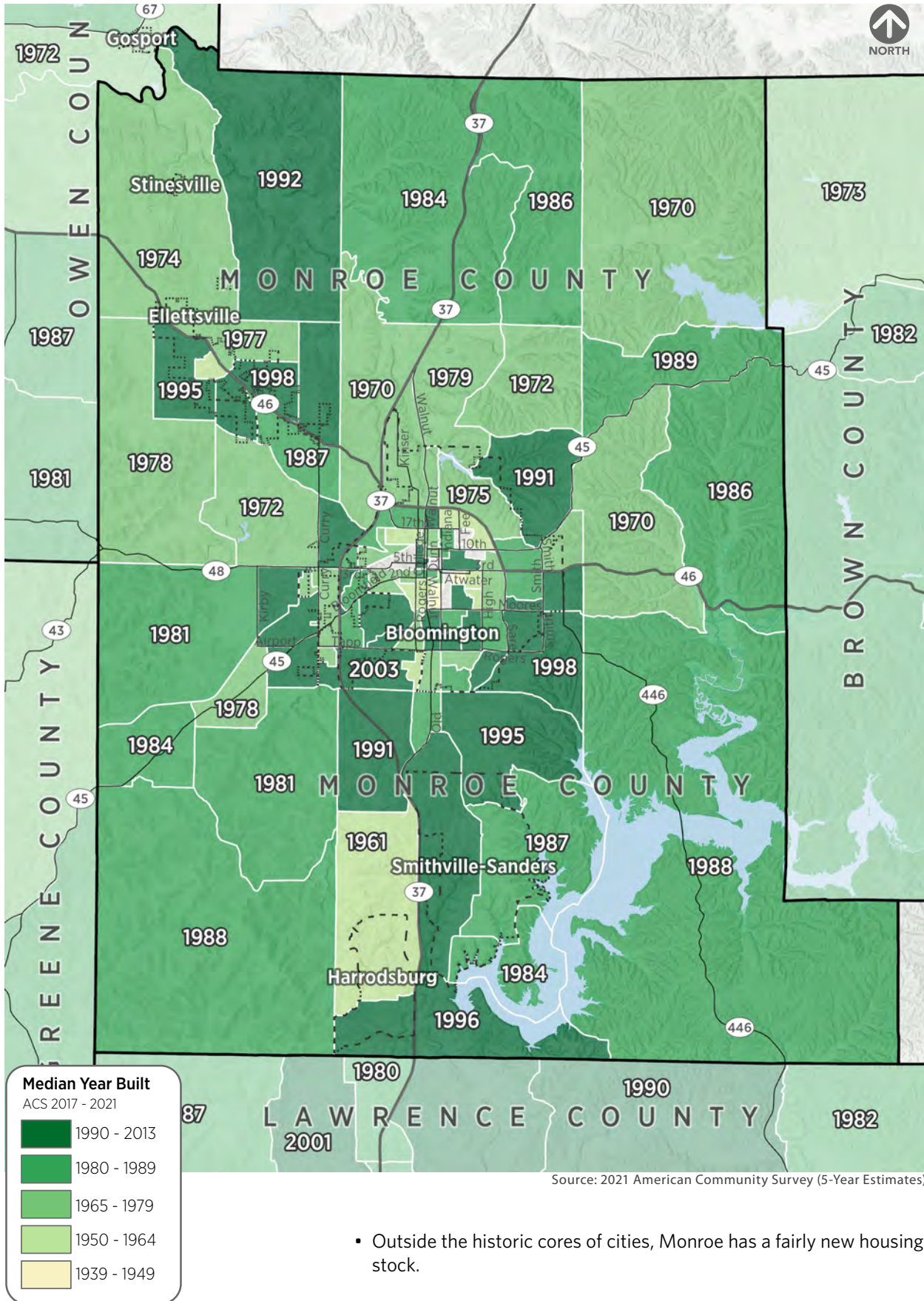
Source: US Census Bureau

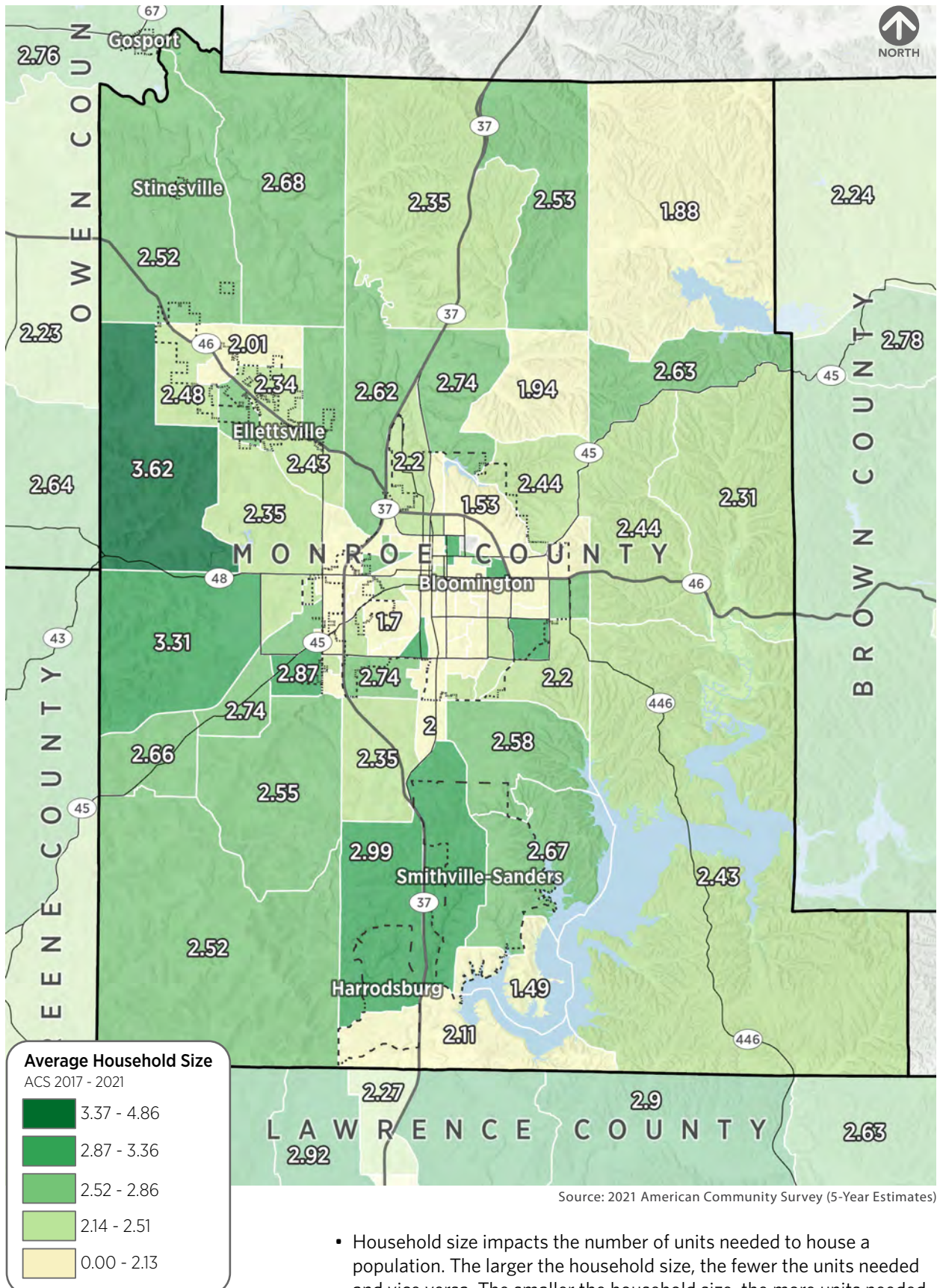
Map H.1: Employers by Size



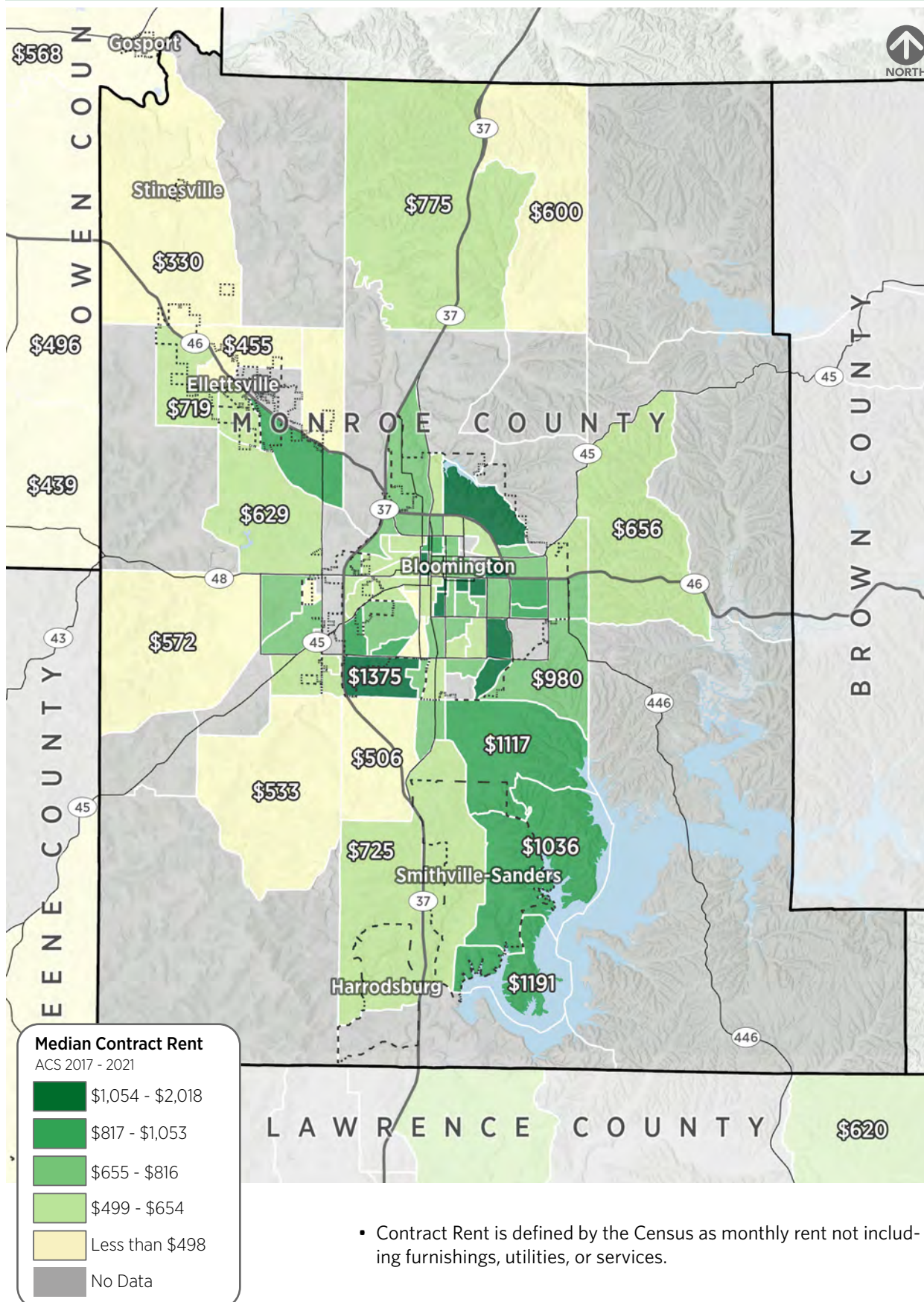
Source: 2020 Census Longitudinal Employer-Household Dynamics (LEHD)

Map H.2: Median Year Residential Structure Built

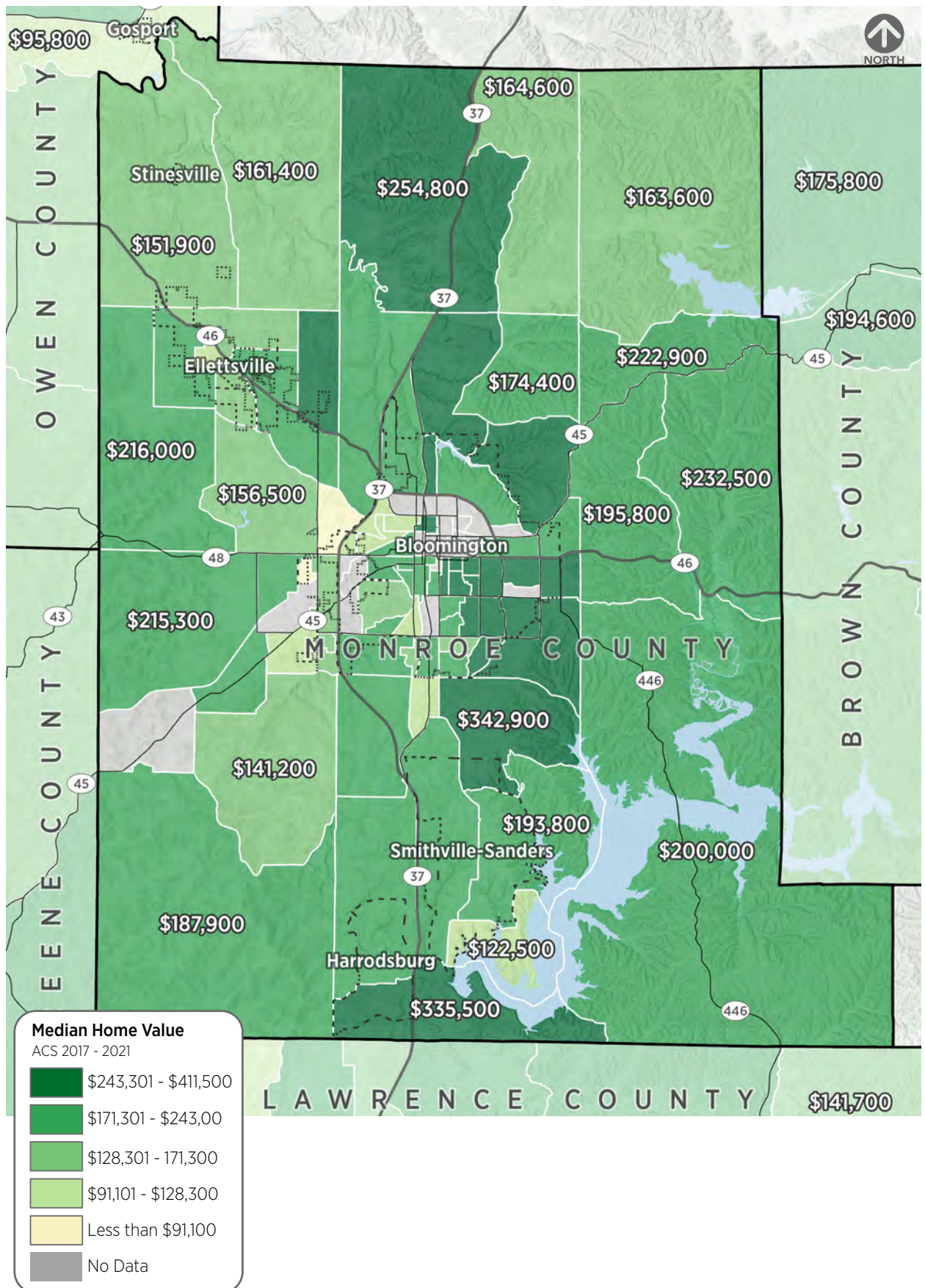


Map H.3: People Per Household

Map H.4: Median Contract Rent by Census Tract



Source: 2021 American Community Survey (5-Year Estimates)

Map H.5: Median Home Value by Census Tract

Source: 2021 American Community Survey (5-Year Estimates)

Costs and Incomes. Households that spend more than 30% of their income on housing are considered cost burdened.

- The percentage of cost burdened renters has remained fairly constant and the number of cost burdened homeowners has declined.
 - » Compared to other counties with a high percentage of students, Monroe County's renters are more likely to be cost burdened.
- Median home value in Monroe County is also the highest among the comparable counties, a trend that continues from 2019.
 - » When the median income of 25 to 44 year old households (\$61,551) is used, the value to income ratio drops to 3.28.
- Monroe, Tippecanoe, and Champaign counties probably built the most new rentals in the last decade, and therefore are more likely to have higher rents.

FIGURE H.9: Monroe County Housing Affordability

Monroe County

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$54,096	\$865	60.12%	14.44%	\$202,400	3.74

Delaware County (Muncie)

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$49,321	\$603	50.51%	15.01%	\$103,300	2.09

Tippecanoe County (West Lafayette)

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$53,468	\$771	55.43%	15.32%	\$169,500	3.17

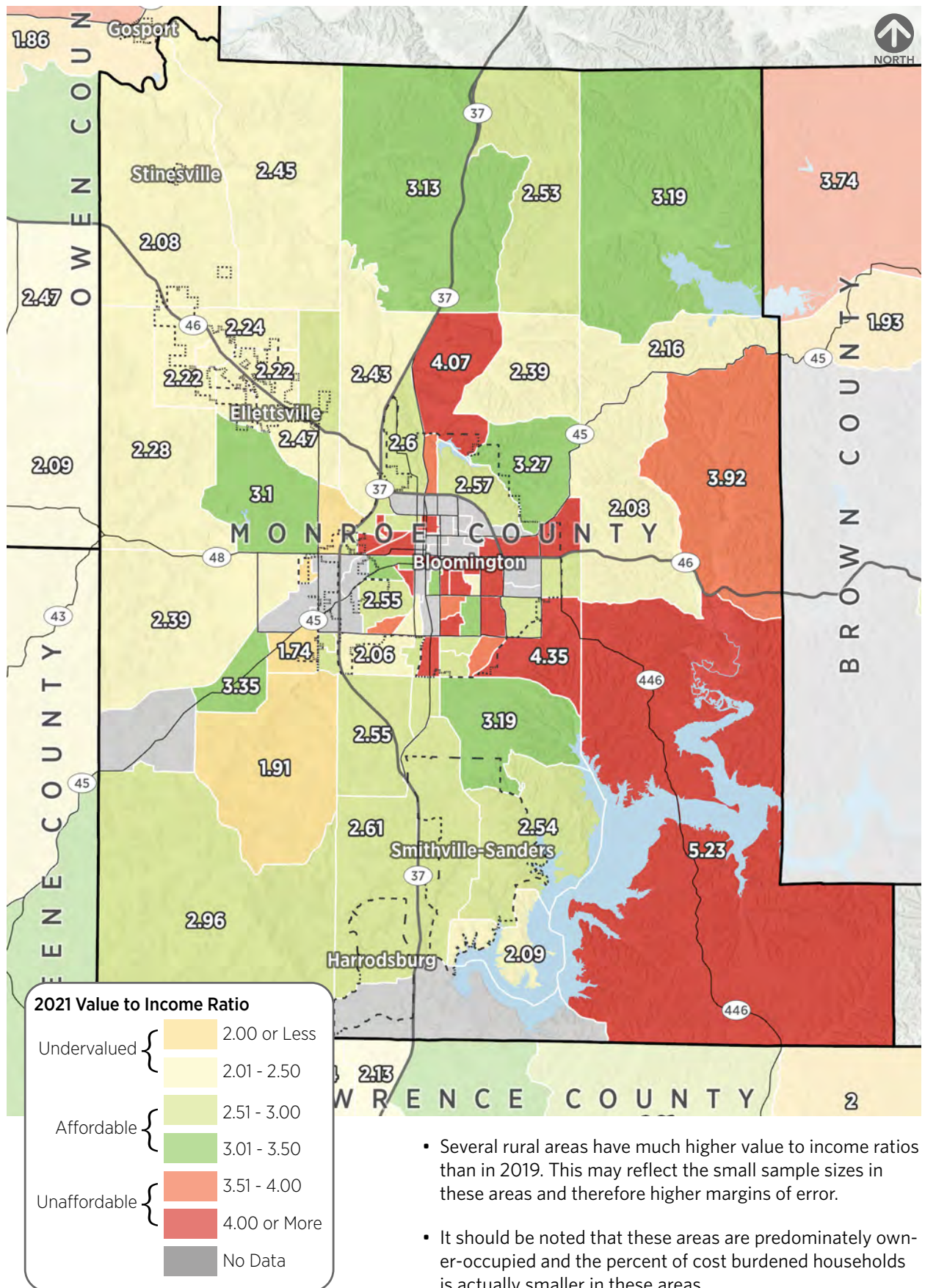
Vigo County (Terre Haute)

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$48,552	\$597	55.41%	17.16%	\$114,000	2.35

Champaign County, IL

Median Household Income	Median Contract Rent	% paying more than 30% in Gross Rent*	% paying more than 30% for Owner Costs**	Median House Value	Value / Income Ratio
\$56,939	\$760	52.45%	14.71%	\$170,600	3.00

* Gross rent includes utilities. **Owner costs include mortgage, mortgage interests, property taxes, and maintenance.
Source: 2021 American Community Survey (5-Year Estimates)

Map H.6: Value to Income Ratio

Source: 2021 American Community Survey (5-Year Estimates)

Figure H.10 compares the number of households in an income range with the number of units that would be affordable to that household.

- Since 2019, it appears that the shortage of housing affordable to the lowest income households has declined.
 - » This is mostly reflective of fewer households in this range but it should be noted that most students fall within this range and an undercount would affect this analysis.
 - » The rising cost of housing can have an impact on the ability of students to afford college.
- The current estimates have a greater number of households making over \$150,000 but fewer units available to them.
 - » The number of \$400,000+ units has likely not declined but the number of \$3,000 plus rental units may have declined as newer units forced pricing adjustments in the city's older rental stock.

FIGURE H.10: Housing Affordability Analysis

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-24,999	14,857	>\$60,000	2,212	\$0-499	2,868	5,080	-9,777
\$25,000-49,999	11,696	\$60,000-124,999	4,399	\$500-999	13,667	18,066	6,370
\$50,000-74,999	9,843	\$125,000-199,999	8,798	\$1,000-1,499	6,523	15,321	5,478
\$75-99,999	6,601	\$200,000-249,999	4,632	\$1,500-1,999	1,793	6,425	-176
\$100-149,999	7,994	\$250,000-399,999	7,586	\$2,000-2,999	728	8,314	320
\$150,000+	6,169	\$400,000+	3,640	\$3000+	314	3,954	-2,215

* HH = Households

Source: 2021 American Community Survey (5-Year Estimates)

Home Sales. Demand for housing would appear to remain high while the supply has slowly declined.

- The number of homes listed for sale has steadily declined along with the days on market.
 - » A decline in the days on market means that homes are selling faster. A signal that the number of buyers has likely not declined.
- An equal or greater number of buyers in a market with fewer listings often results in price inflation as buyers compete for fewer units.
- As a side note, Realtor.com estimated an average sale price of \$380,360 for Tippecanoe County in 2022.

FIGURE H.11: Home Sales, Monroe County

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change
Listings	2,793	2,605	2,604	2,567	2,418	2,441	2,374	2,269	2,144	2,207	2,106	-25%
Median Days on Market	57	47	49	50	41	33	31	31	29	17	21	-63%
Median List Price	163K	160K	165K	172K	189K	199K	225K	240K	250K	270K	302K	86%
Median Sale Price	155K	151K	157K	165K	169K	180K	200K	218K	234K	265K	295K	90%

Source: 2022 MLS

Housing Demand Analysis. The housing demand analysis builds on the assumption that the city's permanent population will grow at 1% annually and that the student population will remain steady. Items to note in this methodology:

- It is assumed that the students that were undercounted had housing, and that new housing does not need to be produced for this population.
- The vacancy rate is held steady, but if some of the "other vacant" units can be made available, the number of units needed will decline.
- In the 2019 study, demand was estimated at 449 units annually, which is below the actual production of 762, 650, and 2,086 units that were added in 2019, 2020, and 2021.
- The projected demand in H.12 is below that experienced between 2019 and 2021 but over 160 units above the average units produced between 2010 and 2019 (410 units).

FIGURE H.12: Housing Demand Summary

	2020	2030	2035	Total
Population at End of Period	139,718	152,421	159,262	
Household Population at End of Period	123,206	134,407	140,440	
Average People Per Household	2.34	2.34	2.34	
Household Demand at End of Period	52,652	57,439	60,017	
Projected Vacancy Rate	8.4%	8.4%	8.4%	
Unit Needs at End of Period	57,476	62,701	65,515	
Replacement Need (total lost units)		240	150	390
Cumulative Need During Period		4,447	2,965	7,412
Average Annual Construction		556	593	570

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

Housing Development Program. Figure H.13 distributes the forecasted demand by price point based on the 2020 distribution of household incomes in Monroe County. The following assumptions create the program:

- Based on the declining number of for sale homes but the continued demand for those homes, more ownership options should be constructed then have occurred in the last five years.
 - » Ownership options should not be seen exclusively as single-family detached homes. Ownership can come in the form of townhomes, single-family attached, and even in multifamily structures.
 - » Additionally, more rental housing should be in smaller scale structures that have 16 or fewer units. These structures are more likely to meet the demands of young professionals and non-student renters.
- Due to the cost of land, materials, and labor, the production of housing priced below \$250,000 will be challenging to impossible. The over 220 units in these price ranges can be generated in four different ways:
 - » Production of ownership options that are not the traditional single-family detached, but duplexes, townhomes, or other medium and higher density configurations that reduce per unit costs.
 - » Funding assistance that offset lot development costs and smaller square footage homes.
 - » Rehabilitation of existing housing units.
 - » Construction of higher priced units that allow existing households to make the next step up.
- It is important to note that while the median sale price of a home in Monroe County is nearly \$300,000, this only reflects the homes sold in a year not the median value of the entire residential stock in the county. The Census does estimate that thousands of units exist across the county that are affordable to households making less than \$75,000 a year.

FIGURE H.13: Housing Development Program

Total Owner-Occupied	2023-2030	2030-2035	Total	
Affordable Low: <\$125k	738	492	1,230	4,447
Affordable Moderate: \$125-\$200k	621	414	1,035	
Moderate Market: \$200-\$250k	416	278	694	
Market: \$250-350k	504	336	840	
High Market: Over \$350k	389	259	648	
	2,668	1,779		
Total Renter-Occupied	2023-2030	2030-2035	Total	
Low: Less than \$500	615	410	1,025	2,965
Affordable: \$500-\$1,000	484	323	806	
Market: \$1,000-\$1,500	407	271	679	
High Market: \$1,500+	273	182	455	
	1,779	1,186		
Total Need	4,446	2,964	7,412	

Source: RDG Planning & Design

Community Profile: Bloomington

Bloomington's growth since the late 1800s has been remarkable, defying economic downturns that affected other cities. As the largest city in the Indiana Uplands, it serves as a significant hub for commerce, jobs, entertainment, and education. Indiana University's presence has not only driven the local economy but also inspired entrepreneurs to establish international businesses, though this has led to unique housing challenges.

Overview

- Bloomington has seen steady rates of growth since 1980 averaging 1.5% annual growth.
- Over the next 10 years, if the student population held steady and the city's permanent population grew by 1% annually, the city would reach a population of just over 90,000 by 2030.
 - This rate could be higher if greater housing diversity that supports households at different stages of life can be provided.
 - » To support a population of 90,300 by 2030, the city will need to produce 2,236 additional housing units.
 - » These units will need to be of a greater variety than occurred between 2015 and 2018.
- Rental rates and home values are the highest in the region, often leaving first-time home buyers and non-student renters struggling to find housing.
- Affordability is often measured by comparing housing values to income with ratios between 2 and 3 considered healthy and self-sustaining. Map H.9 shows the value to income ratios by census tract with many areas well above a ratio of 3, representing an unaffordable market. The overall ratio for Bloomington is 5.31, high even for cities with large student populations.

FIGURE H.14: Projected Growth, Bloomington

Growth Rate	2020	2025	2030	2035
1.00%	79,168	82,273	85,536	88,965
1.25%	79,168	83,068	87,219	91,635
1.87%	79,168	85,076	91,557	98,667

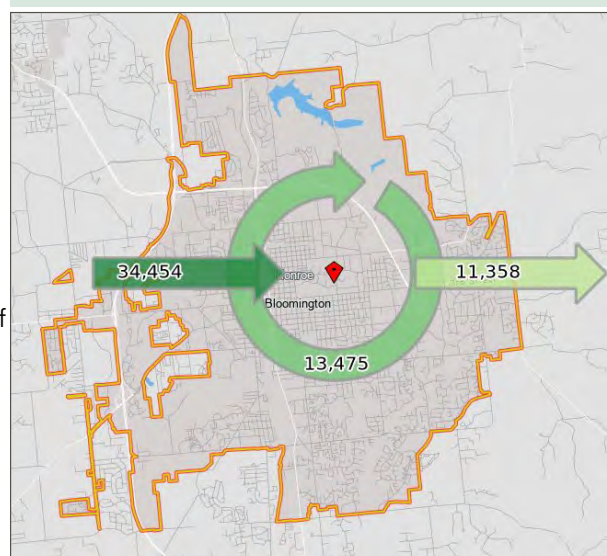
Source: US Census Bureau; RDG Planning & Design

Commuting Patterns

Bloomington draws a large portion of its workforce from surrounding Monroe County. Nearly 72% of the jobs in Bloomington are filled by employees living outside Bloomington.

- The percent of workers commuting into Bloomington has increased over the last several years.
- Only 17% of the county's workforce is commuting into work, therefore it can be assumed that much of Bloomington's workforce is finding housing within the county but outside city limits.
 - » Many Bloomington workers live in Ellettsville, but there are also a significant number that are living outside incorporated areas.

FIGURE H.15: Inflow-Outflow Diagram

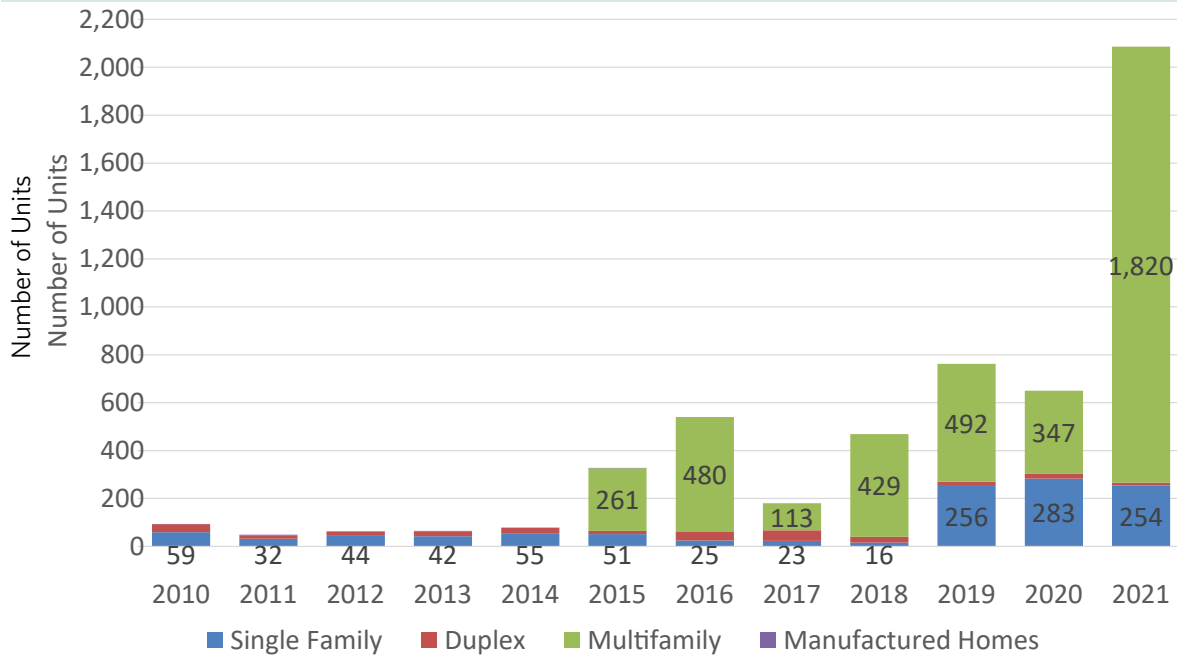


Source: 2020 US Census OnTheMap

Building Permit History

- Multifamily permit data was only tracked for buildings until 2015 when number of units could be identified based on the fees charged.
- Since 2015, almost 75% of new units have been in multifamily structures and many of those have been structures with more than 12 units.
- When a community has a limited lot supply or high land and infrastructure costs, multifamily is a much more efficient way to produce units. However, many of those units have been oriented to students, resulting in a lack of units that are appropriate for other market segments.

FIGURE H.16: Residential Building Permit History*



Source: Monroe County Building Department

*Before 2015 only the number of structures were tracked not the number of units

Housing Costs

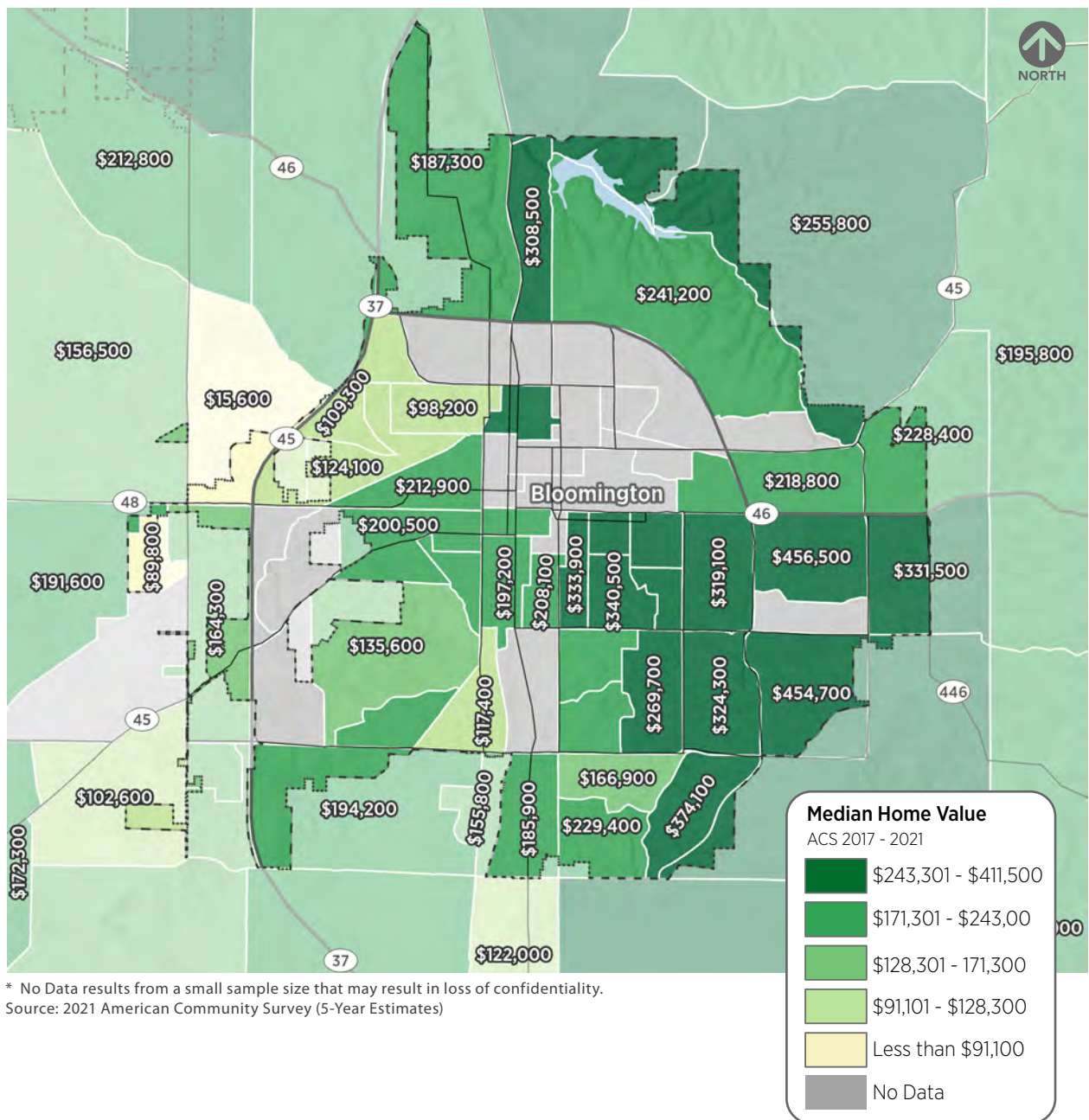
- Maps H.7 and H.8 (on the following pages) offer an overview of housing costs by census tract. The city's highest value housing continues to be located in the eastern tracts with lower values to the west.
- » Census tract boundaries are often shifted following a decennial census. For this reason there are small shifts compared to 2019 maps.

FIGURE H.17: Housing Affordability Analysis

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-24,999	11,677	>\$60,000	672	\$0-499	1,993	2,665	-9,012
\$25,000-49,999	6,870	\$60,000-124,999	1,198	\$500-999	11,225	12,423	5,553
\$50,000-74,999	5,118	\$125,000-199,999	2,727	\$1,000-1,499	5,463	8,190	3,072
\$75-99,999	2,851	\$200,000-249,999	1,753	\$1,500-1,999	1,611	3,364	513
\$100-149,999	3,074	\$250,000-399,999	3,536	\$2,000-2,999	611	4,147	1,073
\$150,000+	3,009	\$400,000+	1,514	\$3000+	296	1,810	-1,199

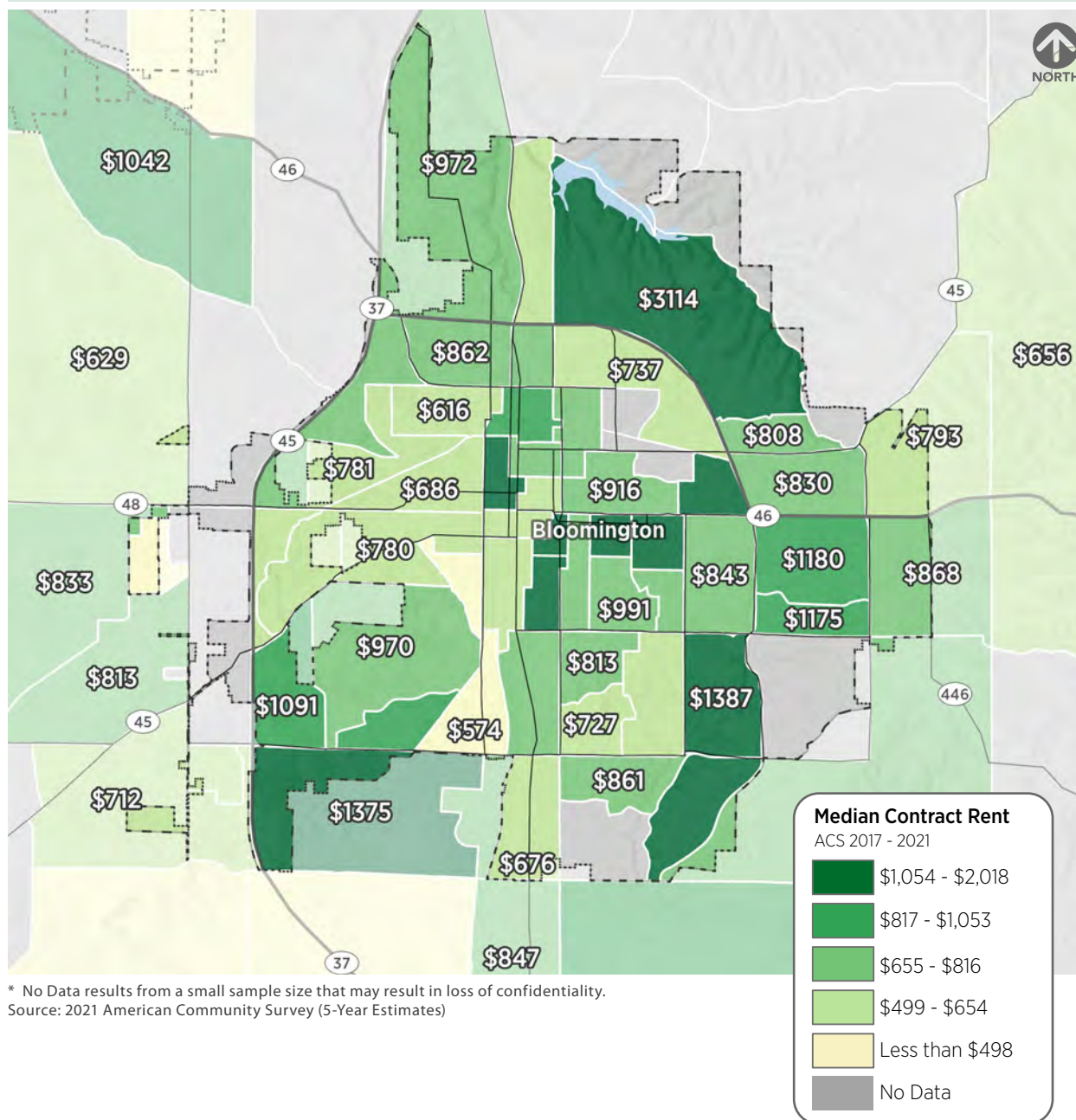
* HH = Households

Source: 2021 American Community Survey (5-Year Estimates)

Map H.7: Median Home Value by Census Tract

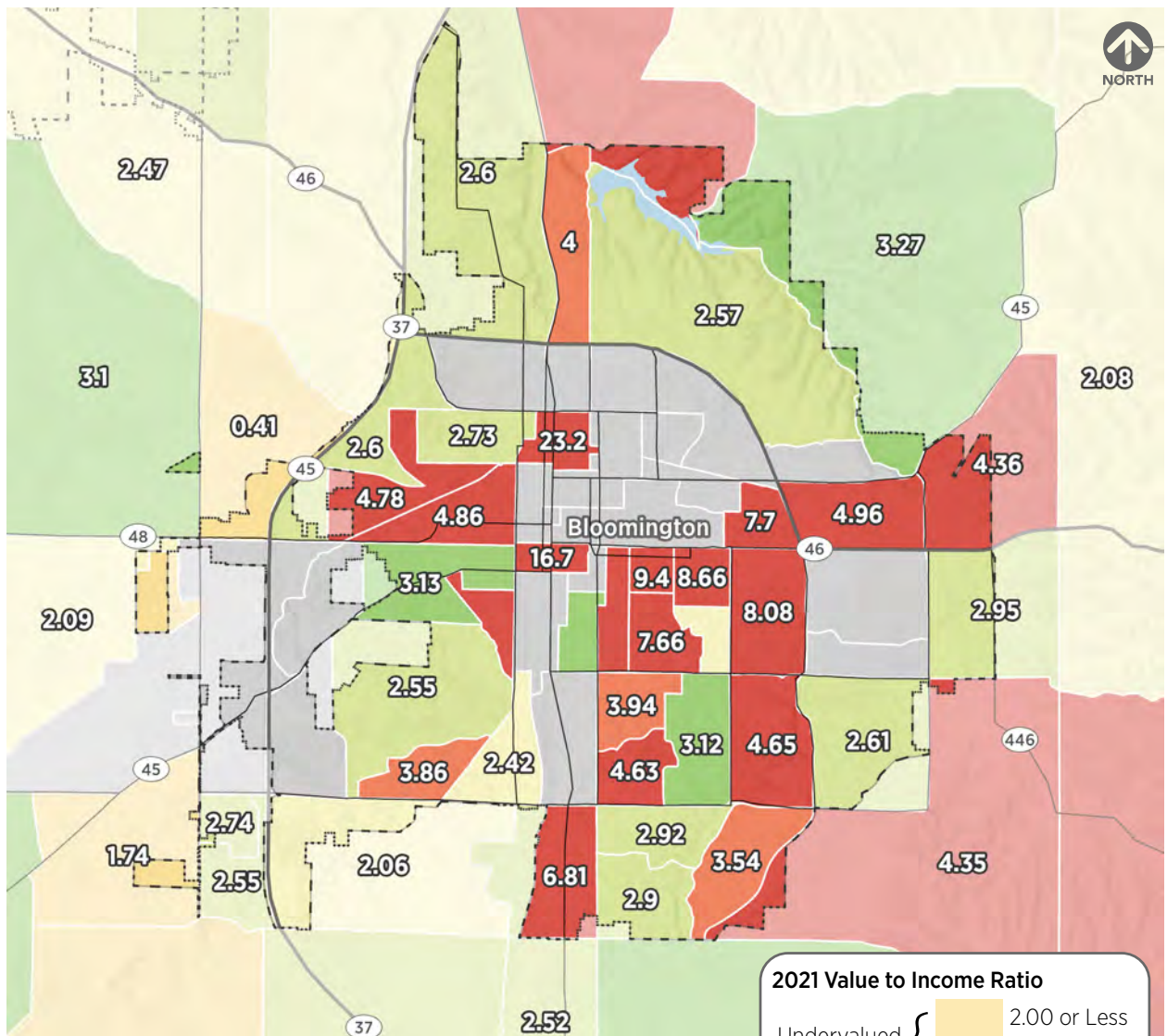
- Figure H.17 (see previous page) compares the number of households in an income range with the number of units that would be affordable to that household.
 - » The city has a severe shortage of housing for households making less than \$25,000. The level of this shortage has changed very little since 2019. Many of these households are students, but this also includes a number of service workers and seniors that struggle to find affordable housing.
 - » The city's median household income in 2021 is estimated at just over \$37,700, a household that would be in the rental market. However, for households between the ages of 25 and 44, the median household income is just over \$50,000, an income level that is challenged to find ownership options in Bloomington.
 - » There now appears to be adequate upper end housing but this does not speak to the quality or the type of housing.

Map H.8: Median Contract Rent by Census Tract



* No Data results from a small sample size that may result in loss of confidentiality.
Source: 2021 American Community Survey (5-Year Estimates)

- Median contract rent and median home values have a positive correlation with the most expensive census tracts south and east of the University.

Map H.9: Value to Income Ratio by Census Tract*

*See 2019 Report, page 220 for Value to Income explanation
 No Data results from a small sample size that may result in loss of confidentiality.
 Source: 2021 American Community Survey (5-Year Estimates)

- Map H.9 illustrates the value to income ratio by census tract. Areas with ratios over 3 are considered unaffordable.
 - » There are neighborhoods that appear to have extreme unaffordability that has only grown since 2019. In 2019, it was noted that some of these areas could be due to higher student or retiree populations that tend to have lower annual incomes.

Housing Demand Analysis

- The housing demand model (Figure H.18) is based on an assumed 1% annual growth rate and a stable student population, stable 2.18 people per household, and a slightly declining vacancy rate.
- Replacement need is the number of housing units demolished or converted to other uses. Homes in poor condition or obsolete should be gradually replaced in a city's housing supply. The number of units lost annually is based on the city's historic demolition permit data.
- Cumulative need shows the number of total units needed between the base year of 2023 and the year indicated at the end of the period.

These assumptions generate a demand for 4,155 housing units or an average annual construction need of 320 units. This is below the number of permitted units between 2018 and 2022 (Figure H.16) which included a large number of multifamily units. Nationally, the number of individuals between the ages of 10 and 18 is declining (the population entering colleges and universities in the next ten years), therefore the number of student oriented rental units would likely be leveling off.

FIGURE H.18: Housing Demand Summary

	2020	2023-2030	2030-2035	Total
Population at End of Period	79,168	87,219	91,635	
Household Population at End of Period	64,725	71,307	74,917	
Average People Per Household	2.18	2.18	2.18	
Household Demand at End of Period	29,690	32,709	34,366	
Projected Vacancy Rate	8.9%	8.1%	7.6%	
Unit Needs at End of Period	32,596	35,598	37,198	
Replacement Need (total lost units)		120	75	195
Cumulative Need During Period		2,480	1,675	4,155
Average Annual Construction		310	335	320

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

Housing Development Program

Building on the housing demand model, the development program forecasts production targets for owner- and renter-occupied units based on the following assumptions:

- Recent market activity has been focused on rental housing with few ownership options. Over the next several years greater production of ownership options should focus on pent up demand and the need to offer more affordable housing options.
- Most low-income residents will be accommodated in rental units.
- Approximately 521 new owner-occupied units should be priced below \$130,000.
 - » It will be very difficult for the private market to produce housing in this price range in Bloomington. Most will be produced through assistance programs like Habitat for Humanity or through a filter effect created by the production of move-up housing.
- Nearly 697 rental units will need to be produced with rents below \$700 per month.
 - » A major theme during public engagement was on the lack of rental units priced below \$900. This model reflects this with over 78% of the rental units developed under this threshold. Those under \$700 will likely have to be produced through assistance programs like low-income housing tax credits, but some may result from market adjustments due to new higher quality rental units creating competition in the market.

FIGURE H.19: Housing Development Program

Total Owner-Occupied	2023-2030	2030-2035	Total
Affordable Low: <\$125k	489	330	819
Affordable Moderate: \$125-\$200k	364	246	610
Moderate Market: \$200-\$250k	203	137	340
Market: \$250-350k	219	148	366
High Market: Over \$350k	214	145	359
	1,488	1,005	2,493
Total Renter-Occupied	2023-2030	2030-2035	Total
Low: Less than \$500	437	295	732
Affordable: \$500-\$1,000	257	174	431
Market: \$1,000-\$1,500	191	129	321
High Market: \$1,500+	107	72	179
	992	670	1,662
Total Need	2,480	1,675	4,155

Source: RDG Planning & Design

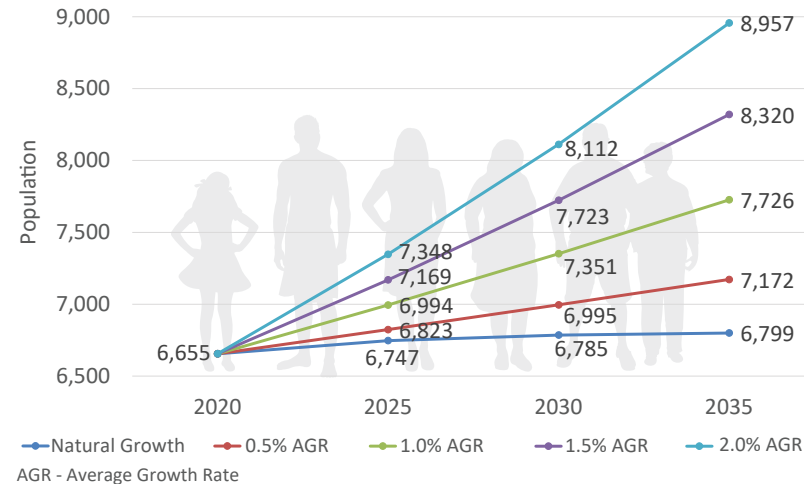
Community Profile: Ellettsville

Ellettsville, located just minutes from Bloomington, has experienced growth since 1990. Quality schools and affordable lots have attracted much of the county's single-family residential growth.

Overview

- Ellettsville has experienced less than 1% annual growth rate in the last decade. The student undercount should not have impacted Ellettsville the same way it impacted Bloomington. The rate of growth is still surprisingly low compared to the previous two decades.
- Figure H.20 illustrates four growth scenarios. Natural population growth would indicate that the city will grow solely based on a greater number of births than deaths. From 2000 to 2010, the city was above a 2% annual growth rate. With the city's strategic position, it seems likely that a 2% annual growth rate is once again feasible with adequate housing production.
- Affordability is often measured by comparing housing values to income with ratios between 2 and 3, which is considered healthy and self-sustaining. Ellettsville's ratio of 2.44 is lower than much of the county and for households between the ages of 25 and 44, that ratio is even lower.

FIGURE H.20: Future Growth Rate Scenarios

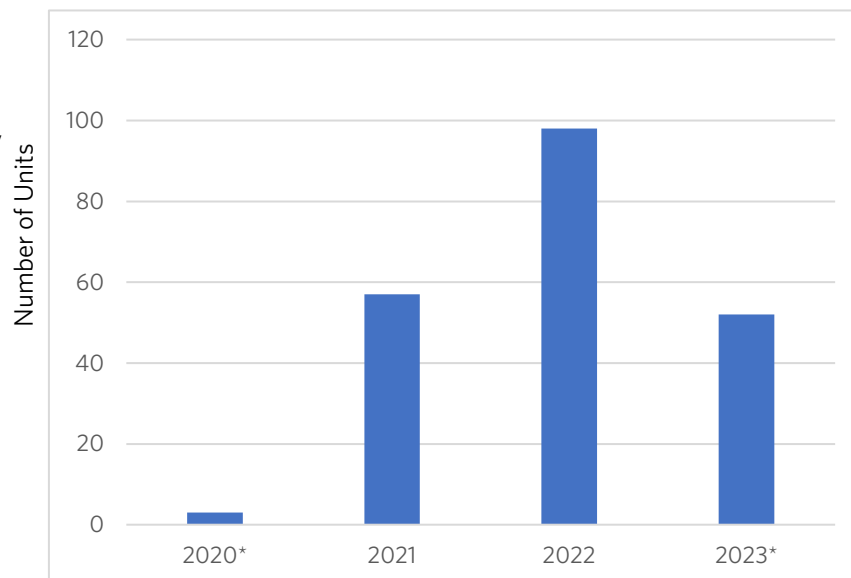


Source: 2020 US Census Bureau; RDG Planning & Design

Building Permit History

- Beginning in 2020, the City of Ellettsville began issuing building permit data.
- It would appear that most of the city's building activity has focused on single-family detached housing.

FIGURE H.20b: Residential Building Permit History*



Source: City of Ellettsville

*The City of Ellettsville began issuing permits in July 2020; 2023 data is through August

Housing Demand Analysis

- The housing demand model (Figure H.21) is based on 2% annual growth rate, generating a similar demand to that projected in 2019.
- At an average of 77 units annually, this would put production above 2021 levels but slightly below 2022. It is likely that in 2023 and 2024 interest rates may cause production be similar to 2021. Lot availability will also play a significant role in the town's ability to construct new units and support population growth.

FIGURE H.21: Housing Demand Summary

	2020	2023-2030	2030-2035	Total
Population at End of Period	6,655	8,112	8,957	
Household Population at End of Period	6,585	8,027	8,863	
Average People Per Household	2.42	2.42	2.42	
Household Demand at End of Period	2,721	3,317	3,662	
Projected Vacancy Rate	5.2%	6.8%	7.8%	
Unit Needs at End of Period	2,871	3,560	3,973	
Replacement Need (total lost units)		8	5	13
Cumulative Need During Period		577	418	996
Average Annual Construction		72	84	77

Source: 2021 American Community Survey (5-Year Estimates); RDG Planning & Design

Housing Gaps

To better understand the gaps in housing that stakeholders noted, a comparison between household incomes and appropriately priced units can be made. Figure H.22 compares the number of households in an income range with the number of units that would be affordable to that household.

- Since 2019 it would appear that the shortage of housing affordable to the lowest income households has lessened. This was driven by fewer households in the under \$25,000 income range not by an increase in the number of units affordable to this group.
- The shortage of housing affordable to households making over \$75,000 has grown. This mostly reflects a greater number of households in these income ranges despite more units affordable to the highest income ranges.
- Ellettsville likely still lacks rental options that are appealing to young professionals or young families looking to establish themselves in a smaller community before buying. Based on the income levels of these households, many can afford rents well over \$1,000 a month.

FIGURE H.22: Housing Affordability Analysis

Income Range	# HHs* in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-24,999	381	>\$60,000	66	\$0-499	188	254	-127
\$25,000-49,999	562	\$60,000-124,999	362	\$500-999	223	585	23
\$50,000-74,999	492	\$125,000-199,999	1,161	\$1,000-1,499	18	1,179	687
\$75-99,999	624	\$200,000-249,999	376	\$1,500-1,999	0	376	-248
\$100-149,999	530	\$250,000-399,999	328	\$2,000-2,999	0	328	-202
\$150,000+	170	\$400,000+	37	\$3000+	0	37	-133

* HH = Households

Source: 2021 American Community Survey (5-Year Estimates)

Housing Development Program

Building on the housing demand model, the development program forecasts production targets based on a 50/50 split between owner- and renter-occupied. The renter split is higher than the actual split but reflects decades long lack of rental construction that meets young professional and retirees housing needs.

The demand for units priced below \$250,000 will likely be met by the city's existing housing stock or products that do not fit the traditional detached single-family homes, creating a filtering effect.

- » Based Figure H.22, Ellettsville has an adequate supply of homes below \$250,000, however those homes are occupied. For this reason new products must be produced that will be appealing to those homeowners.
- Enough demand exists to support rentals with rates above \$1,000 a month. Production of these units does not have to be in the same form as those produced in Bloomington. Small scale rentals with 4 to 12 units, townhomes, and duplexes would all meet Ellettsville's demand for rental housing and fit the character of the community.

FIGURE H.23: Housing Development Program

Total Owner-Occupied	2023-2030	2030-2035	Total
Affordable Low: <\$125k	68	49	118
Affordable Moderate: \$125-\$200k	60	43	103
Moderate Market: \$200-\$250k	76	55	131
Market: \$250-\$350k	64	47	111
High Market: Over \$350k	21	15	36
	289	209	498
Total Renter-Occupied	2023-2030	2030-2035	Total
Low: Less than \$500	53	39	92
Affordable: \$500-\$1,000	79	57	136
Market: \$1,000-\$1,500	69	50	119
High Market: \$1,500+	87	63	151
	289	209	498
Total Need	577	418	996

Source: RDG Planning & Design



2024 WORKFORCE RENTAL HOUSING LIMIT CALCULATIONS

- These rental limit calculations are for affordable housing projects using the City of Bloomington’s Unified Development Ordinance (UDO) payment-in-lieu or affordable housing incentives, which can be found beginning on page 248 here: [https://bloomington.in.gov/sites/default/files/2023-05/UDO%20April 2023 Final APPROVED 0.pdf](https://bloomington.in.gov/sites/default/files/2023-05/UDO%20April%202023%20Final%20APPROVED%200.pdf).
 - *Please note that these limits do not necessarily apply to federally-funded projects, such as the HOME program. Those are determined by HUD and can be found here: https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_IN_2023.pdf*
 - For reference on the calculations below, please go to page 34 of the UDO Administrative Manual found here: [https://bloomington.in.gov/sites/default/files/2023-07/Administrative Manual 072023.pdf](https://bloomington.in.gov/sites/default/files/2023-07/Administrative_Manual_072023.pdf)
 - Per the UDO Administrative Manual guidelines the “rental rates become applicable to Workforce Housing units the year following publication in order to increase predictability in marketing the units. For example, HUD’s 2019 published AMI rates applied to rents for 2020.”
- Adjusted AMI as published annually by HUD to be used as the baseline income to set rents. The current 2023 Adjusted AMI is \$63,300. [Please note: this is a calculation that doubles the HUD “Very Low Income” (50% of AMI) for a 1 person household. For 2023, that number is \$31,650].
 - *Reference: <https://www.huduser.gov/portal/datasets/il.html#2023> Scroll down and access “Click here for FY 2023 IL Documentation” button, then search for IN (state) and Monroe County (county). A chart will appear with income limits for 2023.*
- Rents by income sub-band should be based on 25% of monthly AMI, thereby allowing some head room below the 30% cost-burdened maximum threshold promoted by HUD to accommodate for utilities and other ancillary housing costs.
- The calculation of total beds that equal the “eligible” beds is 15% (to align with UDO Tier One Affordable Housing definition at 120% AMI and below). For Tier Two eligibility, it is permissible that 7.5% of the units be at 120% AMI and below, and 7.5% be at 90% AMI and below. Please reference pages 215-216 of the [UDO](#) for additional detail.
- Duration of the affordability period is “income-restricted permanently” unless otherwise forfeited, which means the term would be specified as at least 99 years, or longer, so long as the structure is present.
- For documentation purposes, all properties/owners are to use the Workforce Housing Eligibility Form to include the Independent Student Verification.
- Note that workforce housing units can be leased for less than the rental rates listed.
- Please contact the City’s Housing and Neighborhood Development Department with any questions at 812.349.3401 or anna.killionhanson@bloomington.in.gov

2024 WORKFORCE RENTAL HOUSING CALCULATIONS

2024 RENTS					
% of AMI	Studio	1 BR	2 BR	3 BR	4 BR
80%	817	957	1124	1492	1645
90%	891	1187	1484	1781	2078
100%	990	1319	1649	1979	2309
110%	1089	1451	1814	2177	2540
120%	1188	1583	1979	2375	2771

2024 Income AMI	1 person	2 person	3 person	4 person	6 person	6 person	7 person	8 person
80%	50,600	57,800	65,050	72,250	78,050	83,850	89,600	95,400
90%	56,970	65,070	73,170	81,270	87,840	94,320	100,800	107,280
100%	63,300	72,300	81,300	90,300	97,600	104,800	112,000	119,200
110%	69,630	79,530	89,430	99,330	107,360	115,280	123,200	131,120
120%	75,960	86,760	97,560	108,360	117,120	125,760	134,400	143,040

Calculation of Rents:

The 80% Rent amounts used are the High HOME HUD Rent Limit 80% AMI rates

90% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: $\text{Adjusted AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$63,300/12 \times .90 \times 25\%$)

100% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: $\text{Adjusted AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$63,300/12 \times 1.00 \times 25\%$)

110% Rent 1 BR

- BR Rent (Baseline) AMI calculation: $\text{Adjusted AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$63,300/12 \times 1.10 \times 25\%$)

120% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: $\text{Adjusted AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$63,300/12 \times 1.20 \times 25\%$)

Rent Calculations for 90%, 100% and 120% Rent Bands for 1 Studio, 2BR, 3BR, 4BR:

The 90%, 100%, and 120% Rents are calculated using their 1 BR rent as the baseline. Studio Rents are calculated at 75% of the 1BR baseline; 2BR Rents are calculated at 125% of the 1BR baseline; 3BR Rents are calculated at 150% of the 1BR baseline (i.e. 90% AMI = $\$1187 \times .75$, 1.25, 1.50 and 1.75). Dollar values are rounded up to the nearest dollar.

Calculation of Income: The 80% AMI Income amounts used are the High HOME HUD Rent Limit as 80% AMI amounts. The 100% AMI is derived by doubling HUD's "Very Low Income" (50% AMI). The 90% AMI and 120% AMI are calculated from the 100% AMI Income amounts.

WFA Zoning Agreement

2. Binding. This written Commitment is binding on the owner of the Property. Upon the written Commitment being recorded in the office of the Monroe County Recorder, this written Commitment shall be binding on Owner's successors and assigns, including but not limited to any subsequent owner or any other person who acquires an interest in the Property, and shall run with the land.

3. Recording. This written Commitment shall be recorded in the office of the Monroe County Recorder within 30 days of the signing of this Commitment.

4. Modification. This written Commitment shall only be modified by the City of Bloomington Plan Commission after notice of the hearing in which the modification will be considered has been provided in accordance with the Rules and Procedures of said Commission.

5. Rental Commitment. Owner agrees to designate fifteen percent (15%) of its bedrooms for workforce housing; ten percent (10%) of the bedrooms shall be offered and rented to anyone earning up to 100% of the Area Median Income (AMI); five percent (5%) of the bedrooms shall be offered and rented to anyone earning up to 120% of AMI. The base rental rate for the workforce housing units shall be no more than twenty-five percent (25%) of the adjusted AMI at the time the lease is established.

6. Base Rental Rate. The base rental rate shall be inclusive of utilities with the exception of cable, internet, and/or electricity. In the event that the individual units within the Property are separately metered or sub-metered for water or sewer utility purposes, Owner shall have the right to pass through to its tenants the amount of the monthly billing that exceeds the average monthly billing for similar sized units at the Property, regardless of whether such tenant is a workforce housing tenant or not. Location premiums, unit finish premiums, furniture premiums, and washer/dryer premiums are not considered base rental rate amounts and shall not be included in base rental rates. Rather, said premiums will be in addition to any base rental rates for all units at the Property, including workforce housing.

7. Workforce Housing Qualifications. The workforce housing qualifications and rents shall be set in coordination with Bloomington's Housing and Neighborhood Development ("HAND") Department policies. HAND will annually provide income eligibility guidelines and rent structure guidelines to the Owner for use in this workforce housing project. The income eligibility and rent structure may be modified from time to time in accordance with guidelines provided by HAND, or its successor City department, in which case notice shall issue to Owner by HAND.

8. Unit Types. Owner shall make studio and one-bedroom units available as workforce housing.

2022

Rental Limits Table by Income Band

% of AMI	Studio Rents	1BR Rents (Baseline)	2BR Rents	3BR Rents
→ 120%	\$1,121	\$1,495	\$1,869	\$2,243
→ 100%	\$934	\$1,246	\$1,558	\$1,869
90%	\$841	\$1,121	\$1,401	\$1,682

Notes

- Dollar values are rounded up to the nearest dollar.

Studio Rents are calculated at 75% of the 1BR baseline; 2BR Rents are calculated at 125% of the 1BR baseline; 3BR Rents are calculated at 150% of the 1BR baseline (i.e. $\$997 \times .75$, 1.25 and 1.50).

90% Band:

- 1BR Rent (Baseline) 80% AMI calculation: $\text{AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$59,800/12 \times .90 \times 25\%$)

100% Band:

- 1BR Rent (Baseline) 80% AMI calculation: $\text{AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$59,800/12 \times 1.00 \times 25\%$)

120% Band:

- 1BR Rent (Baseline) 80% AMI calculation: $\text{AMI}/12 \times \% \text{ AMI} \times 25\%$ ($\$59,800/12 \times 1.20 \times 25\%$)

2023

2023 WORKFORCE RENTAL HOUSING CALCULATIONS

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90%	56,970	65,070	73,170	81,270	87,840	94,320	100,800	107,280
100%	63,300	72,300	81,300	90,300	97,600	104,800	112,000	119,200
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100% Rent 1 BR:

- 1BR Rent (Baseline) AMI calculation: $\text{Adjusted AMI} / 12 \times \% \text{ AMI} \times 25\%$ ($\$63,300 / 12 \times 1.00 \times 25\%$)

110% Rent 1 BR

- BR Rent (Baseline) AMI calculation: $\text{Adjusted AMI} / 12 \times \% \text{ AMI} \times 25\%$ ($\$63,300 / 12 \times 1.10 \times 25\%$)

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Calculation of Income:

The 80% AMI Income amounts used are the High HOME HUD Rent Limit as 80% AMI amounts. The 100% AMI is derived by doubling HUD's "Very Low Income" (50% AMI). The 90% AMI and 120% AMI are calculated from the 100% AMI Income amounts.

Updated Sept 2023

Workforce Housing

AFFORDABLE HOUSING COMPLIANCE REPORT

OWNER: [REDACTED]
 PROPERTY ADDRESS: [REDACTED]
 DATE MAILED: [REDACTED]

Total number of units in project: [REDACTED]
 Total number of AFFORDABLE units: [REDACTED]
 Fixed or floating: [REDACTED]

* Maximum rent, based upon the number of bedrooms, with Landlord paying all utilities. If tenants pay for any utilities, contact Matt Swinney to verify proper deductions. Deductible utilities include: heating; cooking; other electric/lighting; air conditioning; water heating; water; sewer; and, trash collection.

63300

Unit #	# of bedrooms	Low or High HOME rent unit	Tenant name	# in Hshld	Annual Income	Date income determined	% Area Median Income	Current Lease Date	Current lease rent rate ¹	Tenant paid utilities ²	Total rent plus utilities	Allowable rent & utilities ³	Comments
146	1		[REDACTED]	2	43,356	10/23/2023	68%	8/25/2023	1319	\$53	\$1,371.65		100% AMI \$ 1319
148	1		[REDACTED]	1	52,000	6/7/2023	82%	8/18/2023	1246	\$0.00	\$1,246.00		100% AMI 1246
154	1		[REDACTED]	1	45,084	7/20/2023	71%	8/18/2023	1246	\$0.00	\$1,246.00		100% AMI 1246
214	1		[REDACTED]	1	39,937	12/7/2023	63%	9/5/2023	1319	\$71.26	\$1,390.26		100% AMI 1319
232	0/studio		[REDACTED]	1	14,400	12/6/2023	23%	8/18/2023	1121	\$0.00	\$1,121.00		120% AMI 1121
238	0/studio		[REDACTED]	1	38,311	10/25/2023	61%	8/18/2023	1121	\$0.00	\$1,121.00		120% AMI 1121
252	0/studio		[REDACTED]	1	14,400	12/3/2023	23%	8/18/2023	1120	\$0.00	\$1,120.00		120% AMI 1120
256	1		[REDACTED]	1	39,840	10/23/2023	63%	9/10/2023	1319	\$41.89	\$1,360.89		100% AMI 1319
257	0/studio		[REDACTED]	1	22,660	10/27/2023	36%	8/18/2023	1121	\$0.00	\$1,121.00		120% AMI 1121
261	1		[REDACTED]	1	67,500	6/21/2023	107%	8/18/2023	1246	\$0.00	\$1,246.00		100% AMI 1246
266	1		[REDACTED]	1	12,649	12/16/2023	20%	8/17/2023	1246	\$0.00	\$1,246.00		100% AMI 1246
273	1		[REDACTED]	1	52,000	8/13/2023	82%	8/17/2023	1319	\$0.00	\$1,319.00		100% AMI 1319
309	1		[REDACTED]	1	31,000	7/22/2023	49%	8/17/2023	1246	\$0.00	\$1,246.00		100% AMI 1246
311	1		[REDACTED]	1	52,000	9/18/2023	82%	9/18/2023	1319	\$35.82	\$1,354.82		100% AMI 1319
357	0/studio		[REDACTED]	1	\$11,525	10/23/2023	18%	9/1/2023	1121	\$0.00	\$1,121.00		120% AMI 1121

WFH
 Rate Table
 2023
 2022
 2022
 2023
 2022
 2022
 2022
 2023
 2022
 2022
 2022
 2023
 2022
 2022
 2023
 2022
 2023
 2022

I certify the above information is true and correct.

Owner or property manager signature: [REDACTED] Date: [REDACTED]

¹Including any owner-paid utilities

²If tenant pays utilities, enter from the BHA utility allowance worksheet. If utilities are included in rent, enter "Incl."

³HUD published limits for High or Low HOME rent as applicable with OWNER paying all utilities.

RESOLUTION NO. 2025-18
TO APPROVE THE NAMING OF THE STADIUM DISTRICT IN THE AREA
SURROUNDING MILLER-SHOWERS PARK

- WHEREAS Section 2.33.010 of the Bloomington Municipal Code charges the Department of Economic and Sustainable Development with enhancing the City of Bloomington’s economic vitality, with fostering an attractive business environment and with leading development projects within the City of Bloomington; and
- WHEREAS the north side of the City of Bloomington has long served as a gateway to visitors—especially to spectators of sporting events at Indiana University; and
- WHEREAS the area bounded by Dunn Street on the East, 13th Street on the South, N. Kinser Pike on the west, and extending north along Old SR 37, as depicted by the map attached as Exhibit A, has been identified as a prime location for a Stadium District due to its proximity to key visitor amenities, transportation routes, and the Indiana University campus athletics facilities; and
- WHEREAS establishing the Stadium District will create a sense of place that will promote economic growth, attract new businesses, support real estate development, and enhance tourism; and
- WHEREAS designation of this area as the Stadium District will support job creation, increase property values, and foster community pride by highlighting Bloomington’s passion for collegiate athletics.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The Common Council hereby authorizes the naming of the area described above and depicted within the boundaries in the attached document, identified in Exhibit A, as the Stadium District.

SECTION 2. The Council hereby empowers the City of Bloomington Department of Economic and Sustainable Development; its partners; local businesses; and residents to leverage this name in the promotion of Bloomington and its economic activities.

SECTION 3. If any section, sentence, or provision of this Resolution, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are declared to be severable.

SECTION 4. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

PASSED AND ADOPTED this _____ day of _____, 2025, by the Common Council of the City of Bloomington, Monroe County, Indiana.

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

Nicole Bolden, City Clerk

PRESENTED to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025.

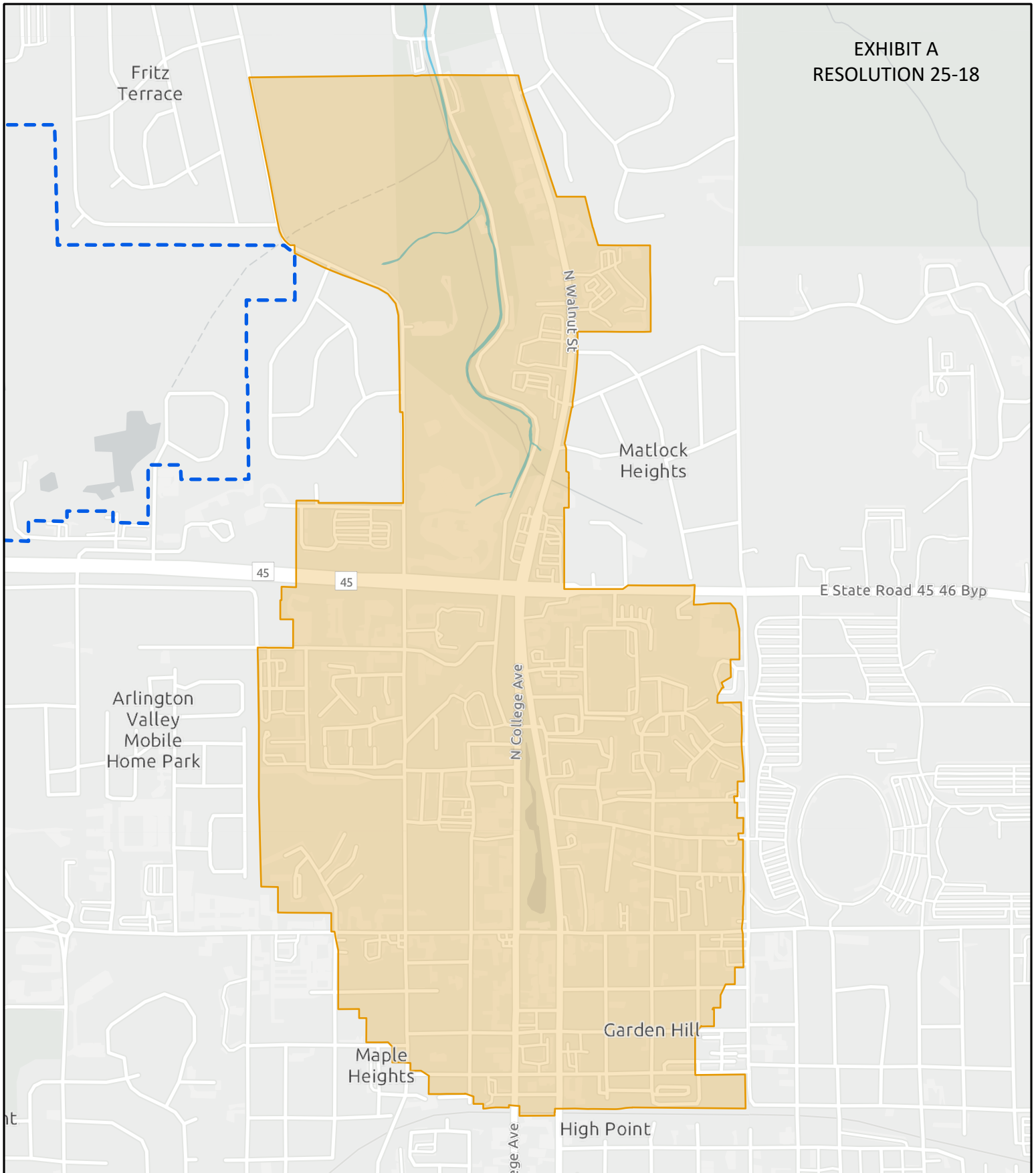
Nicole Bolden, City Clerk

APPROVED by me, the Mayor of the City of Bloomington, Monroe County, Indiana, this ____ day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

Synopsis:

This Resolution, co-sponsored by Councilmember Stosberg, names the area around Miller-Showers Park as the Stadium District. This naming will foster community pride, promote economic growth and enhance tourism in the area.



To: Members of the Common Council

Cc: Gretchen Knapp, Deputy Mayor; Adam Wason, Director, Public Works; Andrew Cibor, Director, Engineering; David Hittle, Director, Planning and Transportation; De de la Rosa, Assistant Director of Small Business Development; Lisa Lehner, Council Attorney

From: Jane Kupersmith, Director, Economic and Sustainable Development and Hopi Stosberg, Bloomington Common Council District III Representative

Date: September 22, 2025

Re: Resolution 2025-18: To Approve the Naming of the Stadium District in the Area surrounding Miller-Showers Park

Executive Summary

The Economic & Sustainable Development Department and Councilmember Stosberg propose legislation that will establish a Stadium District on the north side of Bloomington surrounding Miller-Showers Park. This area serves as a gateway to Bloomington—whether for 80,000 residents coming home, the nearly 50,000 students returning to school each year, Bloomington’s millions of annual visitors, or the over 16,000 people who drive to Bloomington to work each day. This legislation establishes the name—The Stadium District—as a marketing tool for businesses, stakeholders, and the City to create a sense of place and distinguish the district from other parts of the City. The Stadium District extends from 13th Street on the South to West Club House Drive on the north; and from Dunn Street on the east to Kinser Pike on the west.

Background

In 2024, a number of businesses surrounding Miller-Showers Park along with the Chamber of Commerce, made a recommendation to their Common Council representatives and the Economic & Sustainable Development Department to establish a Stadium District as both a marketing tool and as an Indiana Alcohol and Tobacco Commission Riverfront District under Ind. Code § 7.1-3-20-16.1. The Municipal Riverfront District program allows municipalities to define a riverfront and to issue low-cost 3-way alcohol licenses to restaurants within that footprint.

Since that time, the City has engaged with stakeholders and done research on the establishment of these tools. Given the more restrictive map requirements for the ATC legislation, staff are proposing two pieces of legislation to achieve these goals. The first is Resolution 2025-18, which will establish the name and footprint of the Stadium District for marketing and promotional purposes. The second piece of legislation is Ordinance 2025-37, which will propose the establishment of a Riverfront District alcohol permit program.

This memo pertains only to Resolution 2025-18 to establish and name the Stadium District. This proposal does not relate to any other local, state, or federal economic development incentives, but rather provides a marketing tool to help businesses drive visitor attraction.

Establishing a named district will bolster the local economy and strengthen Bloomington's identity as a dynamic and vibrant city. It drives quality of place, and therefore also workforce and visitor attraction. This initiative falls under several broad goals in the City's economic development framework:

- Establish and activate nodes of distinct identity for Bloomington's key commercial neighborhoods
- Support destination tourism
- Support small business development
- Increase and communicate about quality of place amenities

For example, including "Stadium District" in their location information will allow visitors to differentiate north side hotels from west side hotels. Both of which are proximal to I-69, but one of which is walkable to IU athletics events.

Engagement

City staff held one in-person meeting in the District and one virtual meeting in order to connect directly with business owners and get feedback on the concepts for these programs as well as the name. Staff also sought feedback on business issues in the District, in order to better understand what needs they might face. Businesses were pleased with the ability to have a unified identity and a shared marketing tool. Only one business at a meeting expressed a dislike of the name; all 15 survey respondents liked the name. During the in person meeting, businesses requested that the Stadium District (marketing) map be extended north of the bypass. This request is reflected in the proposed map. Business feedback included concerns for parking, walkability, safety, and art, in that order. Hotels expressed a need for increased Bloomington Transit routes, as their employees utilize transit to get to work.

City staff also engaged with Visit Bloomington, Indiana University, the Chamber of Commerce, Downtown Bloomington Inc., Bloomington Economic Development Corp, the Monroe County Capital Improvement Board and stakeholder departments at the City, including Public Works, Parks, Engineering, Planning, Office of the Mayor, Bloomington Police Department, and Bloomington Transit.

Neighborhood Investments

UDO updates from 2020 have driven population into the area that was previously focused on hotels, motels, and a handful of restaurants. Additionally, the City has made significant investments in infrastructure in and around Miller-Showers Park. Project costs are detailed in the table below and include maintenance of the water feature and the installation of a multi-use path along 17th Street, improving connectivity from North Monroe Street and Tri-North Middle School to the north-south arteries of College and Walnut. The limestone gateway piece welcomes visitors to Bloomington, and the Bloomington Arts Commission will release the call for the public art gateway piece later this year.

Area improvements continue with anticipated work from Indiana Department of Transportation work on pedestrian access around SR 45-46 continues through 2029, including a replacement bridge over the highway. See below for a table of recent and planned City investments in and around the Stadium District.

Description	Amount	Dept	Year
Bicentennial Gateway	\$1,281,000	Parks	2023
Millers-Showers native plant restoration	\$7,000	Parks	2023
Native plant annual maintenance	\$10,000	Parks	Annually
Paving repair west of park	\$50,000	Parks	2025
Water feature dredging and maintenance	\$419,350	CBU	2023
Public Art gateway piece	\$150,000	ESD	2025-26
17th St. improvements / multi-use path	\$1,192,900	ENG	2023
North Dunn Street Sidewalk Connection (17th St to 18th St)	\$141,776	ENG	2025
N. Walnut St. improvements by-pass to Old SR 37	\$666,450	ENG	TBD
College Ave & Walnut St Corridor Improvement Project - Phase 2	\$800,000	ENG	2027
College Ave & Walnut St Corridor Improvement Project - Phase 2	\$100,000	ENG	2029
	\$4,818,476		

The neighborhood surrounding Miller-Showers Park is partially revitalized as a mix of residential, commercial, and hospitality. New business starts, including Heartwork Brewing, Jenny's Baking, Faded Barbership, Vanished Aesthetics relocation, and Max's Place are serving as new magnets to the district, while previously existing businesses including La Charreada, La Bonita, Arthur Murray Dance Studio, and Vibe Yoga continue attracting repeat customers. Some properties remain undeveloped, like the former Colorado Steakhouse building and the former Steak & Shake building. There is also encouraging business development on the north side of the bypass, with Cascades Inn, Sleepers Bar, Everywhere Signs & Detailing, Furniture Exchange, and others along the N. Walnut St. commercial corridor.

But economic headwinds remain. Businesses face ongoing supply chain challenges, uncertain costs relating to tariffs; challenges relating to a college town (9-month) economy; high costs of labor; and fierce competition exacerbated by larger firms' ability to adopt costly, high tech solutions (i.e. app or kiosk ordering). The City must deploy every tool that it can in order to support local businesses and drive visitor attraction to Bloomington across Bloomington's diverse and vibrant neighborhoods.

Fiscal Impact:

There is no fiscal impact associated with this legislation.

Recommendation:

As a way to formalize this area as a district and to welcome visitors to Bloomington in an area with a more deliberate and distinct identity, staff recommends approval of Resolution 2025-18 to formally establish the footprint and name of the Stadium District.

APPROPRIATION ORDINANCE 2025-08

**TO TRANSFER FUNDS FROM THE GENERAL FUND TO THE FIBER CONNECTIVITY
FUND AND SPECIALLY APPROPRIATE FUNDS NOT OTHERWISE BUDGETED**

- WHEREAS; Indiana Code §§ 36-4-7-8 allows the Common Council to make additional appropriations and transfer appropriations within the City’s budget as necessary and prudent; and
- WHEREAS; According to Section 7.6.2 of the Master Development Agreement with Meridiam/Hoosier Networks, LLC, now mStreet Fiber, the City has committed \$1,000,000 to establish a non-reverting fund to support broadband accessibility and affordability initiatives for income-qualifying residents; and
- WHEREAS; The Information Technology Services (ITS) Department desires to transfer \$250,000, two hundred and fifty thousand dollars, from the General Fund to the Fiber Connectivity Fund, and to appropriate those funds to be used solely for the purpose of covering up to fifty percent (50%) of the drop costs, up to \$350 per unit, to income-qualifying residential units; and
- WHEREAS; Notice of a public hearing on said appropriations has been duly given as required by law, and such hearing has been held, at which all taxpayers and interested persons had an opportunity to be heard.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

Section 1. For the expenses of said municipal corporation the following additional sums of money are hereby appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

TRANSFERS

1101 General Fund – ITS Inter Fund Transfer	(\$250,000)
2536 Fiber Connectivity Fund – ITS Inter Fund Transfer	\$250,000

APPROPRIATIONS

2536 Fiber Connectivity Fund – ITS Department Classification 3 – Other Services and Charges	\$250,000
Total Appropriations - Fiber Connectivity Fund	\$250,000

SECTION 2. Each of the Mayor and the Controller is hereby authorized to take all actions necessary to carry out the intent of this ordinance, including filing any necessary reports with the Indiana Department of Local Government Finance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025, by the City of Bloomington Common Council.

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this
_____ day of _____, 2025.

NICOLE BOLDEN, Clerk

SIGNED AND APPROVED by me this _____ day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

Appropriation Ordinance 2025-08 transfers funding from the General Fund to the Fiber Connectivity Fund, and appropriates that funding for the ITS department per the city’s master developer agreement with Meridiam/Hoosier Networks/mStreet Fiber.



MEMO FROM CONTROLLER MCCLELLAN:

To: Members of the Common Council

From: Jessica McClellan, Controller, Rick Dietz, ITS Director

Date: 9/8/2025

Re: Appropriation Ordinance 2025-08 – To transfer funds from General to the Fiber Connectivity Fund, and appropriate those funds for 2025.

Introduction

This memo provides an overview of Appropriation Ordinance 2025-08.

The council created the Fiber Connectivity Fund (FCF) to meet the requirements of the agreement with Hoosier Networks, now mStreet Fiber, to support broadband accessibility and affordability.

The ITS department will use this budget to pay for the cost to connect residents to a high speed broadband network. These “drop costs” are shared by mStreet Fiber and the City. Gigabit Now is mStreet Fiber’s primary ISP (internet service provider). Gigabit Now and mStreet Fiber do outreach and communications with the neighborhoods that would benefit from this incentive. Gigabit Now reviews applications for income qualification.

Per the City’s master development agreement with Meridian/mStreet Fiber, the ITS department will receive invoices from mStreet Fiber, review for reasonableness and pay those claims. The payment period for this agreement is 5 years, plus two potential one-year extensions from the date of the start of construction. ITS will budget estimated expenses each year during the annual budget process.

The FCF was created to hold all city funding dedicated to the commitment in the master development agreement. The city committed \$1,000,000, one million dollars, to pay for 50% of the drop costs, up to \$350 per income qualified unit connected to the mStreet Fiber network. Per the master developer agreement, any remaining funds shall be used for any activities supporting digital opportunity for City residents.

Fiscal Statement

The estimated fund balance of the General Fund (F1101) at the end of 2025 is \$36,698,764. The transfer of \$250,000 from the General Fund to the Fiber Connectivity Fund will leave a fund balance of \$36,448,764 in the General Fund.

The appropriation in the Fiber Connectivity Fund will expire on 12/31/2025. The 2026 budget includes a transfer of \$250,000 from the General Fund to the Fiber Connectivity Fund, and a budget of \$250,000 for ITS in the Fiber Connectivity Fund.

The fund balance of the Fiber Connectivity Fund will remain separate from all other funds as a non-reverting fund. The revenue of the fund will come from any legal source of city funding until the revenue has reached \$1,000,000, one million dollars.

City of Bloomington, Indiana
Notice to Taxpayers of
Additional Appropriations

Notice is hereby given to the taxpayers of Bloomington, Monroe County, Indiana that the Bloomington Common Council will consider the following additional appropriations in excess of the budget for the current year during their meeting on September 30, 2025 at 6:30 pm in the Council Chambers (Room #115) of City Hall, 401 N. Morton Street, Bloomington, Indiana and/or via Zoom.

Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriation as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action taken.

Join Zoom Meeting

<https://bloomington.zoom.us/j/88097642632?pwd=WCeVALal8tNdnmKpEYcXF1137AY88U.1>

Meeting ID: 880 9764 2632

Passcode: 211360

Please check <https://bloomington.in.gov/council> for the most up-to-date information about how the public can access Council meetings and for meeting materials.

TRANSFERS

1101 General Fund – Clerk Transfer	Amount
Classification 2 - Supplies	\$4,000
Classification 3 – Other Services and Charges	(\$ 4,000)
1101 General Fund – ITS Inter Fund Transfer	(\$250,000)
2536 Fiber Connectivity Fund – ITS Inter Fund Transfer	\$250,000

APPROPRIATIONS

	Appropriation
1101 General Fund – ITS Department	Requested
Classification 3 – Other Services and Charges	\$164,845.00
1101 General Fund – Engineering	
Classification 4 – Capital Outlays	\$17,685.00
Total Appropriations General Fund	\$182,530.00

2536 Fiber Connectivity Fund – ITS Department Classification 3 – Other Services and Charges	\$250,000
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Total Appropriations Fiber Connectivity Fund	\$250,000
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Today's Date: 9/4/2025

Publish Date: 9/7/2025

APPROPRIATION ORDINANCE 2025-09

TO SPECIALLY APPROPRIATE FROM THE GENERAL FUND EXPENDITURES NOT
 OTHERWISE APPROPRIATED

- WHEREAS;

Indiana Code §§ 36-4-7-8 allows the Common Council to make additional appropriations and transfer appropriations within the City’s budget as necessary and prudent; and
- WHEREAS;

The Information Technology Services (ITS) Department desires to appropriate additional funds for IT services, infrastructure and applications not included in the 2025 budget; and
- WHEREAS;

The Engineering Department desires to appropriate a reimbursement from Indiana University for costs incurred in extending a project for IU’s benefit; and
- WHEREAS;

The Clerk’s Office desires to transfer budget authority from the 300’s, Other Services and Charges category to the 200’s, Supplies category; and
- WHEREAS;

Notice of a public hearing on said appropriations has been duly given as required by law, and such hearing has been held, at which all taxpayers and interested persons had an opportunity to be heard.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

Section 1. For the expenses of said Municipal Corporation the following additional sums of money are hereby appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

TRANSFERS

1101 General Fund – Clerk	Amount
Classification 2 - Supplies	\$4,000
Classification 3 – Other Services and Charges	(\$ 4,000)
Grand Total General Fund	\$ 0.00

APPROPRIATIONS

1101 General Fund	Appropriation Requested
ITS Department	
Classification 3 – Other Services and Charges	\$ 164,845.00
Total General Fund - ITS	\$ 164,845.00
Engineering Department	
Classification 4 – Capital Outlays	\$ 17,685.00
Total General Fund - Engineering	\$ 17,685.00
Grand Total General Fund	\$ 182,530.00

SECTION 2. Each of the Mayor and the Controller is hereby authorized to take all actions necessary to carry out the intent of this ordinance, including filing any necessary reports with the Indiana Department of Local Government Finance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2025, by the City of Bloomington Common Council.

Hopi Stosberg, President
 Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this
_____ day of _____, 2025.

NICOLE BOLDEN, Clerk

SIGNED AND APPROVED by me this _____ day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

Appropriation Ordinance 2025-09 additionally appropriates funding from the General Fund for expenses in the ITS Department, for expenses in the Engineering Department that have been reimbursed by Indiana University, and to approve a transfer between categories in the Clerk’s Office budget.



MEMO FROM CONTROLLER MCCLELLAN:

To: Members of the Common Council

From: Jessica McClellan, Controller, Rick Dietz, ITS Director, Andrew Cibor, Engineering Director, and Nicole Bolden, City Clerk

Date: 9/8/2025

Re: Appropriation Ordinance 2025-09 – To specially appropriate from the General Fund expenditures not otherwise appropriated

INTRODUCTION

This ordinance appropriates funds from the General Fund (F1101) for ITS, Engineering and the Clerk's Office.

ITS REQUEST

ITS had to make necessary expenditures in 2025 that were not known in 2024 when the budget was created. Given the impact on our regular budget and a desire to assist the Controller by addressing these needs early rather than at the end of the year, we are bringing forward this supplemental appropriation request now for your consideration to address unbudgeted expenses, loss of federal funding, and unanticipated operational needs. These expenses fall into the following general areas: services, facilities, IT infrastructure and applications.

- Services expenses include cybersecurity services for consulting, notification, training, and malicious domain reports no longer supported by the federal government; consulting expenses for the federal NTIA digital opportunity grant we were announced to receive, but was then rescinded; and digital accessibility plan development costs.
- Facilities expenses include installing/updating network, wifi, door access, and camera systems in West Showers; other expenses related to departmental moves of HR, Legal, and Council; Fire Station 1 equipment; and additional conduit/fiber installation to support WiFi and security cameras at the Hopewell Greenway.
- IT Infrastructure costs included hardware supporting our storage and computing presence at the IU Datacenter; replacement of Council Chambers hardware, including power supply and video recorder components; and conduit/fiber to repair a segment supporting the 4th St Garage damaged during convention center construction site preparation.
- Applications-related expenses include additional Tyler licenses and tools; digital language translation systems; additional Google licenses for staff; Docusign license plan changes, and more.

This year is a tight one for ITS. We appreciate your consideration and support to help us get through to the end of this uniquely challenging budget year. And we look forward to *not* requesting supplemental funding in the future. Thanks for your consideration.



City of Bloomington Indiana

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Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

ENGINEERING REQUEST

Engineering included additional work within the North Dunn Street Sidewalk Connection Project at the request of IU, and IU agreed to reimburse the City for the cost of the work. The work cost \$17,685 and included removal and replacement of a culvert located beneath an IU driveway onto North Dunn Street. The existing culvert was in poor condition, and the replacement could be performed most efficiently in coordination with the City's sidewalk project which already involved updates to the driveway in order to meet ADA requirements. The reimbursement must be appropriated by council to offset the expenses in the Engineering budget.

CLERK REQUEST

The Clerk's office requests a transfer in their budget from the 300's category, Other Services and Charges, to the 200's category, Supplies, in the amount of \$4,000.

FISCAL STATEMENT

The estimated fund balance of the General Fund (F1101) at the end of 2025 is \$36,881,294. The additional appropriation for ITS of \$164,845 will leave a fund balance of \$36,698,764. The appropriation in engineering and the transfer in the Clerk's Office have no fiscal impact on the general fund.

City of Bloomington, Indiana
Notice to Taxpayers of
Additional Appropriations

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Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriation as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action taken.

Join Zoom Meeting

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TRANSFERS

1101 General Fund – Clerk Transfer	Amount
Classification 2 - Supplies	\$4,000
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1101 General Fund – ITS Inter Fund Transfer	(\$250,000)
2536 Fiber Connectivity Fund – ITS Inter Fund Transfer	\$250,000

APPROPRIATIONS

	Appropriation
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Classification 3 – Other Services and Charges	\$164,845.00
1101 General Fund – Engineering	
Classification 4 – Capital Outlays	\$17,685.00
Total Appropriations General Fund	\$182,530.00

2536 Fiber Connectivity Fund – ITS Department Classification 3 – Other Services and Charges	\$250,000
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Total Appropriations Fiber Connectivity Fund	\$250,000
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Today's Date: 9/4/2025

Publish Date: 9/7/2025



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Kari Bennett, Council Deputy Administrator/Deputy Attorney

Date: September 12, 2025

Re: Ordinance 25-35 – To Amend Title 9 of the Bloomington Municipal Code Entitled “Water” (Rate Adjustment)

Synopsis

This ordinance amends the rates and charges in Title 9 of the Bloomington Municipal Code, entitled “Water,” to reflect increased costs of supplying water and services to customers, and to make debt service payments on bond financing for required capital improvements.

Relevant Materials

- Ordinance 25-35
- Memo from Christopher J. Wheeler, Assistant City Attorney
- Redline version of Ordinance 25-35 showing current and proposed rates and charges within Municipal Code
- City of Bloomington Utilities presentation on Ordinance 25-35
- Revenue Requirements Report from Crowe LLP
- Rate Survey of Cities and Towns in Indiana with over 25,000 Population

Summary

Ordinance 25-35 amends Title 9 of the Bloomington Municipal Code by increasing various rates and charges associated with the city’s water utility. The rates support a 30.5% increase in revenues of water utility. The revenue increase is based on a revenue requirements study, which is provided in the revenue requirements report prepared by Crowe LLP. The revenues will be used to fund City of Bloomington Utilities’ water utility operations and maintenance and capital improvement plan. In addition to funding improvements to the Monroe Water Treatment Plant and distribution system, the revenue would pay for the water utility portion of a new service center and maintenance buildings for City of Bloomington Utilities.

The Utilities Service Board recommended adoption of Ordinance 25-35 to the Council at its September 8, 2025 meeting.

The last time the Council adopted an ordinance to increase water rates and charges was on March 17, 2021.



State law provides that the rates and charges made by a municipality for utility service must be nondiscriminatory, reasonable, and just.¹ The phrase “reasonable and just rates and charges for services” has a specific definition in state law, and means rates and charges that produce sufficient revenue to:

1. pay all the legal and other necessary expenses incident to the operation of the utility, including;
 - a. maintenance costs;
 - b. operating charges;
 - c. upkeep;
 - d. repairs;
 - e. depreciation;
 - f. interest charges on bonds or other obligations, including leases; and
 - g. costs associated with the acquisition of utility property under IC 8-1.5-2;
2. provide a sinking fund for the liquidation of bonds or other obligations, including leases;
3. provide a debt service reserve for bonds or other obligations, including leases, in an amount established by the municipality, not to exceed the maximum annual debt service on the bonds or obligations or the maximum annual lease rentals;
4. provide adequate money for working capital;
5. provide adequate money for making extensions and replacements to the extent not provided for through depreciation in subdivision (1); and
6. provide money for the payment of any taxes that may be assessed against the utility.

State law also provides that the rates and charges should produce an income sufficient to maintain the utility property in a sound physical and financial condition to render adequate and efficient service. Rates and charges too low to meet these requirements are unlawful.

Ordinance 25-35 states that the Council, based upon the facts detailed in the ordinance and supporting materials, finds that the rates should be increased to produce sufficient revenues to meet the requirements of state law. The ordinance states that the Council finds the proposed rates and charges nondiscriminatory, reasonable, and just. The rate increases were established based on a cost of service study conducted by Stantec that determined the cost to serve each type of customer (residential, commercial, industrial, etc.). There are two components to the rates: a fixed monthly charge based on the size of the meter and a variable charge based on the amount of water used by customer type.

During second reading of the ordinance, staff from City of Bloomington Utilities, Crowe LLP and Stantec will present an overview of Capital Improvement Plan, the revenue requirements report and the cost of service study.

The ordinance provides that the existing rates and charges of the water utility will remain in effect until the new rates fixed by Ordinance 25-35 are approved by order of the Indiana

¹ Indiana Code 8-1.5-3-8.



City of Bloomington Indiana

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Utility Regulatory Commission (“IURC”). If the Council adopts Ordinance 25-35, City of Bloomington Utilities will file the rate case with the IURC. The IURC would then have up to 300 days to rule on the proposal. The memo provided by Assistant City Attorney Wheeler notes that the IURC is not expected to issue a ruling until approximately August 2026.

Contact

Katherine Zaiger, Utilities Director, katherine.zaiger@bloomington.in.gov, 812-339-1444

Chris Wheeler, Assistant City Attorney, wheelech@bloomington.in.gov, 812-349-3426

ORDINANCE 2025-35
TO AMEND TITLE 9
OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED “WATER”
(Rate Adjustment)

WHEREAS, the City of Bloomington, Indiana (“City”) owns and operates a waterworks system, through its Utilities Service Board, pursuant to IC 8-1.5-2 and IC 8-1.5-3, as amended (“Act”), which waterworks system is subject to the jurisdiction of the Indiana Utility Regulatory Commission (“Commission”); and,

WHEREAS, the current rates and charges of the waterworks system of the City were established by Order of the Commission under Cause No. 45533 effective the 1st Day of August, 2022; and,

WHEREAS, the City, through its Utilities Service Board, recommends necessary construction of additions and improvements to the waterworks, including maintaining and improving water quality, replacement and rehabilitation of water mains, tanks, booster stations and hydrants; and,

WHEREAS, the City, through its Utilities Service Board, determined that it will be necessary to finance said additions and improvements through the issuance of bonds and, if necessary, bond anticipation notes; and,

WHEREAS, the City, through its Utilities Service Board, engaged Crowe LLP to analyze the revenue requirements of the waterworks system pursuant to the provisions of the Act; and,

WHEREAS, Crowe LLP studied the revenue requirements of the waterworks system pursuant to the provisions of the Act and determined that the waterworks system annual operating revenues from water service do not produce sufficient revenues to meet the requirements of the Act and that said revenues need to be increased to provide income sufficient to pay the debt service on the proposed financing of the additions and improvements to the waterworks and otherwise provide for the revenue requirements set forth in the Act, specifically IC 8-1.5-3-8; and,

WHEREAS, the City, through its Utility Service Board, engaged Stantec MTC Financial Management (“Stantec”), to prepare a cost of service study to determine the costs of providing service to each class of customers and to assist in the design of water rates for customers; and,

WHEREAS, the City, through its Utilities Service Board, upon consideration of the studies prepared by Crowe LLP and Stantec, recommends that the Common Council approve an increase in the rates and charges of the waterworks with a 30.5% increase in the revenues; and,

WHEREAS, based upon the aforementioned studies, and the recommendations of the Utility Service Board, the Common Council of the City finds that the rates and charges of the waterworks system of the City should be increased as set forth herein to take effect at such time as may be determined in an upcoming proceeding before the Indiana Utility Regulatory Commission; and,

WHEREAS, the Common Council of the City finds that the rates and charges set forth herein are nondiscriminatory, reasonable and just and are based upon the cost of providing service to the customers of the waterworks system of the City, while giving due consideration to the concept of gradualism to minimize rate shock to customers.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Section 9.08.010 of the City Code of Bloomington (“Code”), entitled “Monthly rates generally” is hereby amended and restated as follows:

9.08.010 Monthly rates generally.

The following rates and charges are established for the use of and service rendered by the water utility of the city. The schedule of rates and charges for the use of the water utility as set forth in this chapter reflects the rates and charges of the water utility as adopted by ordinance of the common council of the city and may not necessarily reflect the actual rates and charges of the water utility, which are subject to the approval of the Indiana Utility Regulatory commission (“commission”). The actual rates and charges of the water utility as approved by the commission are set forth in the most recent tariff of the water utility on file with the commission and the clerk of the city and open for public inspection. Appropriate Indiana Sales Tax will also apply to billings for customers that are not tax-exempt. Each customer will pay a monthly charge according to the following schedule:

Monthly Usage Charge Applicable to Residential, Commercial, Governmental, Interdepartmental, Industrial, Indiana University – Master Metered, Indiana University – Non-Master Metered, and Irrigation Classes.

Category	Rates Per 1,000 gallons
Residential	\$5.31
Industrial General (commercial, governmental, interdepartmental, industrial)	5.83
Indiana University – Master Metered	4.76
Indiana University – Non-Master Metered	5.83
Irrigation	10.92

Monthly Service Charge, in Addition to Monthly Usage for the Customer Categories Listed Above.

Meter Size	Charge
5/8”	\$8.16
¾”	9.58
1”	12.41
1 ½”	19.50
2”	28.01
3”	47.87
4”	76.23
6”	147.14
8”	232.23
10”	331.50

Monthly Surcharges for Fire Protection Service for the customer categories listed above excluding Indiana University – Master Metered.

Meter Size	Charge	
	Inside City	Outside City
5/8”	\$1.93	\$2.64
¾”	2.90	3.96
1”	4.83	6.60
1 ½”	9.65	13.20

2"	15.44	21.12
3"	28.95	39.60
4"	48.25	66.00
6"	96.50	132.00
8"	154.40	211.20
10"	221.95	303.60

The monthly Fire Protection Charge for Indiana University – Master Metered accounts as a group shall be as follows: \$1,480.00.

SECTION 2. Section 9.08.020 of the Code, entitled “Contract sales for resale” is hereby amended and restated as follows:

9.08.020 Contract sales for resale.

The rate for contract sales for resale shall be \$4.49 per one thousand gallons.

Monthly Service Charge in Addition to Monthly Usage Charge.

Meter Size	Charge
5/8"	\$8.16
3/4"	9.58
1"	12.41
1½"	19.50
2"	28.01
3"	47.87
4"	76.23
6"	147.14
8"	232.23
10"	331.50

SECTION 3. Section 9.08.040 of the Code, entitled “Private fire connections per connection” is hereby amended and restated as follows:

9.08.040 Private fire connections per connection.

	Charge	
Line Size	Monthly	Annually
4” and under	\$15.83	\$189.96
6”	35.84	430.08
8”	70.36	844.32
10”	122.29	1,467.48
12”	194.25	2,331.00

SECTION 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed; provided, however, that the existing rates and charges of the waterworks system of the City shall remain in full force and effect until the rates and charges fixed by this ordinance shall be approved by order of the Commission and the tariff reflecting said approved rates and charges shall have been filed with and approved by the Commission.

SECTION 5. In the event the rates and charges of the waterworks system approved by the Commission shall differ from the rates and charges set forth herein, the Common Council hereby approves said rates and charges as adjusted by the Commission without further action of the Common Council. The rates and charges of the waterworks system of the City as reflected in the tariff filed with and approved by the Commission shall be filed with the Clerk of the City and be open for public inspection.

SECTION 6. If any section, sentence, or provision of this ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this ordinance which can be given effect without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION 7. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City and approval of the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

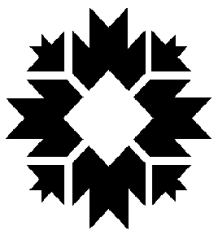
NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the rates and charges in Title 9 of the Bloomington Municipal Code, entitled “Water”, to reflect increased costs of supplying water and services to customers, and to make debt service payments on bond financing for required capital improvements.



**CITY OF BLOOMINGTON
LEGAL DEPARTMENT
MEMORANDUM**

TO: City of Bloomington Common Council Members
FROM: Christopher J. Wheeler, Assistant City Attorney
RE: Proposed Ordinance 2025-35
DATE: September 10, 2025

The City of Bloomington, Indiana (“City”) owns and operates a waterworks utility through its Utilities Department (“CBU”), by and through its Utilities Service Board (“USB”), pursuant to IC 8-1.5-2 and IC 8-1.5-3, as amended. The waterworks utility is subject to the jurisdiction of the Indiana Utility Regulatory Commission (“IURC”). CBU, by and through the USB is seeking a rate adjustment to its waterworks utility. Ordinance 2025-35 (“Rate Ordinance”) is before the Common Council for approval as a necessary step before CBU can file a water rate adjustment case with IURC.

Ordinance 2025-35 authorizes a 30.5% increase in the revenues of the waterworks. This increase applies only to the water portion of customers’ bills. Both the City Administration and the Utilities Service Board support this adjustment. Upon approval by the Common Council of this rate case, CBU will then file its water rate case with the IURC. The IURC has up to and including three hundred (300) days to rule on the case. These proposed rates will not take effect until the IURC has conducted a full hearing on this water rate case and issued its decision. The IURC is not likely to issue such a ruling until approximately August of 2026.

This rate adjustment is based upon a cost of service study conducted by Stantec MTC Financial Management and a complete analysis of the revenue requirements of the waterworks system conducted by Crowe LLP. This rate adjustment gives due consideration to the concept of gradualism to minimize rate shock to its customers while producing revenues sufficient to meet the waterworks utility’s on-going operation and maintenance expenses, make present debt service payments and other on-going obligations, while also permitting the City to make capital improvements to the waterworks system and cover the debt service payments and other costs associated with making those improvements.

If you have any questions regarding this proposed ordinance, please feel free to contact me by calling City Legal at 812.349.3549 or e-mailing me at wheelech@bloomington.in.gov.

ORDINANCE 2025-35
TO AMEND TITLE 9
OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED “WATER”
(Rate Adjustment)

REDLINE OF CURRENT CODE

WHEREAS, the City of Bloomington, Indiana (“City”) owns and operates a waterworks system, through its Utilities Service Board, pursuant to IC 8-1.5-2 and IC 8-1.5-3, as amended (“Act”), which waterworks system is subject to the jurisdiction of the Indiana Utility Regulatory Commission (“Commission”); and,

WHEREAS, the current rates and charges of the waterworks system of the City were established by Order of the Commission under Cause No. 45533 effective the 1st Day of August, 2022; and,

WHEREAS, the City, through its Utilities Service Board, recommends necessary construction of additions and improvements to the waterworks, including maintaining and improving water quality, replacement and rehabilitation of water mains, tanks, booster stations and hydrants; and,

WHEREAS, the City, through its Utilities Service Board, determined that it will be necessary to finance said additions and improvements through the issuance of bonds and, if necessary, bond anticipation notes; and,

WHEREAS, the City, through its Utilities Service Board, engaged Crowe LLP to analyze the revenue requirements of the waterworks system pursuant to the provisions of the Act; and,

WHEREAS, Crowe LLP studied the revenue requirements of the waterworks system pursuant to the provisions of the Act and determined that the waterworks system annual operating revenues from water service do not produce sufficient revenues to meet the requirements of the Act and that said revenues need to be increased to provide income sufficient to pay the debt service on the proposed financing of the additions and improvements to the waterworks and otherwise provide for the revenue requirements set forth in the Act, specifically IC 8-1.5-3-8; and,

WHEREAS, the City, through its Utility Service Board, engaged Stantec MTC Financial Management (“Stantec”), to prepare a cost of service study to determine the costs of providing service to each class of customers and to assist in the design of water rates for customers; and,

WHEREAS, the City, through its Utilities Service Board, upon consideration of the studies prepared by Crowe LLP and Stantec, recommends that the Common Council approve an increase in the rates and charges of the waterworks with a 30.5% increase in the revenues; and,

WHEREAS, based upon the aforementioned studies, and the recommendations of the Utility Service Board, the Common Council of the City finds that the rates and charges of the waterworks system of the City should be increased as set forth herein to take effect at such time as may be determined in an upcoming proceeding before the Commission; and,

WHEREAS, the Common Council of the City finds that the rates and charges set forth herein are nondiscriminatory, reasonable and just and are based upon the cost of providing service to the customers of the waterworks system of the City, while giving due consideration to the concept of gradualism to minimize rate shock to customers.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

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Monthly Usage Charge Applicable to Residential, Commercial, Governmental, Interdepartmental, Industrial, Indiana University – Master Metered, Indiana University – Non-Master Metered, and Irrigation Classes.

Category	Rates Per 1,000 gallons
Residential	\$3.98 <u>\$5.31</u>
Commercial, Governmental, Interdepartmental	3.50
Industrial <u>General (commercial, governmental, interdepartmental, industrial)</u>	3.24 <u>5.83</u>
Indiana University – Master Metered	2.63 <u>4.76</u>
Indiana University – Non-Master Metered	3.50 <u>5.83</u>
Irrigation	4.06 <u>10.92</u>

Monthly Service Charge, in Addition to Monthly Usage for the Customer Categories Listed Above.

Meter Size	Charge
5/8”	\$6.10 <u>\$8.16</u>
¾”	7.80 <u>9.58</u>
1”	10.51 <u>12.41</u>
1 ½”	19.87 <u>19.50</u>
2”	27.49 <u>28.01</u>
3”	60.09 <u>47.87</u>
4”	98.80 <u>76.23</u>
6”	195.61 <u>147.14</u>
8”	292.42 <u>232.23</u>
10”	389.22 <u>331.50</u>

Monthly Surcharges for Fire Protection Service for the customer categories listed above excluding Indiana University – Master Metered.

Meter Size	Charge	
	Inside City	Outside City
5/8”	\$2.05 <u>\$1.93</u>	\$3.42 <u>\$2.64</u>
¾”	3.05 <u>2.90</u>	5.15 <u>3.96</u>
1”	5.10 <u>4.83</u>	8.58 <u>6.60</u>

1 ½"	10.21 <u>9.65</u>	17.13 <u>13.20</u>
2"	16.33 <u>15.44</u>	27.44 <u>21.12</u>
3"	35.73 <u>28.95</u>	60.02 <u>39.60</u>
4"	61.24 <u>48.25</u>	102.85 <u>66.00</u>
6"	127.63 <u>96.50</u>	214.28 <u>132.00</u>
8"	183.78 <u>154.40</u>	308.55 <u>211.20</u>
10"	296.03 <u>221.95</u>	497.13 <u>303.60</u>

The monthly Fire Protection Charge for Indiana University – Master Metered accounts as a group shall be ~~\$1,463.00~~ \$1,480.00.

SECTION II. Section 9.08.020 of the Code, titled “Contract sales for resale” is hereby amended and restated as follows:

9.08.020 Contract sales for resale.

The rate for contract sales for resale shall be ~~\$2.65~~ \$4.49 per one thousand gallons.

Monthly Service Charge in Addition to Monthly Usage Charge.

Meter Size	Charge
5/8"	\$6.10 <u>\$8.16</u>
¾"	7.80 <u>9.58</u>
1"	10.51 <u>12.41</u>
1½"	19.87 <u>19.50</u>
2"	27.49 <u>28.01</u>
3"	60.09 <u>47.87</u>
4"	98.80 <u>76.23</u>
6"	195.61 <u>147.14</u>
8"	292.42 <u>232.23</u>
10"	389.22 <u>331.50</u>

SECTION III. Section 9.08.040 of the Code, titled “Private fire connections per connection” is hereby amended and restated as follows:

9.08.040 Private fire connections per connection.

	Charge	
Line Size	Monthly	Annually
4” and under	\$10.29 <u>\$15.83</u>	\$123.48 <u>\$189.96</u>
6”	28.60 <u>35.84</u>	343.20 <u>430.08</u>
8”	58.60 <u>70.36</u>	703.20 <u>844.32</u>
10”	102.65 <u>122.29</u>	1,231.80 <u>1,467.48</u>
12”	161.84 <u>194.25</u>	1,942.08 <u>2,331.00</u>

SECTION IV. All ordinances and parts of ordinances in conflict herewith are hereby repealed; provided, however, that the existing rates and charges of the waterworks system of the City shall remain in full force and effect until the rates and charges fixed by this ordinance shall be approved by order of the Commission and the tariff reflecting said approved rates and charges shall have been filed with and approved by the Commission.

SECTION V. In the event the rates and charges of the waterworks system approved by the Commission shall differ from the rates and charges set forth herein, the Common Council hereby approves said rates and charges as adjusted by the Commission without further action of the Common Council. The rates and charges of the waterworks system of the City as reflected in the tariff filed with and approved by the Commission shall be filed with the Clerk of the City and be open for public inspection.

SECTION VI. If any section, sentence, or provision of this ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not

affect any of the other parts of this ordinance which can be given effect without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VII. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City and approval of the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the rates and charges in Title 9 of the Bloomington Municipal Code, entitled “Water”, to reflect increased costs of supplying water and services to customers, and to make debt service payments on bond financing for required capital improvements.

ORDINANCE 2025-35

TO AMEND TITLE 9 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED “WATER”





Smart decisions. Lasting value.™

Bloomington Municipal Water Utility

Revenue Requirements
Report

September 17, 2025

Report Methodology

Historical Financial Review

- 2022-2024 Analysis
- Balance Sheets, Income Statements, Debt Service and Leases

Development of Test Year

- Adjustments to 2024 financials for fixed, known, and measurable changes

Revenue Requirements

- Operation and Maintenance Expenses and Taxes
- Debt and Lease Payments
- Extensions and Replacements

Key Considerations

Capital Improvement Plan up to \$54.5 million over two bond issuances (2026 and 2028)

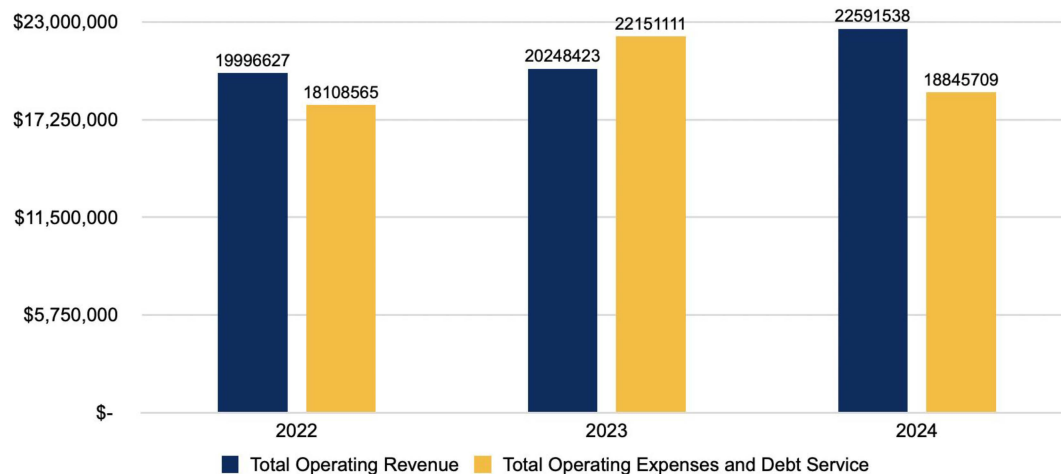
- Water Treatment Plant Projects
- Water Distribution System Projects
- Annual Watermain Replacement Projects
- Water Portion of the New Service Center

Capital Improvement Plan \$28.4M of Projects to be funded by annual Extensions and Replacements

- Water Treatment Plant Projects
- Storage Tank Inspections, and Fire Hydrant Maintenance and Capacity Testing
- Average Annual Extensions and Replacements at \$7.1M annually 2026 to 2028

Income Statement Highlights

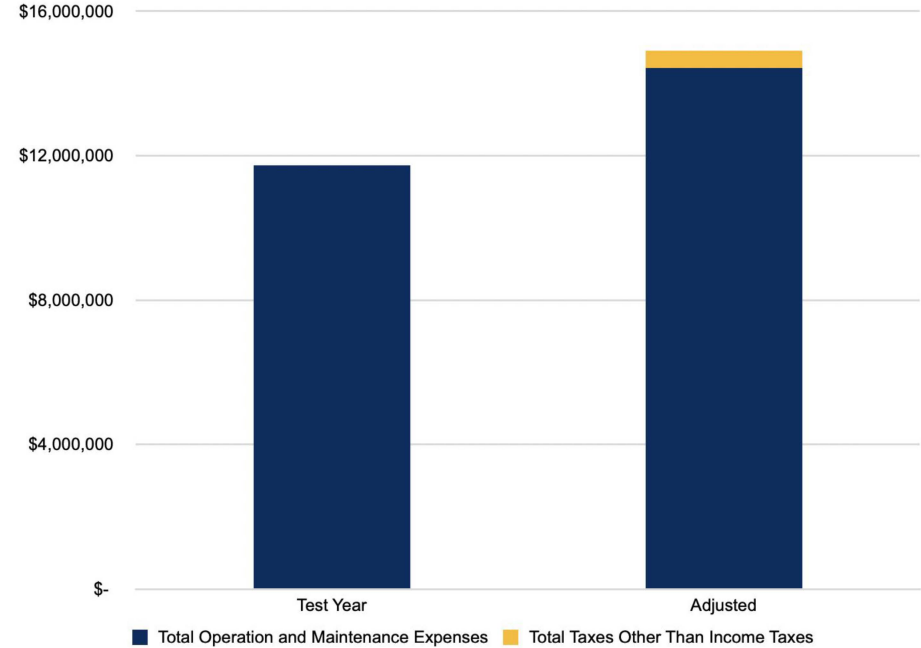
Bloomington Municipal Water
Utility Revenue Requirements
Report



Amount Available for Extensions and Replacements from Rates

<u>Year</u>	<u>Amount</u>
2022	\$1,888,062
2023	\$(1,902,688)
2024	\$3,745,829

Current and Adjusted Operating Expenses and Taxes



Bloomington Municipal Water
Utility Revenue Requirements
Report

Adjust Salaries and Wages for
2025 budgeted amounts (based
on first six months of 2025)

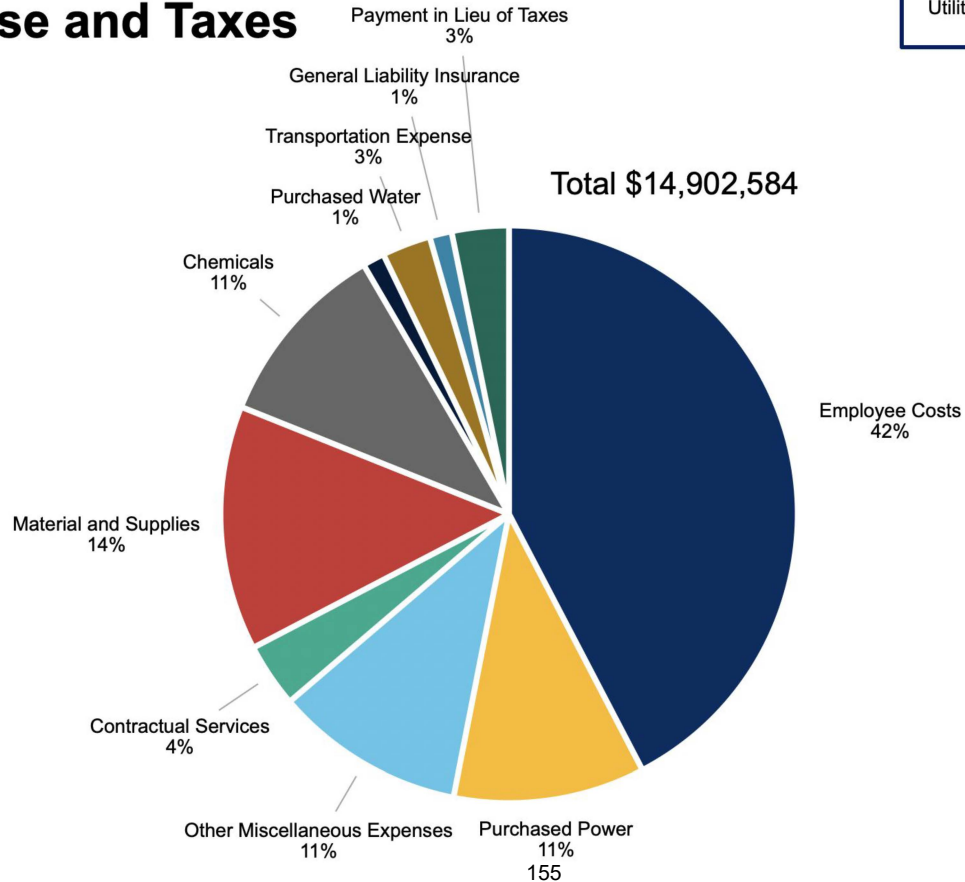
Adjust Salaries and Wages and
related employee costs for open
positions to be filled

Adjustments for the Water
Utility's portion of the Shared
Services Contract and for the
PILOT payment

Other adjustments to
normalize Test Year

Adjusted Operation and Maintenance Expense and Taxes

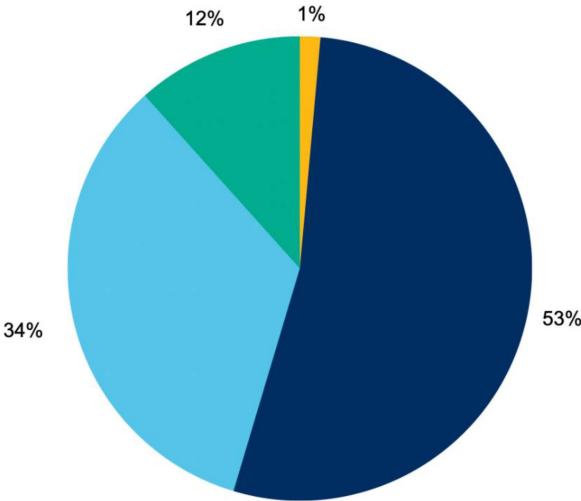
Bloomington Municipal Water
Utility Revenue Requirements
Report



Capital Improvement Plan (2025-2029)

Bloomington Municipal Water
Utility Revenue Requirements
Report

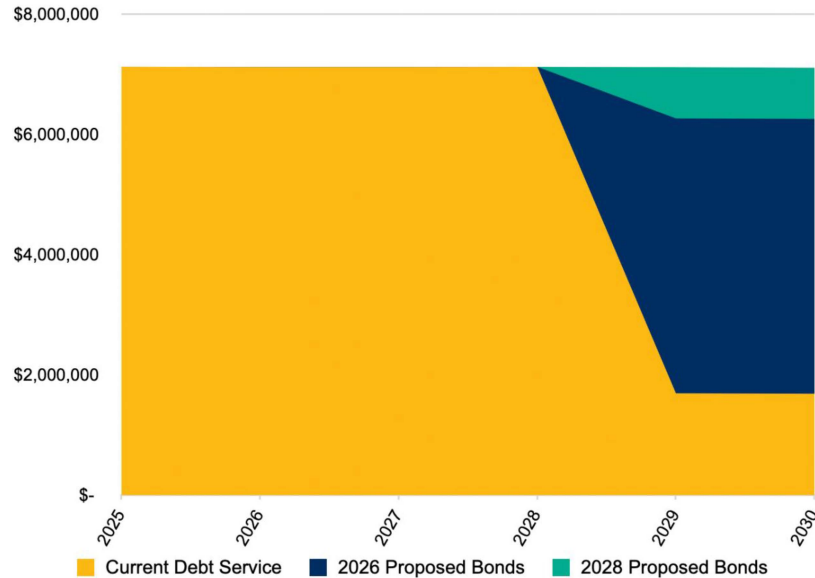
Total Estimated Funding
\$84 Million



- Projects to be Funded by Operation and Maintenance
- Projects to be Funded by 2026 Bonds
- Projects to be Funded from Cash (Extensions and Replacements)
- Projects to be Funded by 2028 Bonds

Edit Chart Data

Current and Proposed Annual Debt Service



Bond Issuances

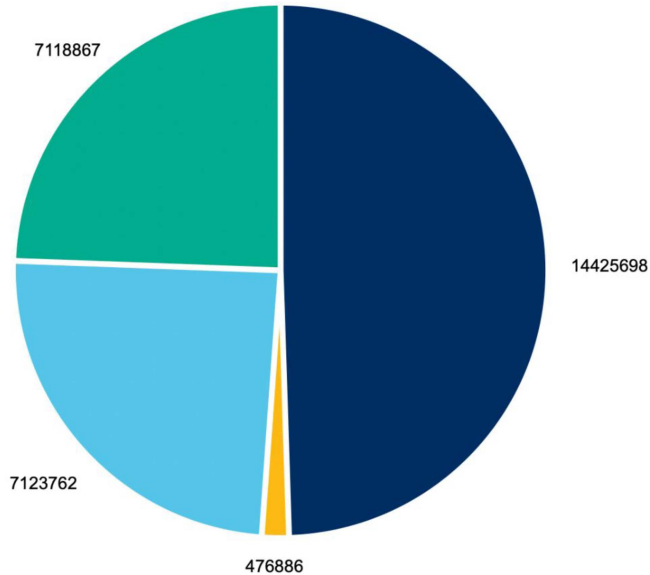
Yield of 5.00%

Series 2026 and
2028 have 20-year
repayment
schedules

Capitalized Interest
to delay first debt
payment until 2029

Debt service
structure remains at
a total of \$7.120
million in annual
debt service

Total Revenue Requirements



- Operation and Maintenance Expenses
- Taxes Other Than Income Taxes
- Combined Annual Debt Service
- Extensions and Replacements

Total Revenue Requirements of
\$29,145,213

Adjusted Operating Revenues of
\$22,591,538

Deficit of \$6,553,675,

Percentage revenue increase of
30.5% required

(Rates will be determined by
Cost of Service Study)



Thank You

Jennifer Wilson
317.269.6696
jennifer.wilson@crowe.com

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Cost Allocation & Rate Design

City of Bloomington, Indiana



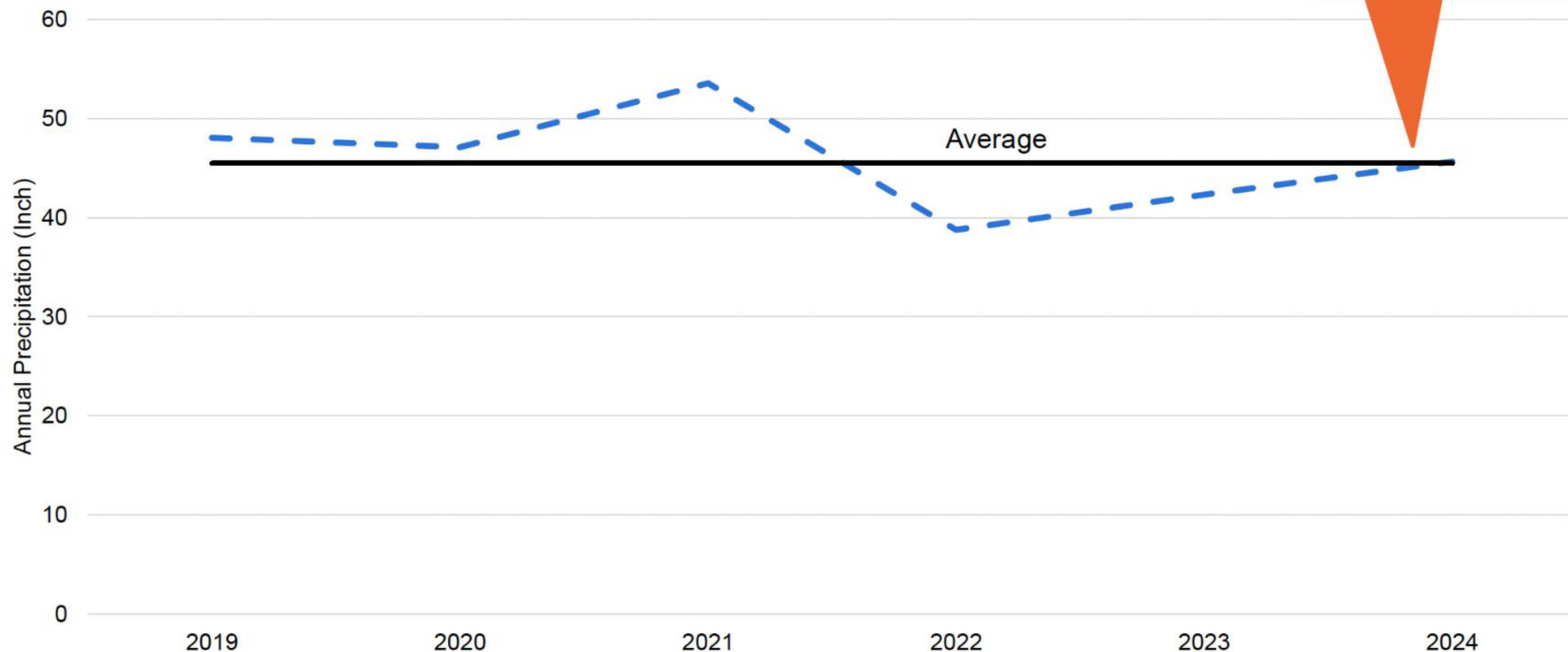


1

Test Year



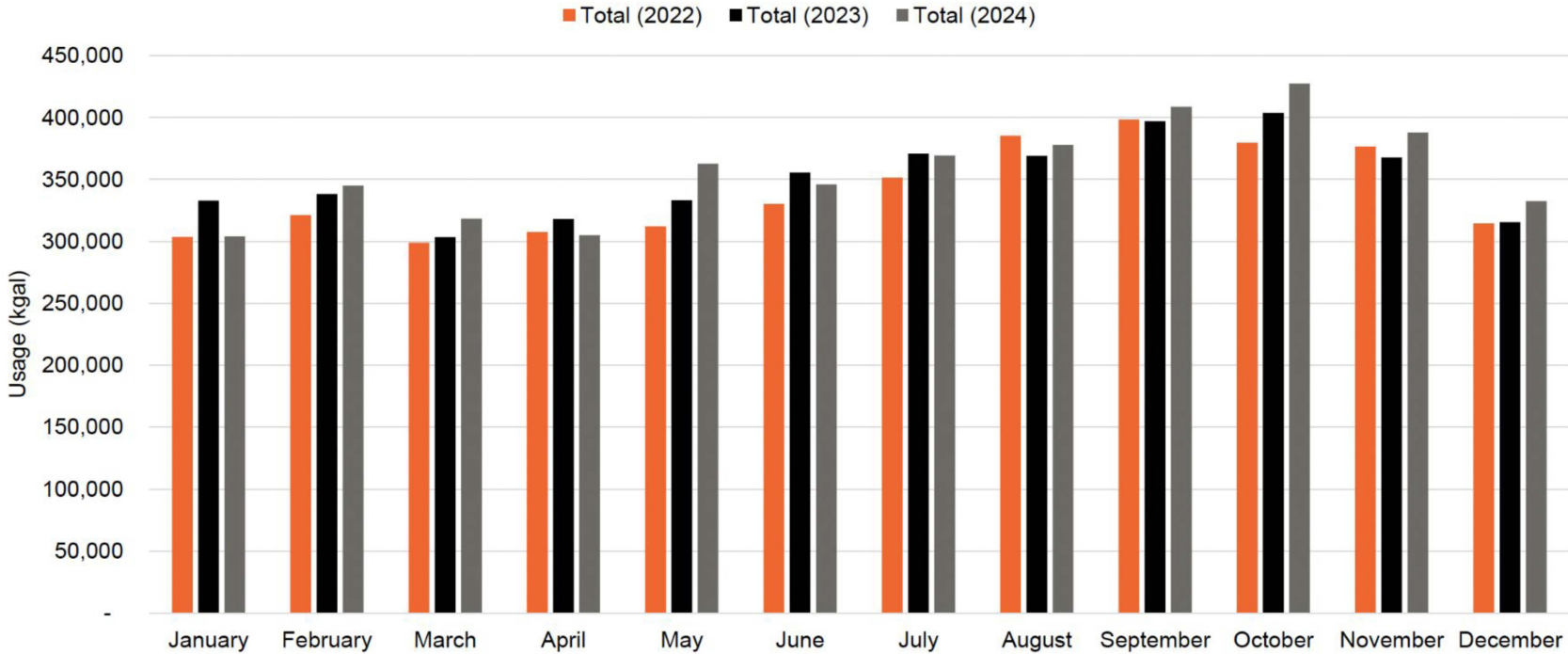
Historical Annual Rainfall Trends



Source: NOAA Weather data for Bloomington, IN

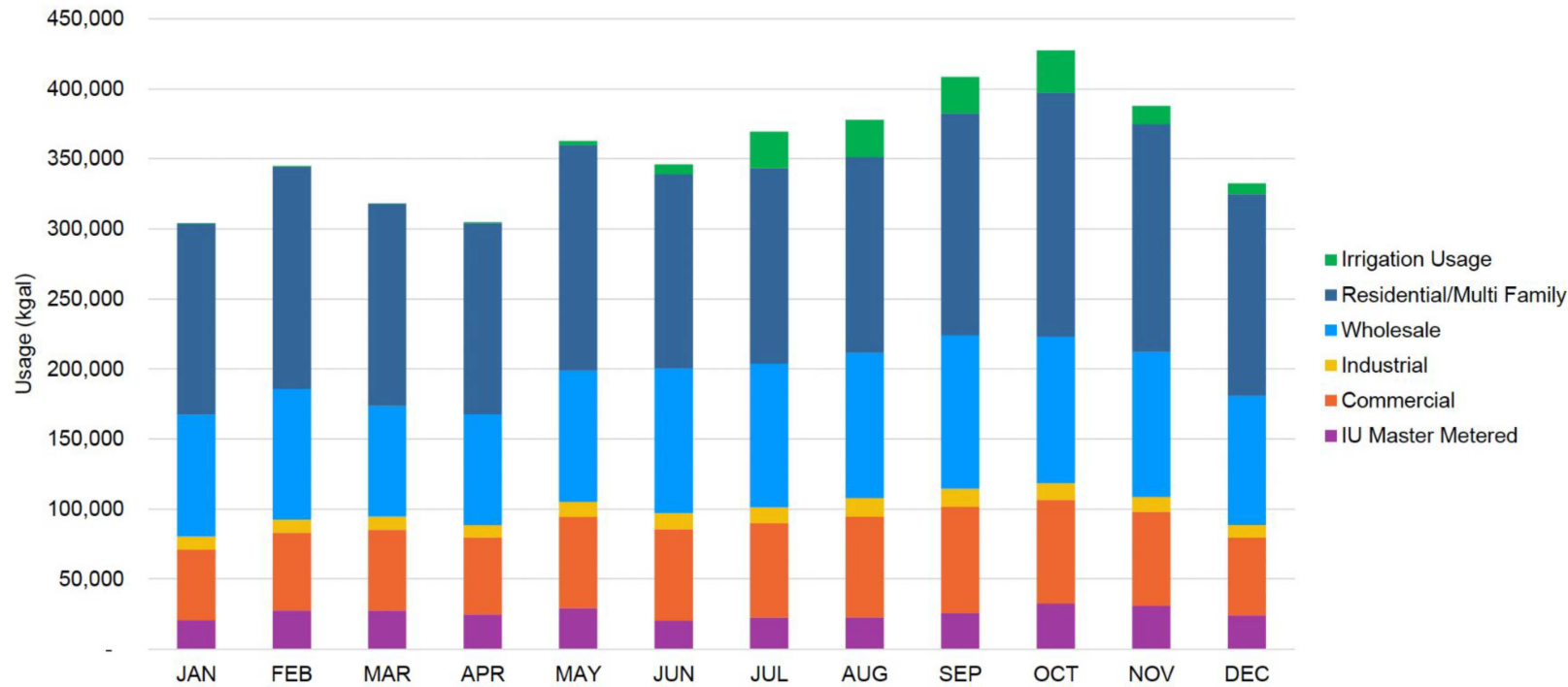


Billed Monthly Water Usage by Year

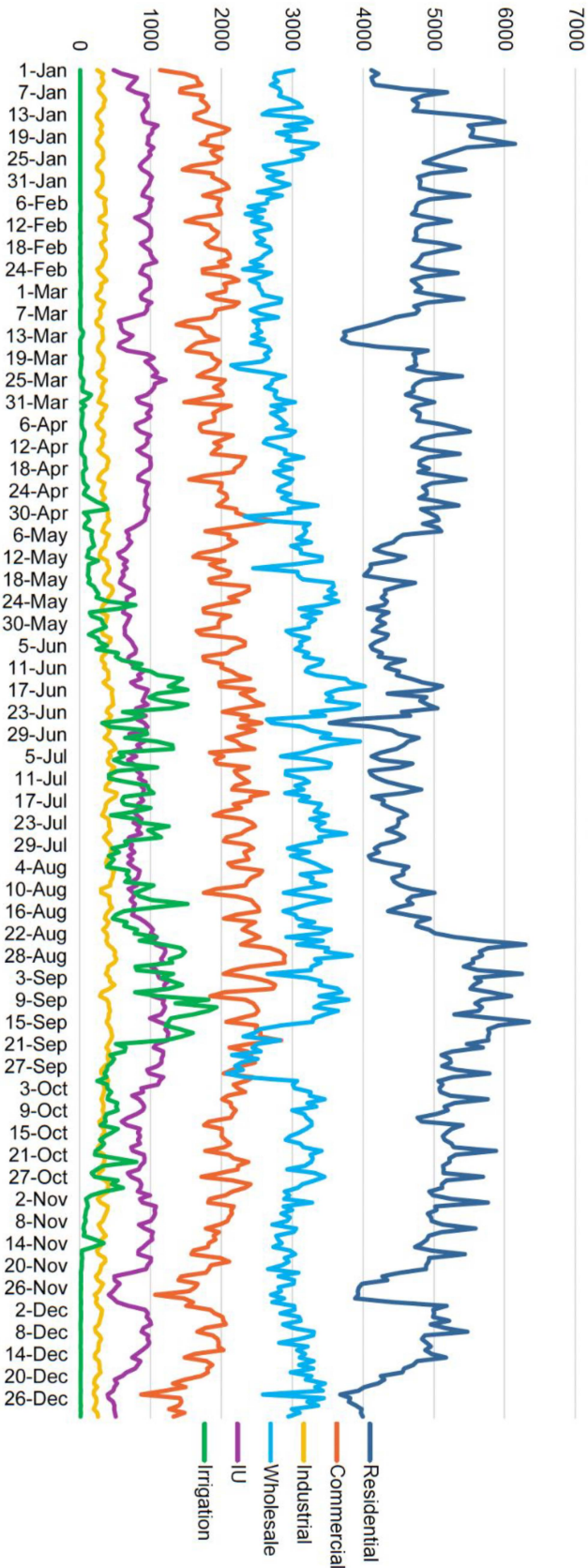




2024 Billed Monthly Water Use by Class



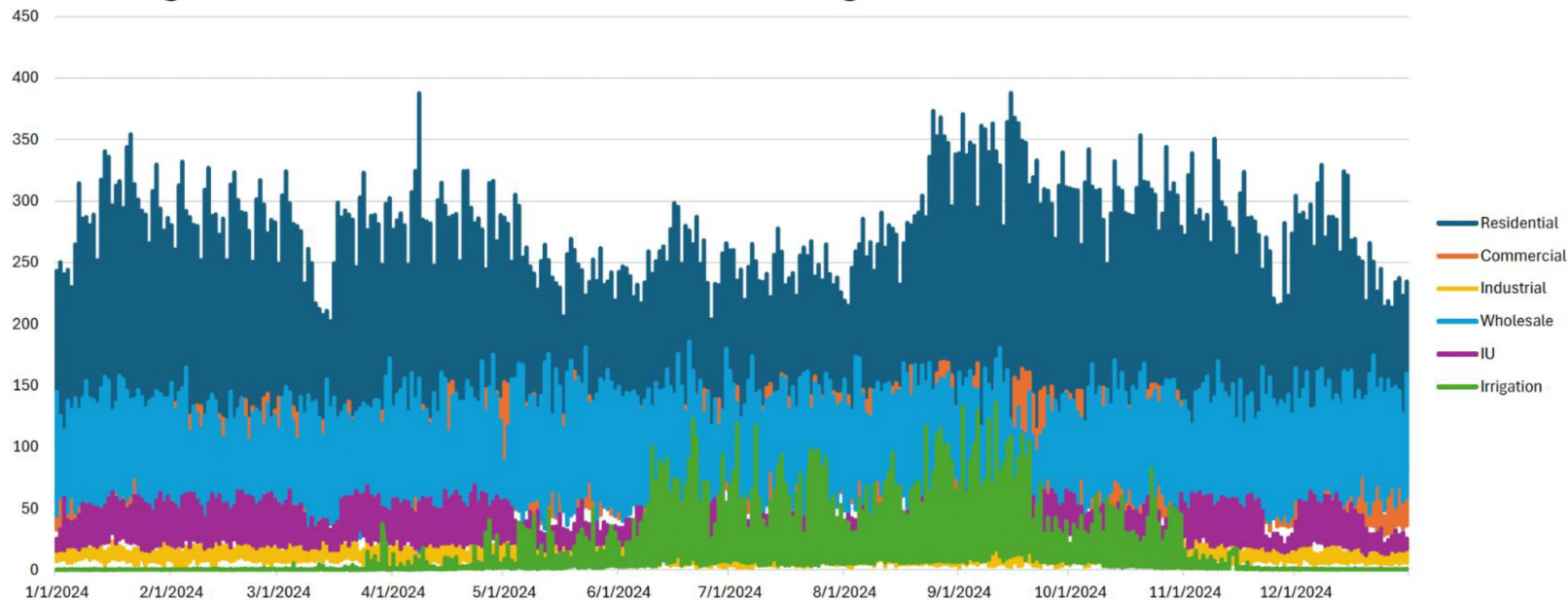
Daily Customer AMI Data by Class



9.7 million data points from the Automated Meter Infrastructure
Data were used for 2024 on a **daily** basis



Hourly Customer AMI Data by Class



233.3 million data points from the Automated Meter Infrastructure Data were used for 2024 on an **hourly** basis



Peaking Factor Comparison

Max Day

Revenue Class	Rate Case	Current Revenue Classes	Consolidated Revenue Classes
Residential/Multifamily	1.91	1.31	1.31
Commercial	1.51	1.43	1.43
Industrial	1.86	1.53	
Wholesale	2.02	1.33	1.33
Indiana University (IU) Master Metered	1.85	1.46	1.46
Irrigation	4.11	5.29	5.29

Peak Hour

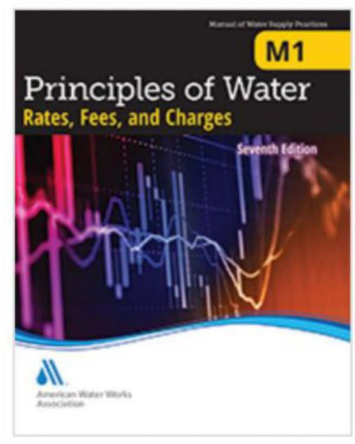
Revenue Class	Rate Case	Current Revenue Classes	Consolidated Revenue Classes
Residential/Multifamily	3.05	1.93	1.93
Commercial	2.27	2.02	1.98
Industrial	2.79	3.09	
Wholesale	2.54	1.98	1.98
Indiana University (IU) Master Metered	2.90	2.07	2.07
Irrigation	7.04	12.66	12.66

2

Cost Allocation

Objectives of Cost of Service Analysis

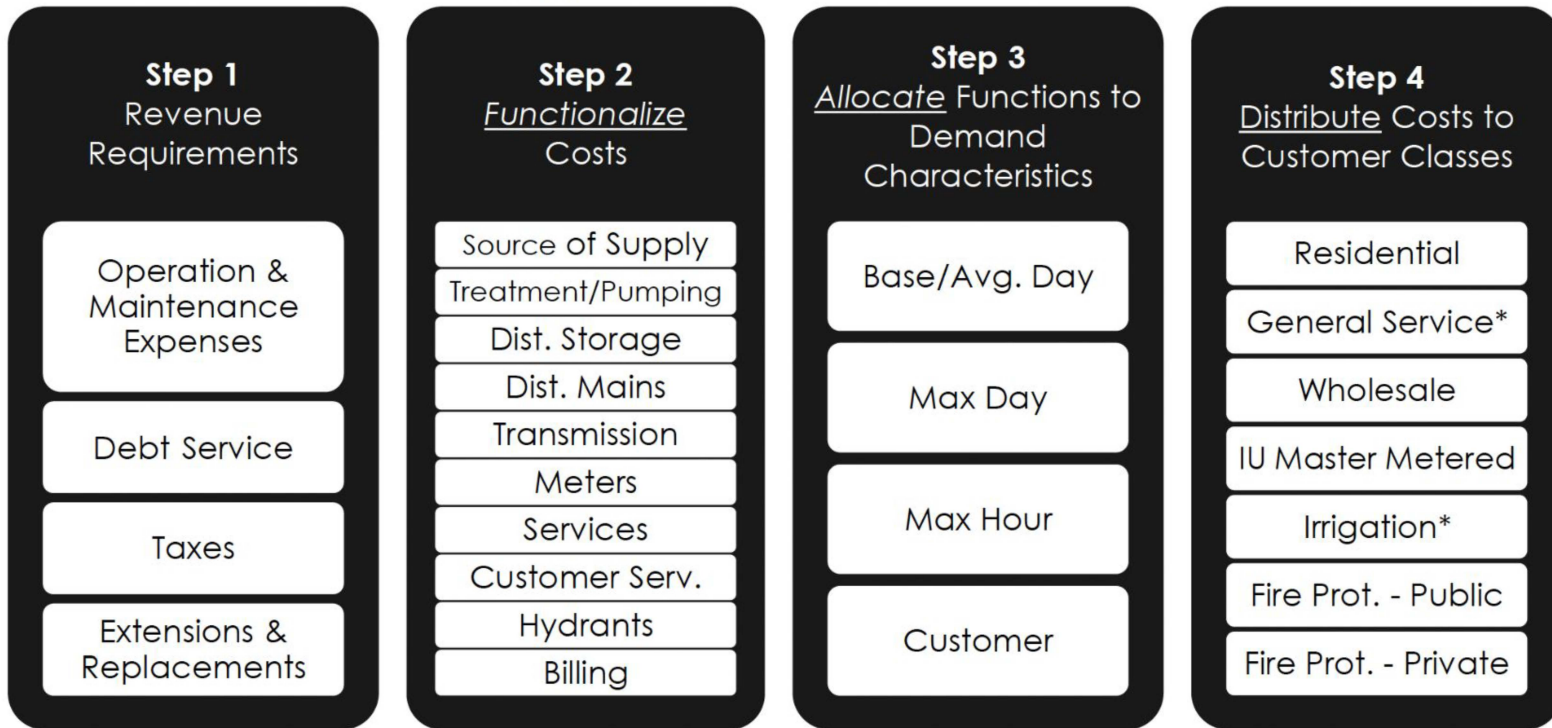
- The total cost of service is the annual revenue requirement of the utility for the Test Year as defined by Crowe
- Used 2024 billing units as basis for analysis
- Leveraged Automated Metering Infrastructure (AMI) to develop data-driven peaking factors.
- Applied base extra capacity methodology for cost allocation
- Aligned with AWWA Industry guidance to reflect functional system use across varying customer classes.



**American Water Works
Association (AWWA)
Manual M-1**

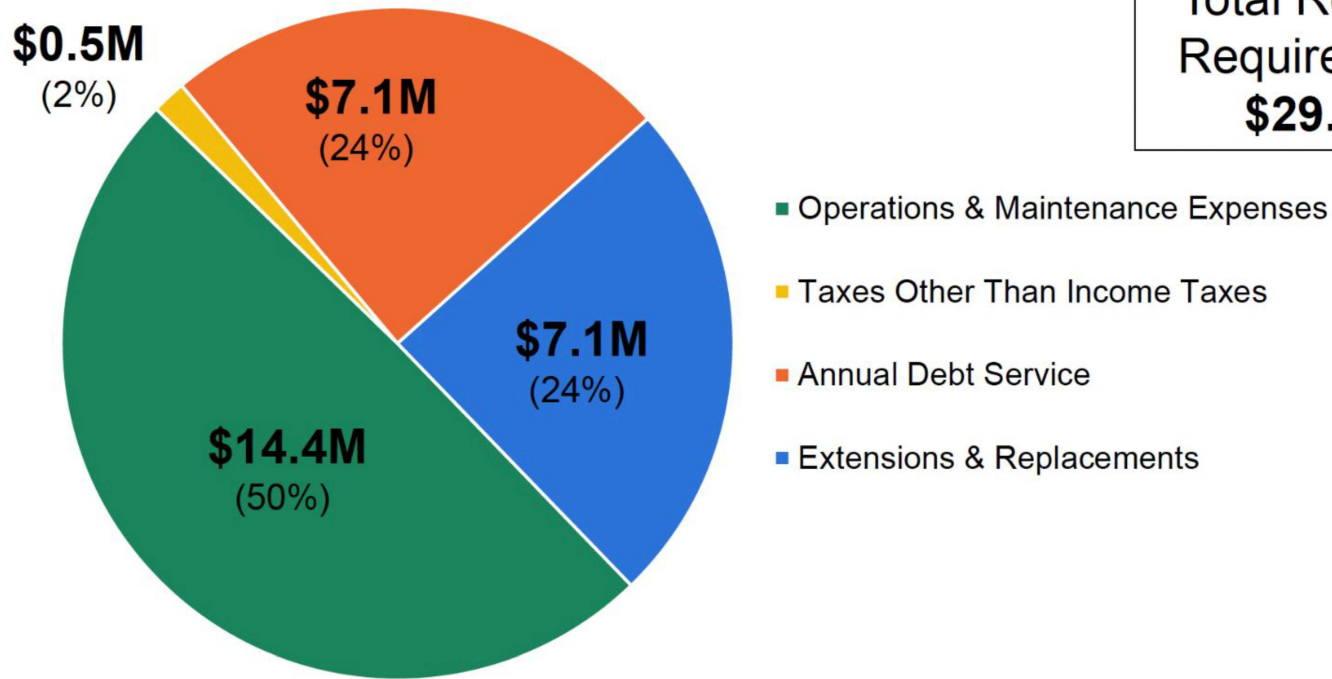
Goal: Determine the **cost to serve** each class and collect revenue from each class consistent with the cost of providing service.

Cost of Service Approach





Step 1: Pro Forma Revenue Requirements



Total Revenue Requirements:
\$29.1M*



Step 2: Functionalization of Costs

Expense Department	Pro Forma	Functional Allocation Method	Description
Source of Supply	\$1,035,763	Source of Supply	Assigned 100% to Source of Supply
Treatment ¹	\$4,001,746	Treatment/Pumping	Assigned 100% to Pumping/Treatment
Transmission & Distribution ²	\$624,075	Treatment/Pumping	Booster portion assigned direct to Pumping/Treatment
Customer Account	\$947,665	Customer Services	Assigned between Meters, Customer Services and Billing from YE Actuals
Administrative and General	\$4,310,467	Administrative	Weighted across all functions of O&M Expenses
System Pumping	\$203,375	Treatment/Pumping	Assigned 100% to Pumping/Treatment
Hydrants	\$73,891	Hydrants	Assigned 100% to Hydrants
Transmission Mains City	\$1,517,056	Transmission Mains	Assigned 100% to Transmission Mains
Distribution Storage	\$391,113	Distribution Storage	Assigned 100% to Distribution Storage
Distribution Mains	\$1,060,929	Distribution Mains	Assigned 100% to Distribution Mains
Services	\$54,499	Services	Assigned 100% to Services
Meters	\$205,121	Meters	Assigned 100% to Meters
PILOT	\$476,886	Fixed Assets	Assigned across all functions based on Fixed Assets (FY24)
Annual Debt Service	\$7,123,762	Fixed Assets	Assigned across all functions based on Fixed Assets (FY24)
Extensions and Replacements	\$7,118,867	5-Yr CIP	Assigned across all functions based on 5-Yr CIP (FY25-29)
Total Revenue Requirement	\$29,145,214		

¹ Includes power and chemicals allocated to supply

² Represents Booster portion only of T&D



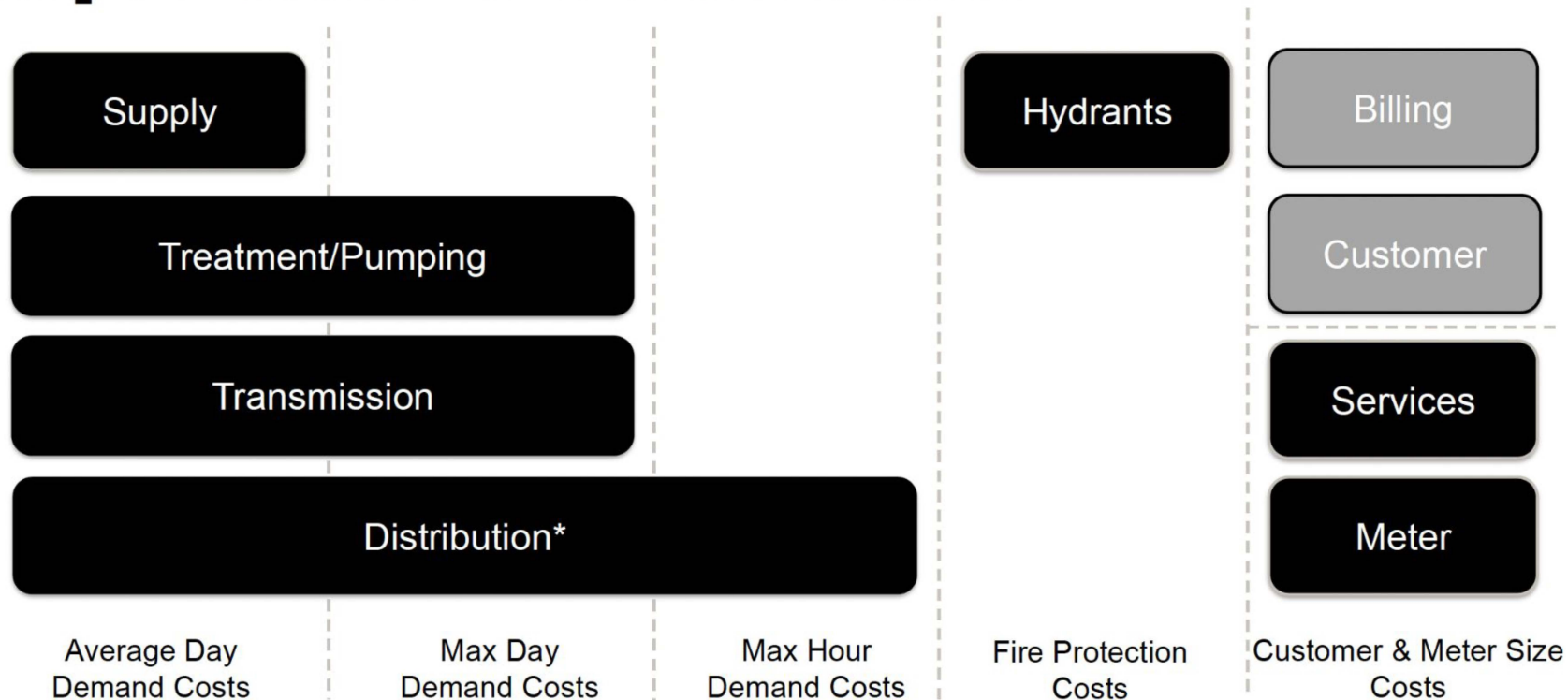
Step 2: Revenue Requirements by Function

Supply \$4.1M 14%	Treatment /Pumping \$10.1M 35%	Distribution Mains \$3.3M 11%	Distribution Storage \$1.9M 6%	Transmission \$6.1M 21%
Billing \$1.4M 5%	Meters \$1.8M 6%	Services \$0.1M 0.5%	Customer Service \$0.3M 1%	Hydrant Costs \$0.1M 0.5%

Total Revenue Requirements: **\$29.1M**



Step 3: Allocate Functionalized Costs





Step 3: Allocate Functionalized Costs

	Base Capacity - Avg Day	Extra Capacity - Max Day	Extra Capacity - Max Hour	Fire Protection	Customers
Supply	100%				
Treatment/Pumping	76%	24%			
Transmission	76%	24%			
Distribution Mains	59%	19%	22%		
Distribution Storage	59%		41%		
Hydrants				100%	
Meters					100%
Services					100%
Cust. Serv.					100%
Billing					100%

175		
AVERAGE DAY	MAX DAY	MAX HOUR
14.59	19.30	24.60



Step 3: Allocate Functionalized Costs

	Base Capacity - Avg Day	Extra Capacity - Max Day	Extra Capacity - Max Hour	Fire Protection	Customers	Total
Supply	\$4,091,500	\$0	\$0	\$0	\$0	\$4,091,500
Treatment/Pumping	\$7,622,027	\$2,461,724	\$0	\$0	\$0	\$10,083,751
Transmission	\$4,628,515	\$1,494,894	\$0	\$0	\$0	\$6,123,409
Distribution Mains	\$1,935,454	\$625,103	\$703,687	\$0	\$0	\$3,264,244
Distribution Storage	\$1,112,579	\$0	\$763,844	\$0	\$0	\$1,876,423
Hydrants	\$0	\$0	\$0	\$134,879	\$0	\$134,879
Meters	\$0	\$0	\$0	\$0	\$1,777,975	\$1,777,975
Services	\$0	\$0	\$0	\$0	\$82,855	\$82,855
Cust. Serv.	\$0	\$0	\$0	\$0	\$330,754	\$330,754
Billing	\$0	\$0	\$0	\$0	\$1,379,425	\$1,379,425
Total	\$19,390,075	\$4,581,722	\$1,467,531	\$134,879	\$3,571,008	\$29,145,215

Fire Flow Extra Capacity Analysis

Fire Type	Estimated Max Fires/Day	Estimated Duration (min)	Estimated Gallons/Minute (gpm)	Max Day Demand (MGD)	Max Hour Demand (MGD)
Residential	3	120	1,500	0.5	2.2
Total Fire (MGD)				0.5	2.2
Extra Capacity					1.6
Non-Residential	1	180	3,500	0.6	5.0
Total Fire (MGD)				0.6	5.0
Extra Capacity					4.4
Total Fire Incidents	4			1.2	7.2
Extra-Capacity Max Day (MGD)				1.2	7.2
Extra Capacity Max Hour (MGD)					6.0

Allocation of Fire Costs Between Public & Private

	Number of Services	Demand Factor *	Equivalent Service Unit (ESU)	Percentage Allocation
Number of Hydrants - Public (Inside City)	2,214	111.31	246,442	
Number of Hydrants - Public (Outside City)	1,023	111.31	113,871	
Total Public Hydrants	3,237		360,313	83.7%
Number of Hydrants - Private				
4" and Under	233	38.32	8,941	
6"	319	111.31	35,480	
8"	84	237.21	19,846	
10"	4	426.58	1,706	
12"	6	689.04	4,134	
Total Private Hydrants	646		70,108	16.3%
Total	3,883		430,422	



Step 4: Units of Service by Customer Class

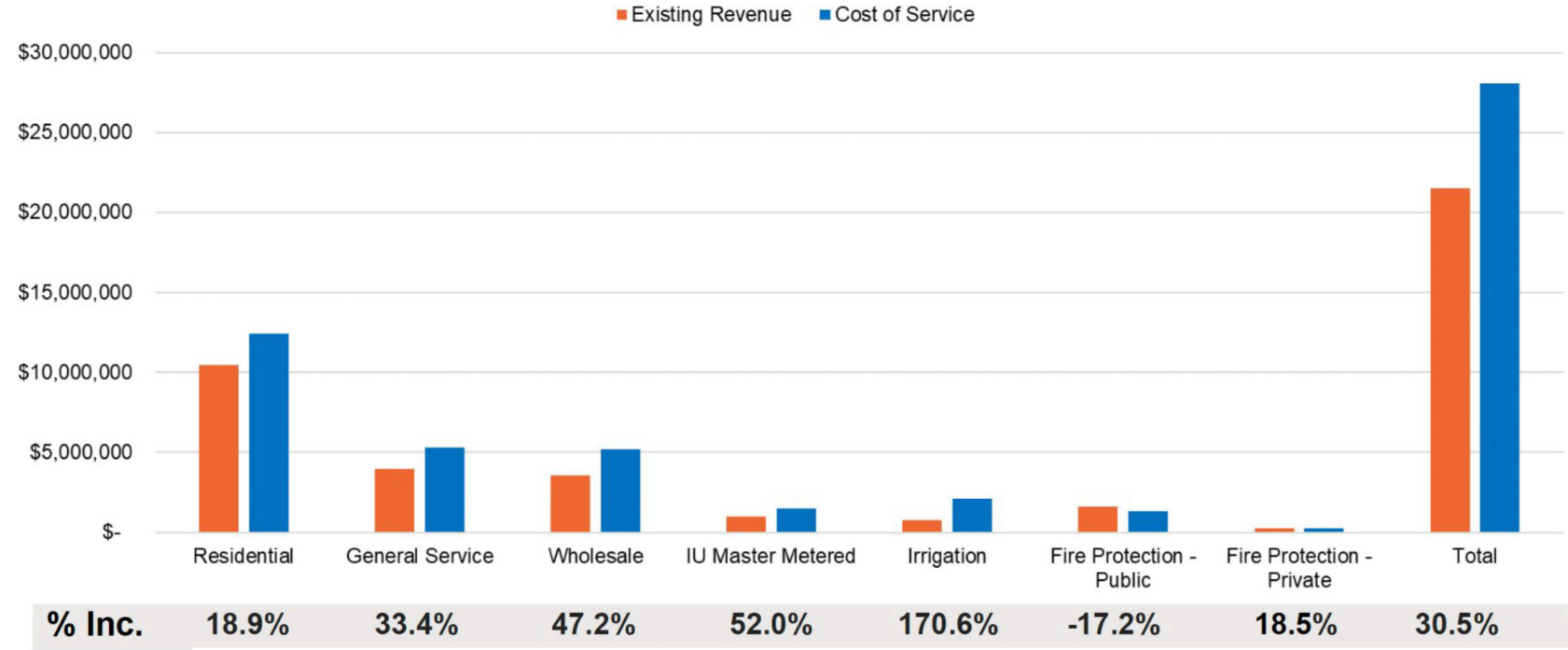
	Extra Capacity			Customer			
	Avg Day (kgal)	Max Day (kgal)	Max Hour (kgal)	Bills	Meter Cost	Equivalent Meters	Customers
Residential	1,793,639	564,274	1,108,429	287,820	10,060,070	42,462	23,985
General Service*	888,865	382,433	492,049	26,660	1,761,605	8,842	2,222
Wholesale	1,151,808	375,905	754,352	348	156,458	900	29
IU Master Metered	309,399	142,938	187,317	192	134,101	983	16
Irrigation	140,885	603817	1,038,502	6,271	313,312	1,487	523
Fire Protection – Public	-	357,491	2,199,944	-	-	-	-
Fire Protection – Private	-	69,559	428,056	646	-	-	646
Total	4,284,596	2,496,417	6,208,649	321,291	12,425,545	54,673	27,420

*Includes Indiana University (IU)



Cost of Service Summary

30.5% Overall Increase



Unadjusted, and does not include any caps or limitations on rate increases



3

Rate Design



Current Monthly Water Fixed & Usage Charges

Fixed Charges

Meter Size (Inches)	Current Rates
5/8"	\$6.50
3/4"	\$7.93
1"	\$10.68
1 1/2"	\$22.12
2"	\$29.70
3"	\$61.06
4"	\$100.40
6"	\$198.78
8"	\$297.17
10"	\$395.53

Usage Charges

Water Rates	Current Rates (\$/1,000 gal)
Residential	\$4.38
Commercial, Govt., Interd.	\$3.98
Industrial	\$3.71
Wholesale	\$3.03
Indiana University - Master	\$2.99 (Master) \$3.98 (Other IU)
Irrigation	\$4.92



Current Monthly Fire Protection Rates

Public Fire Protection

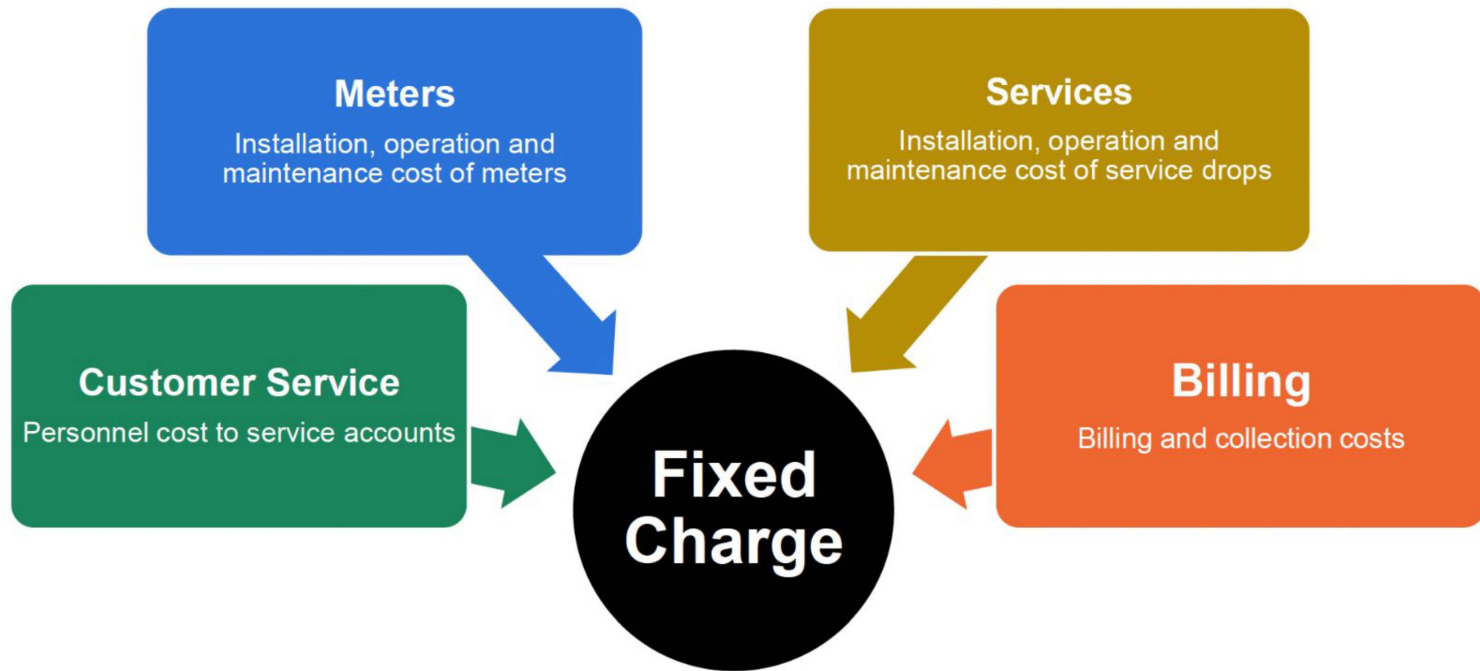
Meter Size (Inches)	Current Rates (Inside)	Current Rates (Outside)
5/8"	\$2.20	\$3.67
3/4"	\$3.28	\$5.52
1"	\$5.48	\$9.21
1 1/2"	\$10.95	\$18.38
2"	\$17.52	\$29.44
3"	\$38.34	\$64.40
4"	\$65.70	\$110.34
6"	\$136.93	\$229.90
8"	\$197.17	\$331.00
10"	\$317.64	\$533.40

Private Fire Protection (Fire Lines)

Connection Size (Inches)	Current Rates
4" or Less	\$11.04
6"	\$30.69
8"	\$62.88
10"	\$110.15
12"	\$173.65



Fixed Charge Components





Fixed Water Charge Development

Fixed Charge Components	Cost of Service	Scaled by Meter Size (Y/N)	Flat	Scaled
Meters	\$1,777,975	☒	-	\$1,777,975
Services	\$82,855	☒	-	\$82,855
Customer Services	\$330,754	☐	\$330,754	-
Billing	\$1,379,425	☐	\$1,379,425	-
Total	\$3,571,008		\$1,710,179	\$1,860,830

	Flat	Scaled
Fixed Charge Cost	\$1,710,179	\$1,860,830
Unit Basis	321,291	54,673
Unit Cost	\$5.32	\$2.84

Current fixed charges generate ~\$3.2M

Fixed Water Charges

Meter Size	Flat Component	Scaled Component	Total Fixed Charge
5/8"	\$5.32	\$2.84	\$8.16
3/4"	\$5.32	\$4.25	\$9.58
1"	\$5.32	\$7.09	\$12.41
1.5"	\$5.32	\$14.18	\$19.50
2"	\$5.32	\$22.69	\$28.01
3"	\$5.32	\$42.54	\$47.87
4"	\$5.32	\$70.91	\$76.23
6"	\$5.32	\$141.81	\$147.14
8"	\$5.32	\$226.90	\$232.23
10"	\$5.32	\$326.17	\$331.50

<i>Current Fixed Charge</i>	<i>\$ Change</i>	<i>% Change</i>
\$6.50	\$1.66	25.5%
\$7.93	\$1.65	20.8%
\$10.68	\$1.73	16.2%
\$22.12	(\$2.62)	(11.8%)
\$29.70	(\$1.69)	(5.7%)
\$61.06	(\$13.19)	(21.6%)
\$100.40	(\$24.18)	(24.1%)
\$198.78	(\$51.66)	(26.0%)
\$297.17	(\$64.96)	(21.9%)
\$395.53	(\$64.06)	(16.2%)

Public Fire Protection Rate Development

Fire Protection Costs	Cost of Service	% Alloc.
Public Fire Protection	\$1,328,061	83%
Private Fire Protection	\$271,921	17%
Total Fire Protection	\$1,599,982	100%

Public (Inside vs. Outside)	Cost of Service	% Alloc.
Inside City	\$924,726	70%
Outside City	\$403,335	30%
Total Public Fire Protection	\$1,328,061	100%

- Public and Private allocation based on equivalent service units between Public & Private hydrants provided by City

- Allocation to inside and outside based on:
 - Direct hydrant costs based on number of inside and outside hydrants
 - Public Fire protection costs based on In-Ft of Distribution Mains between inside and outside

	Public (Inside)	Public (Outside)
Fire Protection Cost	\$924,726	\$403,335
Unit Basis (ERUs)	39,935	12,754
Unit Cost	\$1.93	\$2.64

Public Fire Protection Rates

Inside City

Meter Size	Public Fire Protection	Current Charge	\$ Change	% Change
5/8	\$1.93	\$2.20	(\$0.27)	(12.3%)
3/4	\$2.90	\$3.28	(\$0.39)	(11.7%)
1	\$4.83	\$5.48	(\$0.66)	(12.0%)
1.5	\$9.65	\$10.95	(\$1.30)	(11.9%)
2	\$15.44	\$17.52	(\$2.08)	(11.9%)
3	\$28.95	\$38.34	(\$9.39)	(24.5%)
4	\$48.25	\$65.71	(\$17.46)	(26.6%)
6	\$96.50	\$136.94	(\$40.44)	(29.5%)
8	\$154.40	\$197.19	(\$42.79)	(21.7%)
10	\$221.95	\$317.67	(\$95.72)	(30.1%)

Outside City

Meter Size	Public Fire Protection	Current Charge	\$ Change	% Change
5/8	\$2.64	\$3.67	(\$1.03)	(28.1%)
3/4	\$3.96	\$5.52	(\$1.56)	(28.3%)
1	\$6.60	\$9.21	(\$2.61)	(28.3%)
1.5	\$13.20	\$18.38	(\$5.18)	(28.2%)
2	\$21.12	\$29.44	(\$8.32)	(28.3%)
3	\$39.60	\$64.40	(\$24.80)	(38.5%)
4	\$66.00	\$110.34	(\$44.35)	(40.2%)
6	\$132.00	\$229.90	(\$97.92)	(42.6%)
8	\$211.20	\$331.00	(\$119.87)	(36.2%)
10	\$303.60	\$533.40	(\$229.82)	(43.1%)

Private Fire Protection Rate Development

	Private	Billing
Private Fire	\$230,675	\$41,247
Unit Basis	70,108	7,749
Unit Cost	\$3.29	\$5.32

Meter Size	Monthly Rate	Billing Component	Total Monthly Charge
4" or Less	\$10.51	\$5.32	\$15.83
6"	\$30.52	\$5.32	\$35.84
8"	\$65.04	\$5.32	\$70.36
10"	\$116.96	\$5.32	\$122.29
12"	\$188.93	\$5.32	\$194.25

Current Charge	\$ Change	% Change
\$11.04	\$4.79	43.4%
\$30.69	\$5.15	16.8%
\$62.88	\$7.47	11.9%
\$110.15	\$12.15	11.0%
\$173.65	\$20.59	11.9%

Capped Usage Rates by Customer Class

	Residential	General Service	Wholesale	IU Master Metered	Irrigation	Fire Protection - Public	Fire Protection - Private	Total
Fixed Revenue	\$2,977,229	\$442,835	\$32,484	\$34,479	\$83,982	\$1,328,061	\$271,921	\$5,170,990
Volumetric Revenue	\$9,531,622	\$5,180,139	\$5,174,006	\$1,472,010	\$1,538,802	\$-	\$ -	\$22,896,579
Total Cost of Service Revenue	\$12,508,851	\$5,622,974	\$5,206,490	\$1,506,489	\$1,622,784	\$1,328,061	\$271,921	\$28,067,569
Billable Units	1,793,639	888,865	1,151,808	309,399	140,885	-	-	4,284,596
Volumetric Unit Rate	\$5.31	\$5.83	\$4.49	\$4.76	\$10.92	-	-	
Current Rate	\$4.38	\$3.98, \$3.71	\$3.03	\$2.99	\$4.92	-	-	
\$ Change	\$0.93	\$1.85, \$2.12	\$1.46	\$1.77	\$6.00			
% Change	21.3%	39.8%, 46.4%	48.3%	59.1%	122.0%			



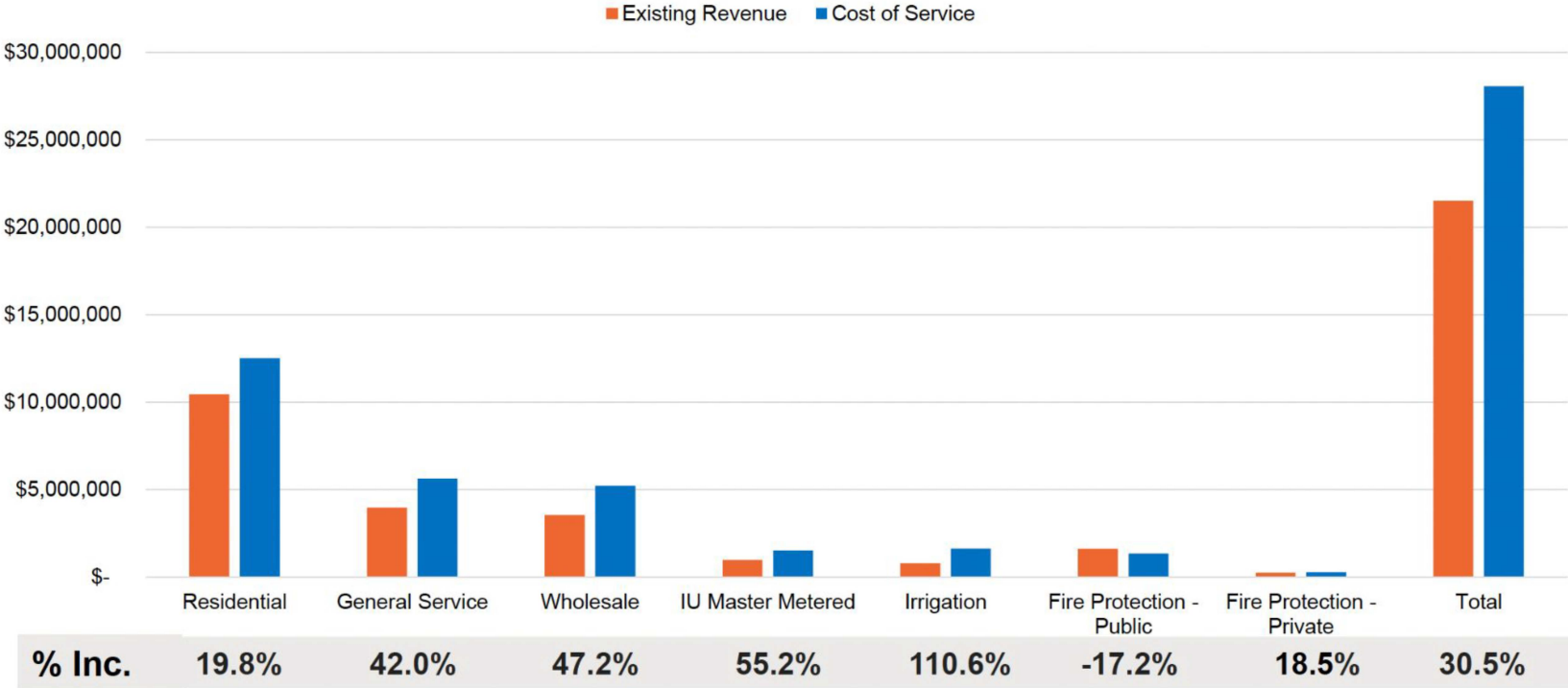
Capped at 4x*

*Cap at no more than 4x identified overall increase of 30.5%. If not capped, rate would be \$14.20 or 188.6% inc.



Proposed Rates Summary

30.5% Overall Increase



Reflects cap on level of volumetric increase for irrigation service.



Summary of Monthly Water Fixed & Usage Charges

Fixed Charges

Meter Size (Inches)	Current Rates	Proposed Rates
5/8"	\$6.50	\$8.16
3/4"	\$7.93	\$9.58
1"	\$10.68	\$12.41
1 1/2"	\$22.12	\$19.50
2"	\$29.70	\$28.01
3"	\$61.06	\$47.87
4"	\$100.40	\$76.23
6"	\$198.78	\$147.14
8"	\$297.17	\$232.23
10"	\$395.53	\$331.50

Usage Charges

Water Rates	Current Rates (\$/1,000 gal)	Proposed Rates (\$/1,000 gal)
Residential	\$4.38	\$5.31
General Service	\$3.98, \$3.71	\$5.83
Wholesale	\$3.03	\$4.49
Indiana University - Master	\$2.99 (Master) \$3.98 (Other IU)	\$4.76 (Master) \$5.83 (Other IU)
Irrigation	\$4.92	\$10.92

Current Rates presented are as of 1/1/2024

Summary of Monthly Fire Protection Rates

Public Fire Protection

Meter Size (Inches)	Current Rates (Inside)	Proposed Rates (Inside)	Current Rates (Outside)	Proposed Rates (Outside)
5/8"	\$2.20	\$1.93	\$3.67	\$2.64
3/4"	\$3.28	\$2.90	\$5.52	\$3.96
1"	\$5.48	\$4.83	\$9.21	\$6.60
1 1/2"	\$10.95	\$9.65	\$18.38	\$13.20
2"	\$17.52	\$15.44	\$29.44	\$21.12
3"	\$38.34	\$28.95	\$64.40	\$39.60
4"	\$65.70	\$48.25	\$110.34	\$66.00
6"	\$136.93	\$96.50	\$229.90	\$132.00
8"	\$197.17	\$154.40	\$331.00	\$211.20
10"	\$317.64	\$221.95	\$533.40	\$303.60

Private Fire Protection (Fire Lines)

Connection Size (Inches)	Current Rates	Proposed Rates
4" or Less	\$11.04	\$15.83
6"	\$30.69	\$35.84
8"	\$62.88	\$70.36
10"	\$110.15	\$122.29
12"	\$173.65	\$194.25



4

Bill Impacts



Monthly Bill Impacts (Residential, 5/8" Meter)

Usage (kgal)	Total Current Bill*	Total Proposed Bill*	\$ Change	% Change
0	\$8.70	\$10.09	\$1.39	16.0%
1	\$13.08	\$15.40	\$2.32	17.8%
2	\$17.46	\$20.72	\$3.26	18.7%
3	\$21.84	\$26.03	\$4.19	19.2%
4	\$26.22	\$31.35	\$5.13	19.5%
5	\$30.60	\$36.66	\$6.06	19.8%
10	\$52.50	\$63.23	\$10.73	20.4%
15	\$74.40	\$89.80	\$15.40	20.7%
20	\$96.30	\$116.37	\$20.07	20.8%
25	\$118.20	\$142.94	\$24.74	20.9%
30	\$140.10	\$169.51	\$29.41	21.0%
50	\$227.70	\$275.80	\$48.10	21.1%



Monthly Bill Impacts (General Service)

		Usage (kgal)	Total Current Bill*	Total Proposed Bill*	\$ Change	% Change
3/4" Meter	Small	1	\$14.92	\$18.30	\$3.38	22.7%
	Medium	5	\$29.76	\$41.61	\$11.85	39.8%
	Large	10	\$48.31	\$70.75	\$22.44	46.5%
1" Meter	Small	15	\$71.81	\$104.66	\$32.85	45.7%
	Medium	20	\$90.36	\$133.79	\$43.43	48.1%
	Large	25	\$108.91	\$162.93	\$54.02	49.6%

* Includes inside city public fire protection charge



Monthly Bill Impacts (Wholesale, 4" Meter)

Usage (kgal)	Total Current Bill	Total Proposed Bill	\$ Change	% Change
200	\$706.41	\$974.64	\$268.23	38.0%
400	\$1,312.41	\$1,873.06	\$560.65	42.7%
600	\$1,918.41	\$2,771.47	\$853.06	44.5%
800	\$2,524.41	\$3,669.89	\$1,145.48	45.4%
1,200	\$3,736.41	\$5,466.72	\$1,730.31	46.3%
3,000	\$9,190.41	\$13,552.45	\$4,362.04	47.5%
6,000	\$18,280.41	\$27,028.67	\$8,748.26	47.9%
10,000	\$30,400.41	\$44,996.96	\$14,596.55	48.0%



Monthly Bill Impacts (IU Master Metered, 6" Meter)

Usage (kgal)	Total Current Bill	Total Proposed Bill	\$ Change	% Change
200	\$796.80	\$1,098.67	\$301.87	37.9%
400	\$1,394.80	\$2,050.19	\$655.39	47.0%
600	\$1,992.80	\$3,001.72	\$1,008.92	50.6%
800	\$2,590.80	\$3,953.25	\$1,362.45	52.6%
1,200	\$3,786.80	\$5,856.31	\$2,069.51	54.7%
3,000	\$9,168.80	\$14,420.07	\$5,251.27	57.3%
6,000	\$18,138.80	\$28,692.99	\$10,554.19	58.2%
10,000	\$30,098.80	\$47,723.56	\$17,624.76	58.6%



Monthly Bill Impacts (Irrigation, 3/4" Meter)

Usage (kgal)	Total Current Bill	Total Proposed Bill	\$ Change	% Change
5	\$32.53	\$64.19	\$31.66	97.3%
10	\$57.13	\$118.80	\$61.67	107.9%
20	\$106.33	\$228.03	\$121.70	114.5%
30	\$155.53	\$337.25	\$181.72	116.8%
40	\$204.73	\$446.47	\$241.74	118.1%
50	\$253.93	\$555.70	\$301.77	118.8%
100	\$499.93	\$1,101.82	\$601.89	120.4%

Thank you

Questions & Answers?



BEFORE

Account Number

Customer Name

KATHERINE ZAIGER

BILL SUMMARY

Previous Bill	\$66.32
Adjustments	\$0.00
Payments - Thank You	(\$66.32)
Past Due Balance	\$0.00
Current Charges	\$71.01
Total Due	\$71.01
Amount Due if Paid after 08/29/2025	\$75.62

BILL DETAIL

Service	Rate per 1,000 gal.	Usage (1,000 gal.)	Cost
WATER			
Usage (DOM)	\$4.38	3	\$13.14
Water Service			\$7.93
Fire Protection			\$3.28
Sales Tax			\$1.71
WASTEWATER			
Usage	\$9.49	2	\$18.98
Wastewater Service			\$9.72
STORMWATER			
Stormwater Charge			\$7.50
SANITATION			
Small Cart	\$8.75	1	\$8.75
TOTAL CURRENT CHARGES			\$71.01

AFTER

Account Number

Customer Name

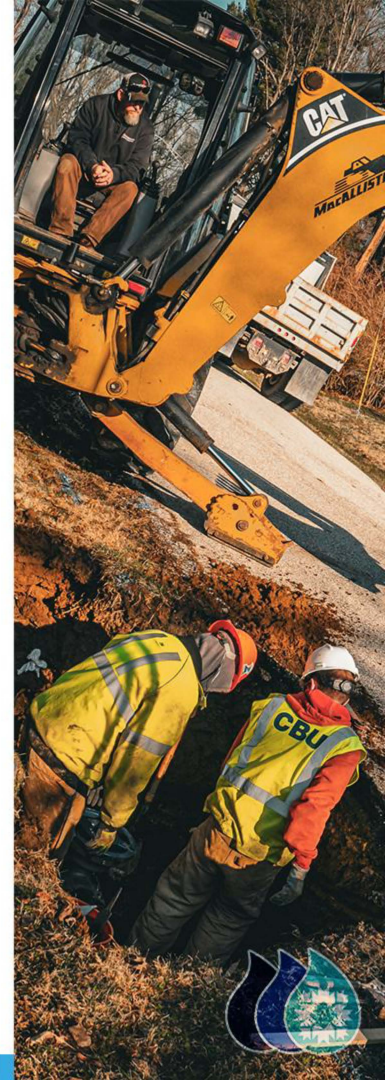
KATHERINE ZAIGER

BILL SUMMARY

Previous Bill	\$66.32
Adjustments	\$0.00
Payments - Thank You	(\$66.32)
Past Due Balance	\$0.00
Current Charges	\$71.01
Total Due	\$75.35
Amount Due if Paid after 08/29/2025	\$80.62

BILL DETAIL

Service	Rate per 1,000 gal.	Usage (1,000 gal.)	Cost
WATER			
Usage (DOM)	\$5.31	3	\$15.93
Water Service			\$9.58
Fire Protection			\$2.90
Sales Tax			\$1.99
WASTEWATER			
Usage	\$9.49	2	\$18.98
Wastewater Service			\$9.72
STORMWATER			
Stormwater Charge			\$7.50
SANITATION			
Small Cart	\$8.75	1	\$8.75
TOTAL CURRENT CHARGES			\$75.35



COMBINED WATER AND SEWER RATE SURVEY
 Cities and Towns in Indiana with over 25,000 Population

Rank	City/Town	2020 Census	County	Combined Charge (1)
1	Hobart	29,752	Lake	\$ 151.06 (2)
2	Crown Point	33,899	Lake	150.67 (2)
3	Greenwood	63,830	Johnson	145.67
4	Evansville	117,298	Vanderburgh	140.84 (2)
5	Jeffersonville	49,447	Clark	139.61
6	Franklin	25,313	Johnson	137.26
7	Richmond	35,720	Wayne	134.38
8	Terre Haute	58,389	Vigo	132.67
9	Muncie	65,194	Delaware	132.26 (2)
10	Noblesville	69,604	Hamilton	125.76
11	Portage	37,926	Porter	125.48 (2)
12	New Albany	37,841	Floyd	123.78
13	West Lafayette	44,595	Tippecanoe	120.15 (2)
14	Kokomo	59,604	Howard	115.38
15	Gary			
16	Lawrence			
17	Merrillville			
18	Goshen			
19	Zionsville			
20	Fort Wayne	263,886	Allen	99.33
21	Mishawaka	51,063	St. Joseph	99.12
22	Indianapolis	887,642	Marion	98.66
23	Vanderburgh	34,151	Porter	94.41 (2)
	Bloomington (2026)	79,168	Monroe	93.81
24	Bloomington	79,168	Monroe	87.77
25	Carmel	99,757	Hamilton	86.06 (2)
26	Elkhart	53,923	Elkhart	85.01 (2)
27	Westfield	46,410	Hamilton	83.30
28	South Bend	103,453	St. Joseph	80.17
29	Marion	28,310	Grant	79.03 (2)
30	Fishers	98,977	Hamilton	76.84
31	Columbus	50,474	Bartholomew	73.35 (2)
32	Brownsburg	28,973	Hendricks	72.93 (2)
33	Anderson	54,788	Madison	70.64 (2)
34	East Chicago	26,370	Lake	65.81 (2)
35	Michigan City	32,075	La Porte	60.42
36	Lafayette	70,783	Tippecanoe	60.31
37	Schererville	29,646	Lake	58.07 (2)
38	Plainfield	34,625	Hendricks	54.09
39	Hammond	77,879	Lake	34.60

	Bloomington (2026)	79,168	Monroe	93.81
24	Bloomington	79,168	Monroe	87.77



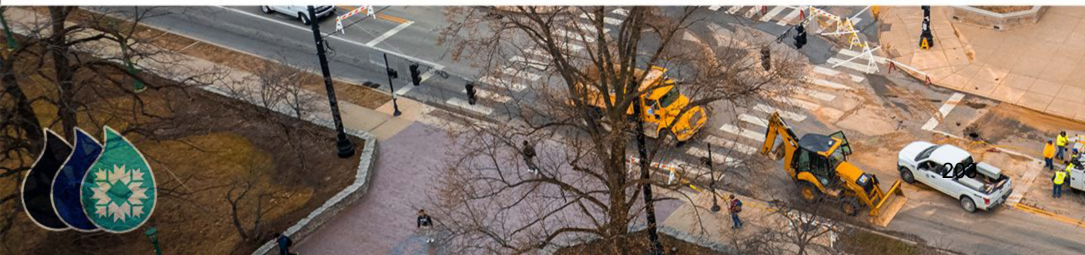
WATER RATE SURVEY

Cities and Towns in Indiana with over 25,000 Population

Rank	City/Town	2020 Census	County	Effective Date	Water Charge (1)
1	Franklin	25,313	Johnson	2024	\$ 72.48
2	Gary	69,093	Lake	2024	72.48
3	Greenwood	63,830	Johnson	2024	72.48
4	Hobart	29,752	Lake	2024	72.48
5	Jeffersonville	49,447	Clark	2024	72.48
6	Kokomo	59,604	Howard	2024	72.48
7	Merrillville	36,444	Lake	2025	72.48
8	Muncie	65,194	Delaware	2024	72.48
9	New Albany	37,841	Floyd	2025	72.48
			Hamilton	2024	72.48
			Porter	2024	72.48
			Wayne	2024	72.48
			Vigo	2025	72.48
			Tippecanoe	2024	72.48
			Lake	2025	67.12 (2)
			Vanderburgh	2025	55.54 (2)
			Marion	2019	51.28
			Hamilton	2025	42.84
			Marion	2025	42.84
			Boone	2025	42.84
			Hamilton	2025	42.43 (2)
			Elkhart	2025	39.67
			Porter	2025	39.37 (2)
			St. Joseph	2023	38.04
			Lake	2024	36.76 (2)
			Bloomington (2026)	2026	36.64
26	Westfield	46,410	Hamilton	2024	35.53
27	Fort Wayne	263,886	Allen	2023	33.23
28	Marion	28,310	Grant	2025	32.31 (2)
29	Schererville	29,646	Lake	2025	31.34
30	Bloomington	79,168	Monroe	2024	30.60
31	Brownsburg	28,973	Hendricks	2022	29.06 (2)
32	Anderson	54,788	Madison	2016	27.47 (2)
33	Michigan City	32,075	La Porte	2015	26.65
34	Elkhart	53,923	Elkhart	2025	23.86 (2)
35	South Bend	103,453	St. Joseph	2024	23.23
36	Columbus	50,474	Bartholomew	2024	22.00 (2)
37	Lafayette	70,783	Tippecanoe	2019	17.81
38	Plainfield	34,625	Hendricks	2009	17.69
39	Hammond	77,879	Lake	2023	14.65

	Bloomington (2026)	79,168	Monroe	2026	36.64
26	Westfield	46,410	Hamilton	2024	35.53
27	Fort Wayne	263,886	Allen	2023	33.23
28	Marion	28,310	Grant	2025	32.31 (2)
29	Schererville	29,646	Lake	2025	31.34
30	Bloomington	79,168	Monroe	2024	30.60

- (1) Residential 5/8" meter monthly billing for 6.68 CCF or 5,000 Gallons.
 (2) Rate increase pending.



CAPITAL IMPROVEMENT PLAN



CIP WATER TREATMENT PLANT PROJECTS

Total:
\$30,785,000.00

Electrical Upgrades

Includes Phases 1 & 2 along with SCADA and instrumentation upgrades.

This project will update obsolete systems, increase resiliency, and provide enhanced cybersecurity at the plant.

\$9,084,000.00

Sedimentation Basin Rehabilitations

Restores critical water clarification equipment, improving the efficiency of early treatment processes. This project will enhance CBU's ability to remove organic and inorganic materials from the raw water drawn from Lake Monroe, helping to address seasonal taste and odor issues.

\$8,332,000.00

Chemical Building Improvements and Feed Line Replacement

Addresses treatment reliability and staff safety along with restoring a safe and sustainable fluoride delivery system.

\$6,011,000.00

High-Service Pump Rebuilds & Variable Frequency Drives

High Service pump rebuilds will provide redundancy and increase resiliency in the treatment process. The addition of variable frequency drives will help prevent service interruptions by preventing wear on the pipes at the plant and throughout our system.

\$4,620,000.00

CIP WATER TREATMENT PLANT PROJECTS

Total:^(cont.)
\$30,785,000.00

Miscellaneous Maintenance Projects

Completion of an asset management system that will allow for improved maintenance assessment and replacement practices, improving longevity of critical equipment at the plant.

\$1,300,000.00

Treatment Plant Water Handling & Delivery Updates

Addition of air quality monitoring to improve worker safety, maintenance to address leaks in the pipe gallery, and replacement of a backwash header valve actuator. This will also provide funds for IDEM required tank inspections and maintenance.

\$772,000.00

Bypass Pumping Improvements

This resiliency project will establish a contingency for lake withdrawals should the main intake tower suffer a mechanical failure, ensuring continued water production.

\$524,000.00

Residuals Projects

Backwash pump replacement will improve efficiency and consistency of filter cleaning at the Monroe Plant, helping to maintain water quality and reliable treatment capacity.

\$142,000.00

CIP DISTRIBUTION SYSTEM MAINTENANCE

Total:
\$34,470,000.00

Booster Station and Storage Tank Rehabilitations and Upgrades

Upgrades to Booster stations and tanks will help to ensure consistent water pressure and flow throughout the system. Addition of emergency generators will improve preparedness and reliability during natural disasters, electrical grid issues, or other emergencies.

\$14,620,000.00

Water Main Projects, Maintenance, Testing, and Replacement

Replacing aging water mains and servicing valves proactively is more cost-effective than emergency repairs, leads to fewer service disruptions for our ratepayers, and is safer for our crews. Hydrant maintenance and testing ensures water is available when it's needed most by emergency personnel.

\$19,850,000.00

CIP WINSTON THOMAS SERVICE CENTER

Total Water Funding:
\$18,750,000.00

CBU has outgrown the current facility in regards to personnel, equipment, and adequate inventory storage. A purpose-built service center improves logistics for field crews, allowing faster deployment and better emergency response. It also allows for stronger protection of capital assets, such as specialized service vehicles, which are currently being stored in the elements. Building a service center that meets the utility's needs moving forward is an investment that will save resources over time. By investing now, CBU is setting up for operational excellence, fiscal responsibility, and community resilience.

Revenue Requirements Report

Bloomington Municipal Water Utility

July 9, 2025



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Purpose of the Report

Crowe LLP (“Crowe” or “we”) has performed a study and analysis of the operating and financial reports, budgets, and other data pertaining to Bloomington Municipal Water Utility (“Utility”). The results of our analysis are contained in this Revenue Requirements Report (“Report”).

The purpose of this Report is to estimate the Utility’s on-going revenue requirements for operation and maintenance expenses, current and proposed debt service payments, and make capital improvements to the Utility’s system. This Report is based on data for the twelve months ended December 31, 2024 (“Test Year”). The historical information used in this Report was taken from the books and records of the Utility and was adjusted as necessary for fixed, known, and measurable items as disclosed in the schedules of this Report.

In the course of preparing this Report, we have not conducted an audit of any financial or supplemental data used in the accompanying exhibits and schedules. We have made certain projections that may vary from actual results because events and circumstances frequently do not occur as estimated and such variances may be material. We have no responsibility to update this Report for events and circumstances occurring after the date of this Report.

If you have any questions regarding this Report, please call Jennifer Wilson at (317) 269-6696.

Financial Statements

Balance Sheets as of December 31, 2024, 2023, and 2022

ASSETS AND OTHER DEBITS	2024	2023	2022
<u>Utility Plant</u>			
Utility Plant in Service	\$ 166,297,682	\$ 158,221,772	\$ 156,686,285
Less: Accumulated Depreciation	(73,937,748)	(70,084,791)	(66,774,658)
Net Utility Plant in Service	92,359,934	88,136,981	89,911,627
Add: Construction Work in Progress	1,854,147	6,909,031	2,055,876
Net Utility Plant	94,214,081	95,046,012	91,967,503
<u>Restricted Assets</u>			
Sinking Fund	1,545	35	9,739
Hydrant Meter Fund	60,750	50,750	54,900
Cash with Fiscal Agent	536,985	3,541,736	3,545,372
Debt Service Reserve Fund	6,224,966	5,962,450	5,736,979
Construction Fund	2,746,583	4,165,859	10,115,914
Total Restricted Assets	9,570,829	13,720,830	19,462,904
<u>Current and Accrued Assets</u>			
Operation and Maintenance Fund	6,420,124	5,471,671	5,751,894
Accounts Receivable - Net	1,935,776	1,703,299	1,047,529
Materials and Supplies	1,128,080	582,993	858,161
Total Current and Accrued Assets	9,483,980	7,757,963	7,657,584
<u>Deferred Debits</u>			
Unamortized Bond Discount	-	-	674,194
Unamortized Bond Issuance Costs	-	-	35,875
Deferred Pension and OPEB Outflow	832,601	732,933	-
Deferred Loss on Advance Refunding	548,368	788,134	-
Total Deferred Debits	1,380,969	1,521,067	710,069
Total Assets and Other Debits	\$ 114,649,859	\$ 118,045,872	\$ 119,798,060

Source: Utility Trial Balances.

Balance Sheets as of December 31, 2024, 2023, and 2022 (Continued)

LIABILITIES AND OTHER CREDITS	2024	2023	2022
<u>Equity Capital</u>			
Unappropriated Retained Earnings	\$ 51,707,264	\$ 51,693,278	\$ 48,189,870
Current Year Earnings	5,766,226	13,988	3,926,142
Total Equity Capital	<u>57,473,490</u>	<u>51,707,266</u>	<u>52,116,012</u>
<u>Long Term Debt</u>			
Amended 2006 Bonds	711,600	1,039,400	1,358,500
Revenue Bonds of 2017	3,240,000	3,435,000	3,625,000
Refunding Revenue Bonds of 2020	18,340,000	22,550,000	26,690,000
Revenue Bonds of 2022	14,885,000	15,430,000	15,430,000
Long Term Lease	1,890,000	2,272,000	2,644,000
Total Long Term Debt	<u>39,066,600</u>	<u>44,726,400</u>	<u>49,747,500</u>
<u>Current and Accrued Liabilities</u>			
Accounts Payable	770,865	1,806,960	673,787
Revenue Bonds - Current	-	2,331,900	2,297,500
Interest Payable	690,824	745,429	-
Accounts Payable to Associated Company	6,872	6,549	7,714
Compensated Absences Payable	183,827	153,390	149,065
Customer Deposits	60,750	50,750	54,900
Unearned Revenue	67,404	79,374	74,952
Accrued Taxes	(776)	31,602	31,891
Accrued Payroll	110,329	79,638	58,012
Total Current and Accrued Liabilities	<u>1,890,095</u>	<u>5,285,592</u>	<u>3,347,821</u>
<u>Deferred Credits</u>			
Unamortized Bond Premium	1,519,218	1,686,001	2,000,152
Advances for Construction	97,131	97,131	109,957
Other Deferred Liabilities (Pension and OPEB)	2,126,707	2,066,864	-
Total Deferred Credits	<u>3,743,056</u>	<u>3,849,996</u>	<u>2,110,109</u>
<u>Contributions in Aid</u>			
Contributions in Aid of Construction	<u>12,476,618</u>	<u>12,476,618</u>	<u>12,476,618</u>
Total Liabilities and Other Credits	<u>\$ 114,649,859</u>	<u>\$ 118,045,872</u>	<u>\$ 119,798,060</u>

Source: Utility Trial Balances.

Combined Outstanding Debt

Year	Amended 2006 Bonds	2017 Bonds	2020B Refunding Bonds	2022 Bonds	Total	ESG Solar Lease	2017 AMI Lease	Total Leases and Bonds
2025	\$ 376,743	\$ 299,244	\$ 4,603,413	\$ 1,312,125	\$ 6,591,525	\$ 79,683	\$ 456,196	\$ 7,127,404
2026	378,382	303,169	4,595,355	1,308,125	6,585,031	79,683	456,392	7,121,106
2027		301,794	4,976,140	1,307,750	6,585,684	79,683	456,146	7,121,513
2028		300,344	4,976,858	1,310,750	6,587,952	79,683	457,390	7,125,025
2029		303,669		1,312,125	1,615,794	79,683		1,695,477
2030		301,769		1,306,750	1,608,519	79,683		1,688,202
2031		304,644		1,309,750	1,614,394	79,683		1,694,077
2032		306,907		1,310,750	1,617,657	79,683		1,697,340
2033		308,859		1,309,750	1,618,609	79,683		1,698,292
2034		310,500		1,306,750	1,617,250	79,683		1,696,933
2035		311,569		1,311,625	1,623,194	79,683		1,702,877
2036		312,306		1,309,125	1,621,431	79,683		1,701,114
2037		315,038		1,309,250	1,624,288	79,683		1,703,971
2038				1,311,750	1,311,750			1,311,750
2039				1,311,625	1,311,625			1,311,625
2040				1,313,625	1,313,625			1,313,625
2041				1,312,625	1,312,625			1,312,625
Totals	<u>\$ 755,125</u>	<u>\$3,979,812</u>	<u>\$ 19,151,766</u>	<u>\$22,274,250</u>	<u>\$46,160,953</u>	<u>\$1,035,879</u>	<u>\$1,826,124</u>	<u>\$49,022,956</u>
Combined Average Annual Debt Service (2025-2028)					<u>\$ 6,587,548</u>			
Combined Average Annual Debt Service and Lease Payment (2025-2028)								<u>\$ 7,123,762</u>

Note: The 2/25/25 2017 AMI Lease Payment has been excluded from the combined debt analysis.

Amended Waterworks Revenue Bonds of 2006, Series A-1 Amortization Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
7/1/25	\$ 170,900	4.83 %	\$ 17,185	\$ 188,085	
1/1/26	175,600	4.83	13,058	188,658	\$ 376,743
7/1/26	180,200	4.83	8,817	189,017	
1/1/27	184,900	4.83	4,465	189,365	378,382
Totals	<u>\$ 711,600</u>		<u>\$ 43,525</u>	<u>\$ 755,125</u>	

Note: The 2006 A-1 Bonds were issued through the Indiana Bond Bank. The amortization schedule was amended March 26, 2015, and resulted in a reduction in the overall payments of approximately \$480,000.

Source: Bond Specimen for the Amended 2006 Series A Bonds, as recalculated by Crowe.

Waterworks Revenue Bonds of 2017 Amortization Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
7/1/25	\$ 100,000	3.00 %	\$ 50,372	\$ 150,372	
1/1/26	100,000	3.00	48,872	148,872	\$ 299,244
7/1/26	105,000	3.00	47,372	152,372	
1/1/27	105,000	3.00	45,797	150,797	303,169
7/1/27	110,000	3.00	44,222	154,222	
1/1/28	105,000	3.00	42,572	147,572	301,794
7/1/28	110,000	3.00	40,997	150,997	
1/1/29	110,000	3.00	39,347	149,347	300,344
7/1/29	115,000	3.00	37,697	152,697	
1/1/30	115,000	3.00	35,972	150,972	303,669
7/1/30	115,000	3.00	34,247	149,247	
1/1/31	120,000	3.00	32,522	152,522	301,769
7/1/31	120,000	3.00	30,722	150,722	
1/1/32	125,000	3.13	28,922	153,922	304,644
7/1/32	130,000	3.13	26,969	156,969	
1/1/33	125,000	3.13	24,938	149,938	306,907
7/1/33	135,000	3.13	22,984	157,984	
1/1/34	130,000	3.13	20,875	150,875	308,859
7/1/34	140,000	3.13	18,844	158,844	
1/1/35	135,000	3.25	16,656	151,656	310,500
7/1/35	145,000	3.25	14,463	159,463	
1/1/36	140,000	3.25	12,106	152,106	311,569
7/1/36	145,000	3.25	9,831	154,831	
1/1/37	150,000	3.25	7,475	157,475	312,306
7/1/37	<u>310,000</u>	3.25	<u>5,038</u>	<u>315,038</u>	<u>315,038</u>
Totals	<u>\$3,240,000</u>		<u>\$ 739,812</u>	<u>\$ 3,979,812</u>	

Source: Waterworks Revenue Bonds of 2017 Final Official Statement, as recalculated by Crowe.

Waterworks Refunding Revenue Bonds of 2020, Series B Amortization Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
7/1/25	\$ 2,130,000	1.70 %	\$ 170,759	\$ 2,300,759	
1/1/26	2,150,000	1.70	152,654	2,302,654	\$4,603,413
7/1/26	2,165,000	1.70	134,379	2,299,379	
1/1/27	2,180,000	1.95	115,976	2,295,976	4,595,355
7/1/27	2,390,000	1.95	94,721	2,484,721	
1/1/28	2,420,000	1.95	71,419	2,491,419	4,976,140
7/1/28	2,440,000	1.95	47,824	2,487,824	
1/1/29	<u>2,465,000</u>	1.95	<u>24,034</u>	<u>2,489,034</u>	4,976,858
Totals	<u>\$ 18,340,000</u>		<u>\$ 811,766</u>	<u>\$ 19,151,766</u>	

Source: Waterworks Refunding Revenue Bonds of 2020, Series B Amortization Schedule provided by the Utility, as recalculated by Crowe.

Waterworks Revenue Bonds of 2022 Amortization Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total
7/1/25	\$ 285,000	5.00 %	\$ 372,125	\$ 657,125	
1/1/26	290,000	5.00	365,000	655,000	\$ 1,312,125
7/1/26	295,000	5.00	357,750	652,750	
1/1/27	305,000	5.00	350,375	655,375	1,308,125
7/1/27	310,000	5.00	342,750	652,750	
1/1/28	320,000	5.00	335,000	655,000	1,307,750
7/1/28	330,000	5.00	327,000	657,000	
1/1/29	335,000	5.00	318,750	653,750	1,310,750
7/1/29	345,000	5.00	310,375	655,375	
1/1/30	355,000	5.00	301,750	656,750	1,312,125
7/1/30	360,000	5.00	292,875	652,875	
1/1/31	370,000	5.00	283,875	653,875	1,306,750
7/1/31	380,000	5.00	274,625	654,625	
1/1/32	390,000	5.00	265,125	655,125	1,309,750
7/1/32	400,000	5.00	255,375	655,375	
1/1/33	410,000	5.00	245,375	655,375	1,310,750
7/1/33	420,000	5.00	235,125	655,125	
1/1/34	430,000	5.00	224,625	654,625	1,309,750
7/1/34	440,000	5.00	213,875	653,875	
1/1/35	450,000	5.00	202,875	652,875	1,306,750
7/1/35	465,000	5.00	191,625	656,625	
1/1/36	475,000	5.00	180,000	655,000	1,311,625
7/1/36	485,000	5.00	168,125	653,125	
1/1/37	500,000	5.00	156,000	656,000	1,309,125
7/1/37	510,000	5.00	143,500	653,500	
1/1/38	525,000	5.00	130,750	655,750	1,309,250
7/1/38	540,000	5.00	117,625	657,625	
1/1/39	550,000	5.00	104,125	654,125	1,311,750
7/1/39	565,000	5.00	90,375	655,375	
1/1/40	580,000	5.00	76,250	656,250	1,311,625
7/1/40	595,000	5.00	61,750	656,750	
1/1/41	610,000	5.00	46,875	656,875	1,313,625
7/1/41	625,000	5.00	31,625	656,625	
1/1/42	640,000	5.00	16,000	656,000	1,312,625
Totals	<u>\$ 14,885,000</u>		<u>\$ 7,389,250</u>	<u>\$ 22,274,250</u>	

Source: *Waterworks Revenue Bonds of 2022 Final Official Statement, as recalculated by Crowe.*

ESG Solar Lease Amortization Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total	Water Portion (1)
6/30/25	\$ 305,088	2.97 %	\$ 142,527	\$ 447,615		
12/30/25	309,618	2.97	137,997	447,615	\$895,230	\$ 79,683
6/30/26	314,216	2.97	133,399	447,615		
12/30/26	318,882	2.97	128,733	447,615	895,230	79,683
6/30/27	323,618	2.97	123,997	447,615		
12/30/27	328,423	2.97	119,192	447,615	895,230	79,683
6/30/28	333,300	2.97	114,315	447,615		
12/30/28	338,250	2.97	109,365	447,615	895,230	79,683
6/30/29	343,273	2.97	104,342	447,615		
12/30/29	348,371	2.97	99,244	447,615	895,230	79,683
6/30/30	353,544	2.97	94,071	447,615		
12/30/30	358,794	2.97	88,821	447,615	895,230	79,683
6/30/31	364,122	2.97	83,493	447,615		
12/30/31	369,529	2.97	78,086	447,615	895,230	79,683
6/30/32	375,017	2.97	72,598	447,615		
12/30/32	380,586	2.97	67,029	447,615	895,230	79,683
6/30/33	386,237	2.97	61,377	447,614		
12/30/33	391,973	2.97	55,642	447,615	895,229	79,683
6/30/34	397,794	2.97	49,821	447,615		
12/30/34	403,701	2.97	43,914	447,615	895,230	79,683
6/30/35	409,696	2.97	37,919	447,615		
12/30/35	415,780	2.97	31,835	447,615	895,230	79,683
6/30/36	421,954	2.97	25,661	447,615		
12/30/36	428,220	2.97	19,395	447,615	895,230	79,683
6/30/37	434,580	2.97	13,035	447,615		
10/30/37	443,227	2.97	4,388	447,615	895,230	79,683
Totals	<u>\$9,597,793</u>		<u>\$2,040,196</u>	<u>\$ 11,637,989</u>		

(1) The ESG Solar Lease payments are allocated between the Water Utility, the City of Bloomington Sewage Works, the City of Bloomington Redevelopment Commission, and the City of Bloomington Parks & Recreation Department. Per IURC Order, Cause No. 45533 approved December 22, 2021, the Water Utility's portion of the ESG Solar Lease is \$79,683. The ESG Solar Lease payments are not on parity with the outstanding bonds of the Utility.

Source: ESG Solar Lease Payment Schedule, as recalculated by Crowe.

Equipment Lease Purchase for Advance Metering Infrastructure Project Amortization Schedule

Date	Principal	Coupon	Interest	Period Total	Fiscal Total	Water Portion (1)
2/15/25	\$ 490,000	3.40 %	\$ 80,325	\$ 570,325	\$ 570,325	\$ 228,130
8/15/25	500,000	3.40	71,995	571,995		
2/15/26	505,000	3.40	63,495	568,495	1,140,490	456,196
8/15/26	520,000	3.40	54,910	574,910		
2/15/27	520,000	3.40	46,070	566,070	1,140,980	456,392
8/15/27	535,000	3.40	37,230	572,230		
2/15/28	540,000	3.40	28,135	568,135	1,140,365	456,146
8/15/28	555,000	3.40	18,955	573,955		
2/15/29	560,000	3.40	9,520	569,520	1,143,475	457,390
Totals	<u>\$ 4,725,000</u>		<u>\$ 410,635</u>	<u>\$ 5,135,635</u>		

(1) The Advance Metering Infrastructure Project lease payments are allocated between the Utility and the City of Bloomington Sewage Works. The Utility's allocated share is forty percent (40%). The Advance Metering Infrastructure Project lease payments are not on parity with the outstanding bonds of the Utility.

Source: Equipment Lease Purchase for Advance Metering Infrastructure Project Agreement, as recalculated by Crowe.

Statements of Income for the Twelve Months Ended December 31, 2024, 2023, and 2022

	2024	2023	2022
<u>Operating Revenues</u>			
Metered Sales Residential	\$4,257,385	\$5,002,752	\$5,008,452
Metered Sales Commercial	2,549,354	2,192,183	2,151,915
Metered Sales Industrial	501,911	370,930	334,261
Sales to Public Authorities	2,213,587	1,841,231	1,968,937
Multiple Family Dwellings	5,425,928	4,526,979	4,422,957
Public Fire Protection	1,002,303	875,598	867,945
Private Fire Protection	1,035,965	898,346	878,531
Irrigation Sales	715,803	570,887	565,100
Sales for Resale	3,811,656	3,088,764	2,819,684
Forfeited Discounts	34,030	24,895	28,714
Connection Charges	238,823	240,263	299,992
Miscellaneous Operating Revenues	804,793	615,595	650,139
Total Operating Revenues	<u>22,591,538</u>	<u>20,248,423</u>	<u>19,996,627</u>
<u>Operating Expenses</u>			
<u>Operation and Maintenance Expenses</u>			
<u>Source of Supply</u>			
Purchased Water	183,053	177,626	179,976
Purchased Power	799,973	724,644	921,179
Materials and Supplies	52,737	56,899	63,733
Total Source of Supply	<u>1,035,763</u>	<u>959,169</u>	<u>1,164,888</u>
<u>Treatment</u>			
Salaries and Wages	1,139,065	1,069,765	997,095
Employee Pensions and Benefits	242,499	431,553	406,737
Purchased Power	253,271	249,540	299,385
Chemicals	1,570,069	1,565,561	1,654,199
Materials and Supplies	286,374	457,481	439,251
Contractual Services - Engineering	-	1,126	-
Contractual Services - Testing	29,150	43,490	56,423
Contractual Services - Other	70,968	37,069	29,800
Transportation Expenses	39,543	38,485	40,779
Miscellaneous Expenses	90,502	42,600	26,013
Total Treatment	<u>3,721,441</u>	<u>3,936,670</u>	<u>3,949,682</u>
<u>Transmission and Distribution</u>			
Salaries and Wages	1,229,641	1,093,057	817,678
Employee Pensions and Benefits	256,728	467,141	415,652
Purchased Power	541,290	538,207	647,908
Materials and Supplies	1,208,457	1,244,516	826,021
Transportation Expenses	214,807	178,921	168,315
Miscellaneous Expenses	82,785	47,241	44,188
Total Transmission and Distribution	<u>3,533,708</u>	<u>3,569,083</u>	<u>2,919,762</u>

Source: Utility Trial Balance.

Statements of Income for Twelve Months Ended December 31, 2024, 2023, and 2022 (Continued)

	2024	2023	2022
Customer Account			
Salaries and Wages	\$ 397,600	\$ 375,882	\$ 381,748
Employee Pensions and Benefits	85,772	213,721	218,769
Materials and Supplies	160,634	221,959	231,640
Transportation Expenses	19,866	17,012	22,390
Bad Debt Expense	84,342	10,137	49,001
Miscellaneous Expenses	171,210	259,378	223,098
Total Customer Account	919,424	1,098,089	1,126,646
Administrative and General			
Salaries and Wages	1,396,324	1,263,909	1,168,827
Employee Pensions and Benefits	262,426	580,393	547,036
Purchased Power	5,770	3,714	7,034
Materials and Supplies	336,095	135,942	108,852
Contractual Services - Engineering	1,750	22,011	2,000
Contractual Services - Accounting	69,274	33,070	124,111
Contractual Services - Legal	10,869	22,509	24,449
Contractual Services - Testing	43,886	101,684	68,265
Contractual Services - Other	146,865	2,192,676	174,009
Transportation Expenses	41,382	43,679	36,376
Insurance - General Liability	184,835	156,087	127,766
Insurance - Other	-	4,000	8,091
Advertising Expense	188	1,553	3,518
Public Water System Fee	27,342	445	414
Miscellaneous Expenses	(15,756)	494,882	222,850
Total Administrative and General	2,511,250	5,056,554	2,623,598
Total Operation and Maintenance Expenses	11,721,586	14,619,565	11,784,576
Depreciation Expense	3,826,974	3,481,519	3,482,819
Taxes Other Than Income Taxes			
Utility Receipts Tax	-	583	105,639
Payment in Lieu of Property Taxes	-	945,322	-
Total Taxes Other Than Income Taxes	-	945,905	105,639
Total Operating Expenses	15,548,560	19,046,989	15,373,034
Net Operating Income	7,042,978	1,201,434	4,623,593

Note: The Contractual Services- Other and the Payment in Lieu of Taxes (PILOT) in the year 2023 were payments to the City of Bloomington for Shared Services and PILOT that accrued over multiple years.

Source: Utility Financial Statements.

Statement of Income for the Twelve Months Ended December 31, 2024, 2023, and 2022 (Continued)

	2024	2023	2022
<u>Other Income</u>			
Interest Income	\$ 730,201	\$ 822,985	\$ 253,422
Miscellaneous Other Income	87,382	28,048	5,054
Total Other Income	<u>817,583</u>	<u>851,033</u>	<u>258,476</u>
<u>Other Expenses</u>			
Interest Expense	2,092,337	2,036,555	773,115
Miscellaneous Other Expenses	1,999	1,924	182,813
Total Other Expenses	<u>2,094,336</u>	<u>2,038,479</u>	<u>955,928</u>
Net Income	<u>\$ 5,766,226</u>	<u>\$ 13,988</u>	<u>\$ 3,926,142</u>

Source: Utility Trial Balance.

Adjustments to the Financial Statements

Adjusted Statement of Income

	December 31, 2024	Adjustment	Pro Forma
<u>Operating Revenues</u>			
Metered Sales Residential	\$ 4,257,385		\$ 4,257,385
Metered Sales Commercial	2,549,354		2,549,354
Metered Sales Industrial	501,911		501,911
Sales to Public Authorities	2,213,587		2,213,587
Multiple Family Dwellings	5,425,928		5,425,928
Public Fire Protection	1,002,303		1,002,303
Private Fire Protection	1,035,965		1,035,965
Irrigation Sales	715,803		715,803
Sales for Resale	3,811,656		3,811,656
Forfeited Discounts	34,030		34,030
Connection Charges	238,823		238,823
Miscellaneous Operating Revenues	804,793		804,793
Total Operating Revenues	<u>22,591,538</u>		<u>22,591,538</u>
<u>Operating Expenses</u>			
<u>Operation and Maintenance Expenses</u>			
<u>Source of Supply</u>			
Purchased Water	183,053		183,053
Purchased Power	799,973		799,973
Materials and Supplies	52,737		52,737
Total Source of Supply	<u>1,035,763</u>		<u>1,035,763</u>
<u>Treatment</u>			
Salaries and Wages	1,139,065	\$ 136,026 (1)	1,322,525
		47,434 (2)	
Employee Pensions and Benefits	242,499	28,548 (3)	289,344
		18,297 (4)	
Purchased Power	253,271		253,271
Chemicals	1,570,069		1,570,069
Materials and Supplies	286,374		286,374
Contractual Services - Testing	29,150		29,150
Contractual Services - Other	70,968		70,968
Transportation Expenses	39,543	50,000 (5)	89,543
Miscellaneous Expenses	90,502		90,502
Total Treatment	<u>3,721,441</u>	<u>280,305</u>	<u>4,001,746</u>

See Detail of Adjustments.

Adjusted Statement of Income (Continued)

	December 31, 2024	Adjustment	Pro Forma
Transmission and Distribution			
Salaries and Wages	\$ 1,229,641	\$ 360,545 (1) 117,620 (2)	\$ 1,707,806
Employee Pensions and Benefits	256,728	34,260 (3) 41,709 (4)	332,697
Purchased Power	541,290		541,290
Materials and Supplies	1,208,457		1,208,457
Transportation Expenses	214,807	42,217 (6)	257,024
Miscellaneous Expenses	82,785		82,785
Total Transmission and Distribution	<u>3,533,708</u>	<u>596,351</u>	<u>4,130,059</u>
Customer Account			
Salaries and Wages	397,600	(988) (1) 48,884 (2)	445,497
Employee Pensions and Benefits	85,772	11,420 (3) 5,441 (4)	102,633
Materials and Supplies	160,634		160,634
Transportation Expenses	19,866		19,866
Bad Debt Expense	84,342	(36,517) (7)	47,825
Miscellaneous Expenses	171,210		171,210
Total Customer Account	<u>919,424</u>	<u>28,241</u>	<u>947,665</u>
Administrative and General			
Salaries and Wages	1,396,324	309,144 (1) 84,254 (2)	1,789,722
Employee Pensions and Benefits	262,426	22,840 (3) 35,603 (4)	320,869
Purchased Power	5,770		5,770
Materials and Supplies	336,095		336,095
Contractual Services - Engineering	1,750		1,750
Contractual Services - Accounting	69,274	(25,636) (8) 197,474 (9) 35,000 (10)	276,112
Contractual Services - Legal	10,869	(26,829) (8) 35,000 (10)	19,040
Contractual Services - Testing	43,886	62,470 (11)	106,356
Contractual Services - Other	146,865	(69,261) (8) 35,000 (10) 836,901 (12)	949,505

See Detail of Adjustments.

Adjusted Statement of Income (Continued)

	December 31, 2024	Adjustment	Pro Forma
Administrative and General (Continued)			
Transportation Expenses	\$ 41,382		\$ 41,382
Insurance - General Liability	184,835		184,835
Advertising Expense	188		188
Public Water System Fee	27,342		27,342
Miscellaneous Expenses	(15,756)	\$ 346,940 (13)	251,501
		(79,683) (14)	
Total Administrative and General	<u>2,511,250</u>	<u>1,799,217</u>	<u>4,310,467</u>
Total Operation and Maintenance Expenses	<u>11,721,586</u>	<u>2,704,113</u>	<u>14,425,699</u>
Depreciation Expense	<u>3,826,974</u>		<u>3,826,974</u>
<u>Taxes Other Than Income Taxes</u>			
Payment in Lieu of Property Taxes	<u>-</u>	<u>476,886 (15)</u>	<u>476,886</u>
Total Operating Expenses	<u>15,548,560</u>	<u>3,180,999</u>	<u>18,729,559</u>
Net Operating Income	<u>\$ 7,042,978</u>	<u>\$ (3,180,999)</u>	<u>\$ 3,861,979</u>

See Detail of Adjustments.

Detail of Adjustments

(1)

To adjust "Operation and Maintenance Expenses" for the increased salaries and wages using 2025 pay rates.

<u>Category</u>	<u>Pro Forma</u>	<u>Test Year</u>	<u>Change</u>
Treatment	\$ 1,275,091	\$ 1,139,065	\$ 136,026
Transmission and Distribution	1,590,186	1,229,641	360,545
Customer Account	396,612	397,600	(988)
Administrative and General	1,705,468	1,396,324	309,144
Total	\$ 4,967,357	\$ 4,162,630	\$ 804,727

(2)

To adjust "Operation and Maintenance Expenses" for the salaries and wages for open employee positions to be filled.

<u>Position</u>	<u>Category</u>	<u>Water Portion</u>	
Lab Technician I	Treatment	\$ 1,861	
Water Plant Operator	Treatment	45,573	
Treatment Total			\$ 47,434
Laborer	Transmission and Distribution	17,980	
Laborer	Transmission and Distribution	17,980	
Utilities Specialist I	Transmission and Distribution	19,028	
Specialized Crew Leader	Transmission and Distribution	22,073	
Specialized Crew Leader	Transmission and Distribution	22,073	
Master Motor Equipment Operator	Transmission and Distribution	18,487	
Transmission and Distribution Total			117,620
Assistant Superintendent	Customer Account	30,539	
Meter Technician II	Customer Account	18,346	
Customer Account Total			48,884
Communications Operator	Administrative and General	15,923	
Data Analyst	Administrative and General	27,799	
Asst Director of Env. Programs	Administrative and General	39,498	
Water Specialist	Administrative and General	1,033	
Administrative and General Total			84,254
Adjustment - Increase			\$ 298,192

(3)

To adjust "Operation and Maintenance Expenses" for the insurance costs associated with positions to be filled.

	<u>Number of</u>	<u>Benefit Amount</u>	<u>Increase</u>
	<u>Positions</u>	<u>Per Position</u>	
Treatment	2	\$ 14,274	\$ 28,548
Transmission and Distribution	6	5,710	34,260
Customer Account	2	5,710	11,420
Administrative and General	4	5,710	22,840
Totals	\$ 14	\$ 31,404	\$ 97,068

Detail of Adjustments (Continued)

(4)

To adjust "Operation and Maintenance Expenses" for the increase in FICA related to increased Salaries and Wages.

	Pro Forma Salaries and Wages	Pro Forma FICA	Test Year	Increase
Treatment	\$ 1,322,525	\$ 101,173	\$ 82,876	\$ 18,297
Transmission and Distribution	1,707,806	130,647	88,938	41,709
Customer Account	445,496	34,080	28,639	5,441
Administrative and General	<u>1,789,722</u>	<u>136,914</u>	<u>101,311</u>	<u>35,603</u>
Totals	<u>\$ 5,265,549</u>	<u>\$ 402,814</u>	<u>\$ 301,765</u>	<u>\$ 101,049</u>

(5)

To adjust "Operation and Maintenance Expenses" for the increase in fuel charges for Transportation for Sludge Hauling.

Adjustment - Increase	<u>\$ 50,000</u>
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(6)

To adjust "Operation and Maintenance Expenses" for the increase in fuel charges for Transportation for Lines Services due to increased fuel charges and additional fleet.

Pro Forma Transportation Lines - Transmission and Distribution	\$ 220,000
Less: Test Year	<u>(177,783)</u>
Adjustment - Increase	<u>\$ 42,217</u>

(7)

To adjust "Operation and Maintenance Expenses" for the estimated change in Bad Debt expense to the average annual bad debt for the years 2022 to 2024.

Three Year Average Bad Debt Expense (2022-2024)	\$ 47,825
Less: Test Year	<u>(84,342)</u>
Adjustment - Decrease	<u>\$ (36,517)</u>

Detail of Adjustments (Continued)

(8)

To adjust "Operation and Maintenance Expenses" for non-recurring expenses or multi-year expenses.

<u>Vendor</u>	<u>Expense Classification</u>	
Dentons Bingham Greenebaum	Contractual Legal	\$ (26,829)
Crowe LLP	Contractual Accounting	(25,636)
Stantec	Contractual Engineering	(9,261)
M.E. Simpson	Electro Scan Software	<u>(60,000)</u>
Adjustment - Decrease		<u>\$ (121,726)</u>

(9)

To adjust "Operation and Maintenance Expenses" for the changes in Contract Services Accounting expense in the 2025 Budget.

Pro Forma Contract Service Accounting Expense	\$ 264,500
Less: Test Year	<u>(67,026)</u>
Total	<u>\$ 197,474</u>

(10)

To adjust "Operation and Maintenance Expenses" for to amortize rate case expenses over four years.

<u>Vendor</u>	<u>Expense Classification</u>	
Dentons Bingham Greenebaum	Contractual Legal	\$ 140,000
Crowe LLP	Contractual Accounting	140,000
Stantec	Contractual Other	<u>140,000</u>
Total		420,000
Divide by: Four Years		<u>4</u>
Adjustment - Increase		<u>\$ 105,000</u>

(11)

To adjust "Operation and Maintenance Expenses" for the changes in Contract Services Testing expense in the 2025 Budget.

Pro Forma Contract Service Testing Expense	\$ 102,000
Less: Test Year	<u>(39,530)</u>
Adjustment - Increase	<u>\$ 62,470</u>

Detail of Adjustments (Continued)

(12)	
To adjust "Operation and Maintenance Expenses" for inclusion of the Water Utility's portion of the Shared Services Contract between the City of Bloomington Utilities and the City of Bloomington.	
Adjustment - Increase	<u>\$ 836,901</u>
(13)	
To adjust "Operation and Maintenance Expenses" to the estimated change in Inventory Cycle Count expense to the average annual Inventory Cycle Count expense for the years 2022 to 2024.	
Three Year Average Inventory Cycle Count (2022-2024)	\$ (62,123)
Less: Test Year	<u>409,063</u>
Adjustment - Increase	<u>\$ 346,940</u>
(14)	
To adjust "Operation and Maintenance Expenses" to remove the ESG Solar Lease Payment from Operating Expenses.	
Adjustment - Decrease	<u>\$ (79,683)</u>
(15)	
To adjust "Taxes Other Than Income Taxes" for the pro forma Payment in Lieu of Property Taxes (PILOT)	
Net Utility Plant in Service (UPIS) as of December 31, 2024	\$ 92,359,934
Add: Construction Work in Progress	1,854,147
Less: Outside City Net UPIS	<u>(38,986,941)</u>
Inside City UPIS as of December 31, 2024	55,227,140
Times: Gross Corporate Tax Rate (per \$100 Assessed Valuation)	<u>0.8635</u>
Pro Forma PILOT	476,886
Less: Test Year	<u>-</u>
Adjustment - Increase	<u>\$ 476,886</u>

Capital Improvement Plan

	2025	2026	2027	2028	2029	Total
Monroe WTP - Intake Projects						
Intake Bypass Pumping Improvements				\$ 104,800	\$ 419,200	\$ 524,000
Monroe WTP - Rapid Mix, Splitter Box, Parshall Flume						
Repairs to Splitter box, Rapid mix, and Parshall Flume			\$ 25,000	225,000		250,000
Monroe WTP - Flocculation / Sedimentation Projects						
Sedimentation Basin 1 Rehabilitation, Valve Actuator (2 sludge), and Horizontal Flocculator System Rebuilds - Basin 1			404,100	3,636,900 &		4,041,000
Sedimentation Basin 2 Rehabilitation, Valve Accuator (2 intake, 2 sludge), and Horizontal Flocculator System Rebuilds - Basin			404,100		3,636,900 &	4,041,000
Monroe WTP - Chemical Projects						
Chemical Feed Line Replacement	\$ 4,000,000 *					4,000,000
Alum Equipment Issues	331,000					331,000
Chemical Building Improvements			1,680,000 *			1,680,000
Monroe WTP - Piping and Valve Projects						
Install Permanent Air Monitoring in New Pipe Gallery			50,000 ^			50,000
Repair Finished Water Header Leaks			100,000			100,000
Monroe WTP - Tank Projects						
Finished Water Reservoir Inspection	18,000 ^					18,000
Transfer Pump Station Wetwell Inspection	36,000 ^					36,000
Transfer Pump Station Wetwell Rehabilitation			73,000 ^			73,000
Finished Water Reservoir Repairs			450,000			450,000
Backwash Tank Rehabilitation			45,000 ^			45,000
Monroe WTP - Pump Projects						
<u>High Service Pumps</u>						
Rebuild HSP 3	286,000					286,000
Rebuild HSP 4		\$ 22,100	198,900			221,000
Add VFD to HSP #3 & #4			1,000,000			1,000,000
High Service Pump Area HVAC		27,800	250,200			278,000

Capital Improvement Plan (Continued)

	2025	2026	2027	2028	2029	Total
Monroe WTP - Pump Projects (Continued)						
<u>Transfer Pumps</u>						
Rebuild TPS 1				\$ 216,000		\$ 216,000
Rebuild TPS 5		\$ 215,000				215,000
Add VFD to Transfer Pumps				1,000,000		1,000,000
<u>Low Service Pumps</u>						
Rebuild LSP 1					413,000	413,000
Rebuild LSP 2			413,000			413,000
VFD for LSP 2			578,000			578,000
Monroe WTP - Residuals Projects						
Backwash Holding Basin Pumps and Railing System		142,000				142,000
Monroe WTP - Electrical / Controls Projects						
<u>Electrical Upgrades</u>						
Part 1		2,728,000 *				2,728,000
Part 2		485,600	4,370,400 *			4,856,000
SCADA Upgrades		1,500,000				1,500,000
Monroe WTP - Misc. Projects						
Maintenance Plans - Phase 2 Asset Management		300,000				300,000
Miscellaneous Repair and Replacement	\$ 200,000	200,000	200,000	\$ 200,000	200,000	1,000,000
Water Distribution System Projects						
West Booster Station Rehabilitation	2,250,000 *					2,250,000
South Central Booster Station Rehabilitation		5,400,000 *				5,400,000
Booster Stations - Emergency generator upgrades					250,000	250,000
Storage Tank Inspections	25,000 ^		25,000			50,000

Capital Improvement Plan (Continued)

	2025	2026	2027	2028	2029	Total
Water Distribution System Projects (Continued)						
South & West Storage Tank Engineering & Rehabilitation	\$ 250,000	\$ 2,500,000 *				\$ 2,750,000
SE SW Redbud Storage Tank Engineering & Rehabilitation			250,000	\$ 2,500,000 &		2,750,000
Valve Relocation at 17th Street & Dunn				500,000		500,000
Gentry Booster Station Improvements			45,000	75,000		120,000
Dogwood Booster Station Rehabilitation		50,000				50,000
Improve pressure along Handy Rd - add smaller mains		500,000				500,000
Watermain Projects						
Annual Replacement Projects - Bond Funded		1,500,000 *	1,500,000 *			3,000,000
Annual Replacement Projects - Cash Funded		2,100,000	2,000,000	4,000,000	\$ 4,000,000	12,100,000
Watermain Relocation for Transportation Projects		1,000,000	500,000	500,000	500,000	2,500,000
Fire Hydrant Maint and Capacity testing	\$ 175,000 ^	175,000 ^	200,000 ^	200,000 ^	200,000 ^	950,000
Valve Replacement Program	100,000	300,000	300,000	300,000	300,000	1,300,000
Shared Project with all Bloomington Utilities						
WT New Service Center - Soft Costs	1,750,000 *					1,750,000
WT New Service Center and Maintenance Buildings		17,000,000 *				17,000,000
Total Capital Improvement Plan	9,171,000	33,895,500	17,561,700	13,457,700	9,919,100	84,005,000
Less: Projects to be Funded by Operation and Maintenance (^)	254,000	175,000	368,000	200,000	200,000	1,197,000
Less: Projects to be Funded by Proposed 2026 Bonds (*)	8,000,000	26,628,000	10,050,400			44,678,400
Less: Projects to be Funded by Proposed 2028 Bonds (&)				6,136,900	3,636,900	9,773,800
Extensions and Replacements Funded by Cash	\$ 917,000	\$ 7,092,500	\$ 7,143,300	\$ 7,120,800	\$ 6,082,200	\$28,355,800
Average Annual Extensions and Replacements Funded by Cash 2026-2028						\$ 7,118,867

Proposed Waterworks Revenue Bonds, Series 2026

Estimated Sources and Uses of Funds

Estimated Sources of Funds:	
Par Amount of Bonds	\$ 51,930,000
Total Sources of Funds	\$ 51,930,000
Estimated Uses of Funds:	
Project Fund	\$ 44,678,400
Capitalized Interest	6,491,250
Bond Counsel	65,000
Municipal Advisor	45,000
Underwriter's Discount	519,300
IURC Regulatory Fees	129,825
Additional Proceeds	1,225
Total Uses of Funds	\$ 51,930,000

Estimated 2026 Bonds Amortization Schedule

Date	Principal	Coupon	Interest	Capitalized Interest	Period Total	Fiscal Total
1/1/27			\$ 1,298,250	\$ (1,298,250)	-	-
7/1/27			1,298,250	(1,298,250)	-	
1/1/28			1,298,250	(1,298,250)	-	-
7/1/28			1,298,250	(1,298,250)	-	
1/1/29			1,298,250	(1,298,250)	-	-
7/1/29	\$ 1,000,000	5.00 %	1,298,250		\$ 2,298,250	
1/1/30	1,000,000	5.00	1,273,250		2,273,250	\$ 4,571,500
7/1/30	1,045,000	5.00	1,248,250		2,293,250	
1/1/31	1,055,000	5.00	1,222,125		2,277,125	4,570,375
7/1/31	1,100,000	5.00	1,195,750		2,295,750	
1/1/32	1,105,000	5.00	1,168,250		2,273,250	4,569,000
7/1/32	1,160,000	5.00	1,140,625		2,300,625	
1/1/33	1,160,000	5.00	1,111,625		2,271,625	4,572,250
7/1/33	1,215,000	5.00	1,082,625		2,297,625	
1/1/34	1,220,000	5.00	1,052,250		2,272,250	4,569,875
7/1/34	1,280,000	5.00	1,021,750		2,301,750	
1/1/35	1,280,000	5.00	989,750		2,269,750	4,571,500
7/1/35	1,345,000	5.00	957,750		2,302,750	
1/1/36	1,345,000	5.00	924,125		2,269,125	4,571,875
7/1/36	1,415,000	5.00	890,500		2,305,500	
1/1/37	1,410,000	5.00	855,125		2,265,125	4,570,625
7/1/37	1,480,000	5.00	819,875		2,299,875	
1/1/38	1,485,000	5.00	782,875		2,267,875	4,567,750
7/1/38	1,555,000	5.00	745,750		2,300,750	
1/1/39	1,560,000	5.00	706,875		2,266,875	4,567,625
7/1/39	1,635,000	5.00	667,875		2,302,875	
1/1/40	1,640,000	5.00	627,000		2,267,000	4,569,875
7/1/40	1,720,000	5.00	586,000		2,306,000	
1/1/41	1,720,000	5.00	543,000		2,263,000	4,569,000
7/1/41	1,805,000	5.00	500,000		2,305,000	
1/1/42	1,810,000	5.00	454,875		2,264,875	4,569,875
7/1/42	1,900,000	5.00	409,625		2,309,625	
1/1/43	1,900,000	5.00	362,125		2,262,125	4,571,750
7/1/43	1,995,000	5.00	314,625		2,309,625	
1/1/44	1,995,000	5.00	264,750		2,259,750	4,569,375
7/1/44	2,095,000	5.00	214,875		2,309,875	
1/1/45	2,095,000	5.00	162,500		2,257,500	4,567,375
7/1/45	2,205,000	5.00	110,125		2,315,125	
1/1/46	2,200,000	5.00	55,000		2,255,000	4,570,125
Totals	<u>\$51,930,000</u>		<u>\$32,251,000</u>	<u>\$ (6,491,250)</u>	<u>\$77,689,750</u>	
Estimated Average Annual Debt Service (2029-2033)						<u>\$ 4,570,600</u>

Proposed Waterworks Revenue Bonds, Series 2028

Estimated Sources and Uses of Funds

Estimated Sources of Funds:

Par Amount of Bonds	<u>\$10,360,000</u>
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Total Sources of Funds	<u>\$10,360,000</u>
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Estimated Uses of Funds:

Project Fund	\$ 9,773,800
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Capitalized Interest	345,333
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Bond Counsel	65,000
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Municipal Advisor	45,000
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Underwriter's Discount	103,600
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IURC Regulatory Fees	25,900
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Additional Proceeds	<u>1,367</u>
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Total Uses of Funds	<u>\$10,360,000</u>
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Estimated 2028 Bonds Amortization Schedule

Date	Principal	Coupon	Interest	Capitalized Interest	Period Total	Fiscal Total
7/1/28			\$ 86,333	\$ (86,333)	-	
1/1/29			259,000	(259,000)	-	-
7/1/29	\$ 170,000	5.00 %	259,000		\$ 429,000	
1/1/30	170,000	5.00	254,750		424,750	\$ 853,750
7/1/30	175,000	5.00	250,500		425,500	
1/1/31	180,000	5.00	246,125		426,125	851,625
7/1/31	190,000	5.00	241,625		431,625	
1/1/32	185,000	5.00	236,875		421,875	853,500
7/1/32	195,000	5.00	232,250		427,250	
1/1/33	195,000	5.00	227,375		422,375	849,625
7/1/33	205,000	5.00	222,500		427,500	
1/1/34	205,000	5.00	217,375		422,375	849,875
7/1/34	215,000	5.00	212,250		427,250	
1/1/35	215,000	5.00	206,875		421,875	849,125
7/1/35	230,000	5.00	201,500		431,500	
1/1/36	225,000	5.00	195,750		420,750	852,250
7/1/36	235,000	5.00	190,125		425,125	
1/1/37	240,000	5.00	184,250		424,250	849,375
7/1/37	250,000	5.00	178,250		428,250	
1/1/38	250,000	5.00	172,000		422,000	850,250
7/1/38	260,000	5.00	165,750		425,750	
1/1/39	265,000	5.00	159,250		424,250	850,000
7/1/39	275,000	5.00	152,625		427,625	
1/1/40	275,000	5.00	145,750		420,750	848,375
7/1/40	290,000	5.00	138,875		428,875	
1/1/41	290,000	5.00	131,625		421,625	850,500
7/1/41	300,000	5.00	124,375		424,375	
1/1/42	310,000	5.00	116,875		426,875	851,250
7/1/42	320,000	5.00	109,125		429,125	
1/1/43	320,000	5.00	101,125		421,125	850,250
7/1/43	340,000	5.00	93,125		433,125	
1/1/44	335,000	5.00	84,625		419,625	852,750
7/1/44	350,000	5.00	76,250		426,250	
1/1/45	355,000	5.00	67,500		422,500	848,750
7/1/45	375,000	5.00	58,625		433,625	
1/1/46	370,000	5.00	49,250		419,250	852,875
7/1/46	390,000	5.00	40,000		430,000	
1/1/47	390,000	5.00	30,250		420,250	850,250
7/1/47	410,000	5.00	20,500		430,500	
1/1/48	410,000	5.00	10,250		420,250	850,750
Totals	<u>\$10,360,000</u>		<u>\$ 6,150,458</u>	<u>\$ (345,333)</u>	<u>\$ 16,165,125</u>	
Estimated Average Annual Debt Service (2029-2033)						<u>\$ 851,675</u>

Estimated Combined Lease and Debt Amortization Schedule After Issuance of the 2026 and 2028 Bonds

Year	Amended 2006 Bonds	2017 Bonds	2020B Refunding Bonds	2022 Bonds	Proposed 2026 Bonds	Proposed 2028 Bonds	Total Bonds	ESG Solar Lease	2017 AMI Lease	Total Leases and Bonds
2025	\$ 376,743	\$ 299,244	\$ 4,603,413	\$ 1,312,125			\$ 6,591,525	\$ 79,683	\$ 456,196	\$ 7,127,404
2026	378,382	303,169	4,595,355	1,308,125			6,585,031	79,683	456,392	7,121,106
2027		301,794	4,976,140	1,307,750			6,585,684	79,683	456,146	7,121,513
2028		300,344	4,976,858	1,310,750			6,587,952	79,683	457,390	7,125,025
2029		303,669		1,312,125	\$ 4,571,500	\$ 853,750	7,041,044	79,683		7,120,727
2030		301,769		1,306,750	4,570,375	851,625	7,030,519	79,683		7,110,202
2031		304,644		1,309,750	4,569,000	853,500	7,036,894	79,683		7,116,577
2032		306,907		1,310,750	4,572,250	849,625	7,039,532	79,683		7,119,215
2033		308,859		1,309,750	4,569,875	849,875	7,038,359	79,683		7,118,042
2034		310,500		1,306,750	4,571,500	849,125	7,037,875	79,683		7,117,558
2035		311,569		1,311,625	4,571,875	852,250	7,047,319	79,683		7,127,002
2036		312,306		1,309,125	4,570,625	849,375	7,041,431	79,683		7,121,114
2037		315,038		1,309,250	4,567,750	850,250	7,042,288	79,683		7,121,971
2038				1,311,750	4,567,625	850,000	6,729,375			6,729,375
2039				1,311,625	4,569,875	848,375	6,729,875			6,729,875
2040				1,313,625	4,569,000	850,500	6,733,125			6,733,125
2041				1,312,625	4,569,875	851,250	6,733,750			6,733,750
2042					4,571,750	850,250	5,422,000			5,422,000
2043					4,569,375	852,750	5,422,125			5,422,125
2044					4,567,375	848,750	5,416,125			5,416,125
2045					4,570,125	852,875	5,423,000			5,423,000
2046						850,250	850,250			850,250
2047						850,750	850,750			850,750
Totals	<u>\$ 755,125</u>	<u>\$3,979,812</u>	<u>\$19,151,766</u>	<u>\$ 22,274,250</u>	<u>\$77,689,750</u>	<u>\$ 16,165,125</u>	<u>\$140,015,828</u>	<u>\$ 1,035,879</u>	<u>\$ 1,826,124</u>	<u>\$142,877,831</u>
Estimated Combined Average Annual Debt Service (2025-2028)							<u>\$ 6,587,548</u>			
Estimated Combined Average Annual Debt Service and Lease Payment (2025-2028)										<u>\$ 7,123,762</u>

Statement of Revenue Requirements

Adjusted Operation and Maintenance Expense	\$ 14,425,699
Adjusted Taxes Other Than Income Taxes	476,886
Current Average Annual Debt Service and Lease Payments	7,123,762
Annual Extensions and Replacements	7,118,867
Total Revenue Requirements	29,145,214
Less: Adjusted Operating Revenues	(22,591,538)
Deficit	6,553,676
Divide by: Adjustable Operating Revenues	21,513,892
Percent Rate Increase Required	30.5%
Total Revenue Requirements, Net of Non-Adjustable Revenue	<u>\$28,067,568</u>

Note: Actual percentage rate increases will vary by customer class pending results of the Utility's cost of service study.

Schedule of Present Rates and Charges

	Present Rates (1)
<u>Monthly Usage Charge (Per 1,000 Gallons)</u>	
Residential	\$ 4.38
Commercial, Governmental, Interdepartmental	3.98
Industrial	3.71
Indiana University - Master Metered	2.99
Indiana University - Non-Master Metered	3.98
Irrigation	4.92
<u>Contract Sales for Resale Monthly Usage Charge (Per 1,000 Gallons)</u>	
	\$ 3.03
<u>Monthly Service Charge (in addition to Monthly Usage Charge)</u>	
5/8 inch meter	\$ 6.50
3/4 inch meter	7.93
1 inch meter	10.68
1 1/2 inch meter	22.12
2 inch meter	29.70
3 inch meter	61.06
4 inch meter	100.40
6 inch meter	198.78
8 inch meter	297.17
10 inch meter	395.53

(1) Present rates were approved by the IURC through Cause No. 45533 on December 22, 2021, and were effective January 1, 2024.

Schedule of Present Rates and Charges (Continued)

		Present Rates (1)
<u>Monthly Public Fire Protection Charge - Inside City</u>		
<u>(excluding Indiana University - Master Metered)</u>		
5/8 inch meter	\$	2.20
3/4 inch meter		3.28
1 inch meter		5.48
1 1/2 inch meter		10.95
2 inch meter		17.52
3 inch meter		38.34
4 inch meter		65.70
6 inch meter		136.93
8 inch meter		197.17
10 inch meter		317.64
<u>Monthly Public Fire Protection Charge - Outside City</u>		
<u>(excluding Indiana University - Master Metered)</u>		
5/8 inch meter	\$	3.67
3/4 inch meter		5.52
1 inch meter		9.21
1 1/2 inch meter		18.38
2 inch meter		29.44
3 inch meter		64.40
4 inch meter		110.34
6 inch meter		229.90
8 inch meter		331.00
10 inch meter		533.40
<u>Monthly Fire Protection Charge -</u>		
<u>Indiana University - Master Metered</u>		\$ 1,480.00
	Present	Present
<u>Monthly Private Fire Protection Charge (per connection)</u>	<u>Monthly</u>	<u>Annual</u>
4 inch line or smaller	\$ 11.04	\$ 132.48
6 inch line	30.69	368.28
8 inch line	62.88	754.56
10 inch line	110.15	1,321.80
12 inch line	173.65	2,083.80

(1) Present rates were approved by the IURC through Cause No. 45533 on December 22, 2021, and were effective January 1, 2024.

COMBINED WATER AND SEWER RATE SURVEY
 Cities and Towns in Indiana with over 25,000 Population

Rank	City/Town	2020 Census	County	Combined Charge (1)
1	Hobart	29,752	Lake	\$ 151.06 (2)
2	Crown Point	33,899	Lake	150.67 (2)
3	Greenwood	63,830	Johnson	145.67
4	Evansville	117,298	Vanderburgh	140.84 (2)
5	Jeffersonville	49,447	Clark	139.61
6	Franklin	25,313	Johnson	137.26
7	Richmond	35,720	Wayne	134.38
8	Terre Haute	58,389	Vigo	132.67
9	Muncie	65,194	Delaware	132.26 (2)
10	Noblesville	69,604	Hamilton	125.76
11	Portage	37,926	Porter	125.48 (2)
12	New Albany	37,841	Floyd	123.78
13	West Lafayette	44,595	Tippecanoe	120.15 (2)
14	Kokomo	59,604	Howard	115.38
15	Gary	69,093	Lake	114.98
16	Lawrence	49,370	Marion	111.54
17	Merrillville	36,444	Lake	105.28
18	Goshen	34,517	Elkhart	103.42
19	Zionsville	30,603	Boone	99.69
20	Fort Wayne	263,886	Allen	99.33
21	Mishawaka	51,063	St. Joseph	99.12
22	Indianapolis	887,642	Marion	98.66
23	Valparaiso	34,151	Porter	94.41 (2)
	Bloomington (2026)	79,168	Monroe	93.81
24	Bloomington	79,168	Monroe	87.77
25	Carmel	99,757	Hamilton	86.06 (2)
26	Elkhart	53,923	Elkhart	85.01 (2)
27	Westfield	46,410	Hamilton	83.30
28	South Bend	103,453	St. Joseph	80.17
29	Marion	28,310	Grant	79.03 (2)
30	Fishers	98,977	Hamilton	76.84
31	Columbus	50,474	Bartholomew	73.35 (2)
32	Brownsburg	28,973	Hendricks	72.93 (2)
33	Anderson	54,788	Madison	70.64 (2)
34	East Chicago	26,370	Lake	65.81 (2)
35	Michigan City	32,075	La Porte	60.42
36	Lafayette	70,783	Tippecanoe	60.31
37	Schererville	29,646	Lake	58.07 (2)
38	Plainfield	34,625	Hendricks	54.09
39	Hammond	77,879	Lake	34.60

(1) Residential 5/8" meter monthly billing for 6.68 CCF or 5,000 Gallons.

(2) Rate increase pending.

WATER RATE SURVEY

Cities and Towns in Indiana with over 25,000 Population

Rank	City/Town	2020 Census	County	Effective Date	Water Charge (1)
1	Franklin	25,313	Johnson	2024	\$ 72.48
2	Gary	69,093	Lake	2024	72.48
3	Greenwood	63,830	Johnson	2024	72.48
4	Hobart	29,752	Lake	2024	72.48
5	Jeffersonville	49,447	Clark	2024	72.48
6	Kokomo	59,604	Howard	2024	72.48
7	Merrillville	36,444	Lake	2025	72.48
8	Muncie	65,194	Delaware	2024	72.48
9	New Albany	37,841	Floyd	2025	72.48
10	Noblesville	69,604	Hamilton	2024	72.48
11	Portage	37,926	Porter	2024	72.48
12	Richmond	35,720	Wayne	2024	72.48
13	Terre Haute	58,389	Vigo	2025	72.48
14	West Lafayette	44,595	Tippecanoe	2024	72.48
15	Crown Point	33,899	Lake	2025	67.12 (2)
16	Evansville	117,298	Vanderburgh	2025	55.54 (2)
17	Lawrence	49,370	Marion	2019	51.28
18	Fishers	98,977	Hamilton	2025	42.84
19	Indianapolis	887,642	Marion	2025	42.84
20	Zionsville	30,603	Boone	2025	42.84
21	Carmel	99,757	Hamilton	2025	42.43 (2)
22	Goshen	34,517	Elkhart	2025	39.67
23	Valparaiso	34,151	Porter	2025	39.37 (2)
24	Mishawaka	51,063	St. Joseph	2023	38.04
25	East Chicago	26,370	Lake	2024	36.76 (2)
	Bloomington (2026)	79,168	Monroe	2026	36.64
26	Westfield	46,410	Hamilton	2024	35.53
27	Fort Wayne	263,886	Allen	2023	33.23
28	Marion	28,310	Grant	2025	32.31 (2)
29	Schererville	29,646	Lake	2025	31.34
30	Bloomington	79,168	Monroe	2024	30.60
31	Brownsburg	28,973	Hendricks	2022	29.06 (2)
32	Anderson	54,788	Madison	2016	27.47 (2)
33	Michigan City	32,075	La Porte	2015	26.65
34	Elkhart	53,923	Elkhart	2025	23.86 (2)
35	South Bend	103,453	St. Joseph	2024	23.23
36	Columbus	50,474	Bartholomew	2024	22.00 (2)
37	Lafayette	70,783	Tippecanoe	2019	17.81
38	Plainfield	34,625	Hendricks	2009	17.69
39	Hammond	77,879	Lake	2023	14.65

(1) Residential 5/8" meter monthly billing for 6.68 CCF or 5,000 Gallons.

(2) Rate increase pending.

SEWER RATE SURVEY

Cities and Towns in Indiana with over 25,000 Population

Rank	City/Town	2020 Census	County	Effective Date	Sewer Charge (1)
1	Evansville	117,298	Vanderburgh	2021	\$ 85.30
2	Crown Point	33,899	Lake	2025	83.55 (2)
3	Hobart	29,752	Lake	2025	78.58 (2)
4	Greenwood	63,830	Johnson	2025	73.19
5	Jeffersonville	49,447	Clark	2015	67.13
6	Fort Wayne	263,886	Allen	2024	66.10
7	Franklin	25,313	Johnson	2024	64.78
8	Goshen	34,517	Elkhart	2025	63.75
9	Richmond	35,720	Wayne	2025	61.90
10	Elkhart	53,923	Elkhart	2025	61.15 (2)
11	Mishawaka	51,063	St. Joseph	2021	61.08
12	Lawrence	49,370	Marion	2025	60.26
13	Terre Haute	58,389	Vigo	2018	60.19
14	Muncie	65,194	Delaware	2025	59.78 (2)
15	Bloomington	79,168	Monroe	2025	57.17
16	South Bend	103,453	St. Joseph	2025	56.94
17	Zionsville	30,603	Boone	2025	56.85
18	Indianapolis	887,642	Marion	2025	55.82
19	Valparaiso	34,151	Porter	2025	55.04
20	Noblesville	69,604	Hamilton	2024	53.28
21	Portage	37,926	Porter	2025	53.00 (2)
22	Columbus	50,474	Bartholomew	2025	51.35 (2)
23	New Albany	37,841	Floyd	2017	51.30
24	Westfield	46,410	Hamilton	2023	47.77
25	West Lafayette	44,595	Tippecanoe	2025	47.67 (2)
26	Marion	28,310	Grant	2025	46.72 (2)
27	Brownsburg	28,973	Hendricks	2022	43.87 (2)
28	Carmel	99,757	Hamilton	2025	43.63 (2)
29	Anderson	54,788	Madison	2009	43.17
30	Kokomo	59,604	Howard	2023	42.90
31	Gary	69,093	Lake	2016	42.50
32	Lafayette	70,783	Tippecanoe	2019	42.50
33	Plainfield	34,625	Hendricks	2023	36.40
34	Fishers	98,977	Hamilton	2025	34.00
35	Michigan City	32,075	La Porte	2012	33.77
36	Merrillville	36,444	Lake	2024	32.80
37	East Chicago	26,370	Lake	2024	29.05
38	Schererville	29,646	Lake	2025	26.73 (2)
39	Hammond	77,879	Lake	2017	19.95

(1) Residential 5/8" meter monthly billing for 6.68 CCF or 5,000 Gallons.

(2) Rate increase pending.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Kari Bennett, Council Deputy Administrator/Deputy Attorney

Date: September 12, 2025

Re: Ordinance 25-36 – An Ordinance Authorizing the Acquisition, Construction and Installation by the City of Bloomington, Indiana, of Certain Extensions and Improvements to the City’s Waterworks Utility, the Issuance and Sale of Revenue Bonds to Provide Funds for the Payment of the Costs Thereof, and the Collection, Segregation and Distribution of the Revenues of Such Waterworks Utility and Other Related Matters

Synopsis

This ordinance authorizes the City of Bloomington to issue Waterworks Revenue Bonds in the aggregate principal amount not to exceed \$71,000,000, with series expected to be issued in 2026 and 2028. The bonds will be issued to finance the costs of design, engineering, acquisition, construction, equipping, and improvement of capital projects related to the Monroe Water Treatment Plant and distribution system of the Waterworks utility, and pay costs of issuance of the bonds.

Relevant Materials

- Ordinance 25-36
 - Exhibit A – Description of Projects
 - Exhibit B – Form of Registered Bond
- Memo from Christopher J. Wheeler, Assistant City Attorney

Summary

Ordinance 25-36 authorizes the acquisition, construction, or installation of several utilities projects and authorizes the issuance of revenue bonds to fund the costs of the projects. The Utilities Service Board recommended adoption of Ordinance 25-35 to the Council at its September 8, 2025 meeting. Please note that Ordinance 25-35 (adjusting water rates) is scheduled for Council consideration alongside this ordinance, as the bond issuance will depend the Council’s approval (and subsequent approval by the Indiana Utility Regulatory Commission) of the proposed rate increase via Ordinance 25-35.

Overview of Proposed Capital Improvements

Multiple capital improvement projects are proposed to be funded by the issuance of the revenue bonds. The projects are listed and briefly described in Exhibit A to Ordinance 25-36. Additional information about the estimated costs associated with each project can be found in the memo provided by Assistant City Attorney Wheeler.



General Overview of Bond Ordinances

Bond ordinances are detailed technical documents that set forth the procedures and the assurances necessary for the relevant financial interests to engage in these transactions involving as much as \$71 million. The following paragraphs categorize and highlight key provisions of the ordinance. In brief, the ordinance:

Amount and Purpose of the Bonds (with Accompanying Documents)

- Authorizes the City to sell a maximum of \$71 million in waterworks revenue bonds;
- Attaches Exhibit A, which provides a brief description of the Monroe Water Treatment Plant projects, the distribution system projects, and other planned projects to be funded through the issuance of the bonds;
- One of the other planned projects is a new service center and maintenance buildings to replace the existing buildings at the Winston Thomas Service Center located at 600 E Miller Dr;
- Indicates that the *Cost Estimates and Preliminary Design Plans* for these improvements will be made available for public inspection in the Clerk's Office.

Kinds of Bonds, Limits on Interest and Maturity, Relationship with Outstanding Bonds, and Life Cycle of Bonds

- Authorizes bonds with a maximum interest rate of 8% per year and maximum maturity period of no more than 20 years;
- Authorizes the issuance of Bond Anticipation Notes (BANs provide money prior to sale of bonds) at an interest rate of no more than 8% and a maturity date, with extensions, of no more than 3 years after initial date of delivery of these financial instruments;
- Acknowledges outstanding bonds (See the table below) and provides for the new bonds to be issued in parity with the outstanding ones;
- Authorizes Municipal Bond Insurance (which may help lower rates);
- Sets forth procedures for issuing, holding, transferring, and redeeming the BANs and bonds.

Outstanding Waterworks Parity Bonds

Name	Original Date	Amended	Current aggregate principal amount outstanding
Amended Waterworks	May 4, 2006	March 26, 2015	\$540,700

**City of Bloomington Indiana**

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

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Revenue Bonds of 2006, Series A			
Waterworks Revenue Bonds of 2017	July 25, 2017	N/A	\$3,140,000
Taxable Waterworks Revenue Refunding Bonds of 2020, Series B	May 28, 2020	N/A	\$16,210,000
Waterworks Revenue Bonds of 2022	June 23, 2022	N/A	\$14,600,000

Safeguarding Bondholders

- Requires the separation of funds into various accounts and prescribes the uses and minimum balances of these accounts;
- Requires the utility to set reasonable, just, and equitable rates and charges sufficient to cover its operations as well as reserve amounts slightly in excess of annual debt service and related obligations;
 - o Note: Ordinance 25-35 proposes a water rate increase that will be needed to finance the issuance of these bonds. That rate increase is subject to both Council and Indiana Utility Regulatory Commission approval.
- Allows the bond holders to appoint a receiver in the event of default or other adverse actions on the part of the City;
- Allows for the issuance of further bonds and BANs on certain conditions;
- Prohibits the City from amending the ordinance in a manner that adversely affects bond holders without obtaining consent of owners of at least 66 2/3% of the principal;
- States that any series of the bonds may be issued on a tax-exempt or taxable basis, based upon the advice of bond counsel and the Municipal Advisor;
- Repeals portions of any previous ordinances that are inconsistent with these provisions.

ContactKatherine Zaiger, Utilities Director, katherine.zaiger@bloomington.in.gov, 812-339-1444Chris Wheeler, Assistant City Attorney, wheelech@bloomington.in.gov, 812-349-3426

ORDINANCE NO. 2025-36

AN ORDINANCE AUTHORIZING THE ACQUISITION, CONSTRUCTION AND INSTALLATION BY THE CITY OF BLOOMINGTON, INDIANA, OF CERTAIN EXTENSIONS AND IMPROVEMENTS TO THE CITY'S WATERWORKS UTILITY, THE ISSUANCE AND SALE OF REVENUE BONDS TO PROVIDE FUNDS FOR THE PAYMENT OF THE COSTS THEREOF, AND THE COLLECTION, SEGREGATION AND DISTRIBUTION OF THE REVENUES OF SUCH WATERWORKS UTILITY AND OTHER RELATED MATTERS

WHEREAS, the City of Bloomington, Indiana (the "City"), has previously established and constructed and now owns and operates through its Utility Service Board (the "Board"), a municipal waterworks utility system (the "Waterworks") for furnishing the public water supply to the City and its inhabitants, through the City of Bloomington Utilities Department, all in accordance with the provisions of Indiana Code 8-1.5, as amended and in effect on the date of delivery of the Bonds authorized herein (the "Act"); and

WHEREAS, the Common Council of the City (the "Common Council") hereby finds that certain improvements, additions and extensions to the Waterworks are necessary; and that preliminary design plans, specifications, detailed descriptions and cost estimates have been prepared and filed by the engineers employed by the City for the construction of said improvements, additions and extensions, which plans, specifications, descriptions and estimates have been or will be approved by the Board and by all governmental authorities having jurisdiction thereover; and

WHEREAS, the Common Council further finds that the City has obtained estimates prepared and delivered by the engineers employed by the City for the construction of said improvements, additions and extensions and will advertise for and receive construction bids therefor; that on the basis of said estimates, the maximum estimated cost of constructing, acquiring, or extending such improvements, additions and extensions to the Waterworks, including all authorized expenses relating thereto, including the costs of issuance of one or more series of bonds on account of the financing of all or a portion thereof, is in the amount of Seventy-One Million Dollars (\$71,000,000); and

WHEREAS, the Common Council further finds that there are not sufficient funds on hand from the Waterworks to pay the costs of the improvements, additions and extensions thereto, and that the financing of the costs of the improvements, additions and extensions to the Waterworks should be accomplished by the issuance of revenue bonds of the Waterworks, in one or more series, in an aggregate principal amount not to exceed Seventy-One Million Dollars (\$71,000,000), and, if necessary, one or more series of bond anticipation notes ("BANs"), all on the terms and conditions set forth herein; and

WHEREAS, the Common Council finds that there are now outstanding bonds of the Waterworks consisting of its (a) Amended Waterworks Revenue of 2006, Series A, originally dated May 4, 2006 and amended on March 26, 2015, currently outstanding in the aggregate principal amount of \$540,700 (the "2006 Bonds"), pursuant to Ordinance No. 05-12, as amended by Ordinance No. 06-04, and further amended by Ordinance No. 15-03 (collectively, the "2006 Ordinance"), (b) Waterworks Revenue Bonds of 2017, dated July 25, 2017, currently outstanding in the aggregate principal amount of \$3,140,000 (the "2017 Bonds"), pursuant to Ordinance No. 16-09 (the "2017 Ordinance"), (c) Taxable Waterworks Revenue Bonds of 2020, Series B, dated May 28, 2020, currently outstanding in the aggregate principal amount of \$16,210,000 (the "2020 Bonds"), pursuant to Ordinance No. 20-05 (the "2020 Ordinance"), and (d) Waterworks Revenue Bonds of 2022, dated June 23, 2022, currently outstanding in the aggregate principal amount of \$14,600,000 (the "2022 Bonds"), pursuant to Ordinance No. 21-10 (the "2022 Ordinance"), all of which bonds are secured by, and constitute a first charge upon, the Net Revenues (as hereinafter defined) of the Waterworks; and

WHEREAS, each of the 2006 Ordinance, the 2017 Ordinance, the 2020 Ordinance, and the 2022 Ordinance (collectively, the “Prior Ordinances”) allow for the issuance of additional bonds payable from the Net Revenues of the Waterworks ranking on parity with the pledge thereof to the 2006 Bonds, the 2017 Bonds, the 2020 Bonds and the 2022 Bonds (collectively, the “Outstanding Parity Bonds”), provided that certain financial conditions can be met (such financial conditions, the “Parity Tests”); and

WHEREAS, the Common Council finds that the Parity Tests can be met with respect to the bonds to be issued pursuant to this ordinance, and, accordingly, such bonds, when issued, will constitute a first charge against the Net Revenues of the Waterworks on a parity with the pledge thereof to the Outstanding Parity Bonds and are to be issued subject to the provisions of the Act and the terms and restrictions of this Ordinance; and

WHEREAS, the City desires to authorize the issuance of BANs hereunder, in one or more series, if necessary, payable solely from the proceeds of waterworks revenue bonds issued hereunder and to authorize the refunding of said BANs, if issued; and

WHEREAS, prior to the issuance of the bonds authorized by this ordinance, the City shall first obtain the approval of the Indiana Utility Regulatory Commission (“IURC”) for the issuance of said bonds; and

WHEREAS, this Common Council now finds that all conditions precedent to the adoption of an ordinance authorizing the issuance of revenue bonds and, if necessary, bond anticipation notes, have been complied with in accordance with the provisions of the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

SECTION 1. Description of Projects. The City, being the owner of and engaged in operating an unencumbered Waterworks supplying the City, its inhabitants, and the residents adjacent thereto, with drinking water services, now finds it necessary to proceed with the construction of improvements, additions and extensions to its Waterworks in accordance with the cost estimates and the preliminary design plans heretofore prepared and filed by the consulting engineers employed by the City, which cost estimates and preliminary design plans are by reference made a part of this ordinance as fully as if the same were attached hereto and incorporated herein and two copies of which are now on file in the Office of the City Clerk and are open for public inspection pursuant to IC 36-1-5-4, that the cost of construction of said improvements, additions and extensions to be financed by the issuance of Waterworks revenue bonds shall not exceed the sum of \$71,000,000 (less the aggregate principal amount of any Lease Rental Bonds, as defined and described in Section 2(c) hereof), plus investment earnings on the bond and BAN proceeds, without further authorization from this Common Council.

Where used in this Ordinance, the term “City” shall be construed also to include any department, board, commission or officer or officers of the City or of any City department, board or commission. The terms “Waterworks”, “waterworks”, “works”, “system” and similar terms used in this Ordinance shall be construed to mean the City’s existing waterworks system together with all the real estate, equipment and appurtenances thereto used in connection therewith, and all improvements, extensions and additions thereto, and replacements thereof, now or subsequently constructed or acquired.

A description of the proposed improvements, additions and extensions is set forth on Exhibit A attached hereto (collectively, the “Projects”), and the Projects shall be constructed in accordance with the plans heretofore mentioned, which plans are hereby approved. Said Projects shall be constructed and the bonds herein authorized shall be issued pursuant to and in accordance with the Act.

SECTION 2. Issuance of Bonds and BANs.

(a) The City may issue, if necessary, bond anticipation notes (“the BANs”) for the purpose of procuring interim financing to pay the costs of the Projects, and, if deemed appropriate, the costs of issuance of the BANs. The City may issue the BANs in one or more series, in an aggregate principal amount not to exceed Seventy-One Million Dollars (\$71,000,000) (less the

aggregate principal amount of any Lease Rental Bonds, as described in Section 2(c) hereof), to be designated “Waterworks Bond Anticipation Notes, Series 20__” (to be completed with the year in which the BANs are issued, together with such further or different series designation as determined by the Controller (as defined herein) to be necessary or appropriate). The BANs shall be lettered and numbered consecutively from R-1 and upward, and shall be in authorized denominations of \$1,000 or more (or such higher denominations as the Controller of the City (the “Controller”) shall determine prior to the sale of the BANs). The BANs shall be dated as of the date of delivery thereof and shall bear interest at a rate not to exceed eight percent (8.0%) per annum (the exact rate or rates to be determined by bidding or through negotiations with the purchasers of the BANs) payable upon maturity. Each series of BANs will mature no later than three (3) years after their date of delivery, unless determined otherwise by the Controller with the advice of the City’s Municipal Advisor (as defined below). The BANs are subject to renewal or extension at an interest rate or rates not to exceed eight percent (8.0%) per annum (the exact rate or rates to be determined by bidding or negotiation). The term of any renewal BANs may not exceed five (5) years from the date of delivery of the initial BANs. The BANs shall be registered in the name of the purchasers thereof.

If necessary, the BANs shall be issued pursuant to IC 5-1-14-5, as amended, and may be sold to a financial institution or any other purchaser. The BANs shall be sold at a price not less than ninety-nine percent (99.0%) of the principal amount thereof. The principal of the BANs shall be refunded and retired out of the proceeds from the issuance and sale of the Bonds authorized hereunder. The interest on the BANs shall be payable from proceeds from the issuance and sale hereunder of the Bonds, and, at the discretion of the Controller, may be payable from the Net Revenues of the Waterworks. The Mayor of the City (the “Mayor”) and the Controller are hereby authorized and directed to execute a purchase agreement, term sheet or similar instrument with respect to the BAN in such form or substance as they shall approve acting upon the advice of counsel. The BANs may be made prepayable at the option of the City, in whole or in part, on dates and with premiums, if any, and subject to any other terms as determined by the Controller with the advice of the Municipal Advisor, prior to the sale of the BANs. In the case of prepayment, the principal and accrued interest due on the BANs shall be paid only from proceeds of the Bonds, except that such principal and interest due on the BANs may also be paid from other revenues and funds legally available therefor; provided, however, that such other funds are not pledged to the payment of the BANs. The Mayor and the Controller may also take such other actions or deliver such other certificates as are necessary or desirable in connection with the issuance of the BANs or the Bonds and the other documents needed for the financing as they deem necessary or desirable in connection therewith. Unless otherwise indicated by the context, references herein to the Bonds shall also apply to the BANs.

Notwithstanding any other provision of this Ordinance, if the BANs are sold to a purchaser that so agrees, the City may receive payment for the BANs in installments, and principal shall not be payable and interest shall not accrue on the BANs until such principal amount has been advanced pursuant to requests made by the City to such purchaser. In the event that the total principal amount of the BANs sold to such purchaser is not advanced to the City, the principal amount of the BANs shall be reduced accordingly.

(b) In accordance with the Act, the City shall issue, in one or more series, its waterworks revenue bonds designated “City of Bloomington, Indiana Waterworks Revenue Bonds of 20__”, to be completed with the year in which such series of bonds are issued, together with such further or different series designation as determined by the Controller to be necessary or appropriate, in the aggregate principal amount not to exceed Seventy-One Million Dollars (\$71,000,000), less the aggregate principal amount of any Lease Rental Bonds, as described in Section 2(c) hereof (collectively, the “Bonds”), for the purpose of providing funds to (i) pay costs of the Projects, (ii) fund a debt service reserve fund or pay the premium for a debt service reserve surety policy, (iii) pay capitalized interest on the Bonds, if necessary, and (iv) pay the costs incurred on account of the issuance and sale of the Bonds, including any premiums for any municipal bond insurance policies. The principal of, redemption premium, if any, and interest on the Bonds shall be payable solely out of the Net Revenues deposited into the Sinking Fund, as defined and described herein. The Bonds shall rank on parity with the Outstanding Parity Bonds. Notwithstanding anything herein to the contrary, any series of the Bonds may be issued on a tax-exempt or taxable basis for purposes of federal income taxation, based upon the advice of bond counsel and the recommendation of the Municipal Advisor.

The Bonds shall be issued in one or more series as fully registered bonds in denominations of: (i) Five Thousand Dollars (\$5,000) or any integral multiple thereof, or (ii) if sold through a private placement, in denominations of One Hundred Thousand Dollars (\$100,000), plus any integral multiple of One Thousand Dollars (\$1,000) in excess thereof, or the aggregate principal amount of such Bonds maturing in any year if less than \$100,000; in either case not exceeding the aggregate principal amount of the Bonds maturing in any one year. Each series of the Bonds shall be numbered consecutively from R-1 upward, and shall bear interest at a rate not to exceed eight percent (8.0%) per annum (the exact rate or rates to be determined by bidding or through negotiations). Interest on the Bonds shall be calculated according to a 360-day calendar year containing twelve (12) thirty (30)-day months, and shall be payable semiannually on January 1 and July 1 of each year (each an "Interest Payment Date"), commencing not earlier than January 1, 2026, with the first interest payment to be determined by the Controller (upon the advice of the municipal advisor) prior to the sale of such series of the Bonds. The principal of each series of the Bonds shall mature semiannually on January 1 and July 1 of each year, commencing not earlier than July 1, 2029, and ending no later than January 1, 2048, until the principal is fully paid. The Bonds may also be issued as term bonds, maturing on January 1 or July 1, with semiannual mandatory sinking fund payments on January 1 and July of each year, commencing not earlier than July 1, 2029, and ending no later than January 1, 2048, until the principal is fully paid. Subject to the terms and conditions herein, the Bonds shall mature on such dates and in such amounts, as determined by the Controller prior to the sale of the Bonds with the advice of the Municipal Advisor, in order to produce, on an aggregate basis, as level annual debt service as practicable for all obligations payable from the Net Revenues of the Waterworks.

The Bonds shall bear an original issue date which shall be the date of delivery and each Bond shall also bear the date of its authentication. Any Bond authenticated on or before the fifteenth (15th) day of the month immediately preceding the first Interest Payment Date, shall pay interest from its original date. Any Bond authenticated thereafter shall pay interest from the Interest Payment Date next preceding the date of authentication of such Bond to which interest thereon has been paid or duly provided for, unless such Bond is authenticated after the fifteenth (15th) day of the month immediately preceding an Interest Payment Date and on or before such Interest Payment Date, in which case interest thereon shall be paid from such Interest Payment Date.

The Controller is authorized to serve as, or the Mayor and the Controller are authorized to appoint a qualified financial institution to serve as, the Registrar and Paying Agent for the Bonds (the "Registrar and Paying Agent") as will enable and facilitate the performance of its duties and responsibilities, and are authorized and directed to pay such fees as the Registrar and Paying Agent may reasonably charge for its services in such capacity, with such fees to be paid from the Sinking Fund as described in this Ordinance. The Registrar and Paying Agent is hereby charged with the performance of all of the duties and responsibilities customarily associated with each such position, including without limitation the authentication of the Bonds.

The Registrar and Paying Agent, if not the Controller, may at any time resign as Registrar and Paying Agent upon giving thirty (30) days' notice in writing to the City and by first-class mail to each registered owner of the Bonds then outstanding, and such resignation will take effect at the end of such thirty (30) days or upon the earlier appointment of a successor Registrar and Paying Agent by the City. Any such notice to the City may be served personally or sent by certified mail. The Registrar and Paying Agent may also be removed at any time as Registrar and Paying Agent by the City, in which event the City may appoint a successor Registrar and Paying Agent. The City shall notify each registered owner of the Bonds then outstanding by first-class mail of the removal of the Registrar and Paying Agent. Notices to registered owners of the Bonds shall be deemed to be given when mailed by first-class mail to the addresses of such registered owners as they appear on the registration books kept by the Registrar. Any predecessor Registrar and Paying Agent shall deliver all of the Bonds and cash in its possession with respect thereto, together with the registration books to the successor Registrar and Paying Agent. The Controller is hereby authorized to act on behalf of the City with regard to any of the aforementioned actions of the City relating to the resignation or removal of the Registrar and Paying Agent and appointment of a successor Registrar and Paying Agent.

If wire transfer payment for the Bonds is not required, the principal of and any redemption premium on the Bonds shall be payable at the designated corporate trust operations office of the Paying Agent. Interest on the Bonds shall be paid by check or draft mailed or delivered by the Paying Agent to the registered owner thereof at the address as it appears on the registration books kept by the Registrar as of the fifteenth (15th) day of the calendar month immediately preceding an

Interest Payment Date or at such other address as may be provided to the Paying Agent in writing by such registered owner. Notwithstanding anything in this Ordinance to the contrary, so long as The Depository Trust Company, New York, New York ("DTC"), or its nominee, or any successor thereto, is the registered owner of any series of the Bonds, the principal of and premium, if any, and interest on such series of the Bonds will be paid directly to DTC or successor depository by wire transfer on the payment date in same-day funds by the Paying Agent. All payments on the Bonds shall be made in any coin or currency of the United States of America which, on the dates of such payments, shall be legal tender for the payment of public or private debt.

Each Bond shall be transferable or exchangeable only on the books of the City maintained for such purpose at the designated corporate trust operations office of the Registrar, by the registered owner thereof in person, or by his or her attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner or his or her attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. Each Bond may be transferred or exchanged without cost to the registered owner or his or her attorney duly authorized in writing, except for any tax or other governmental charge which may be required to be paid with respect to such transfer or exchange. The Registrar shall not be obligated to make any transfer or exchange of any Bond (i) during the fifteen (15) days immediately preceding an Interest Payment Date or (ii) after the mailing of notice calling such Bond for redemption. The City, the Registrar and the Paying Agent may treat and consider the person in whose name any Bond is registered as the absolute owner thereof for all purposes including the purpose of receiving payment of, or on account of, the principal thereof and redemption premium, if any, and interest thereon.

In the event any Bond is mutilated, lost, stolen or destroyed, the City may cause to be executed and the Registrar may authenticate a new Bond of like date, maturity and denomination as the mutilated, lost, stolen or destroyed Bond, which new Bond shall be marked in a manner to distinguish it from the Bond for which it was issued; provided, that in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Registrar, and in the case of any lost, stolen or destroyed Bond there shall be first furnished to the Registrar evidence of such loss, theft or destruction satisfactory to the City and the Registrar, together with indemnity satisfactory to them. In the event that any such mutilated, lost, stolen or destroyed Bond shall have matured or been called for redemption, instead of causing to be issued a duplicate Bond, the Registrar and Paying Agent may pay the same upon surrender of the mutilated Bond or satisfactory indemnity and proof of loss, theft or destruction in the case of a lost, stolen or destroyed Bond. The City and the Registrar and Paying Agent may charge the owner of any such Bond with their reasonable fees and expenses in connection with the above. Every substitute Bond issued by reason of any Bond being lost, stolen or destroyed shall, with respect to such Bond, constitute a substitute contractual obligation of the City pursuant to this Ordinance, whether or not the lost, stolen or destroyed Bond shall be found at any time, and shall be entitled to all the benefits of this Ordinance, equally and proportionately with any and all other Bonds duly issued hereunder.

In the event that any Bond is not presented for payment or redemption on the date established therefor, the City may deposit in trust with the Paying Agent an amount sufficient to pay such Bond or the redemption price thereof, as appropriate, and thereafter the owner of such Bond shall look only to the funds so deposited in trust with the Paying Agent for payment and the City shall have no further obligation or liability with respect thereto.

(c) Notwithstanding anything herein to the contrary, in lieu of issuing a portion of the Bonds authorized herein to finance a portion of the costs of the New Service Center Project (as defined herein), the Council hereby authorizes the City to enter into a lease agreement (the "Lease") with a non-profit building corporation or other body corporate and politic and instrumentality of the City organized or established under Indiana law for the purpose of assisting the City with financing and constructing capital projects from time to time (such entity, the "Lessor"), which Lease will allow the Lessor to issue one or more series of its lease rental revenue bonds (the "Lease Rental Bonds") to finance the portion of the New Service Center Project allocable to the Waterworks utility, together with the costs of issuance thereof. The Lease Rental Bonds shall be issued in a maximum aggregate principal amount not to exceed Twenty-Four Million Four Hundred Forty-Five Thousand Dollars (\$24,445,000), shall have a maximum term not exceeding twenty (20) years after the date of issuance thereof, and shall bear interest at a rate or rates not to exceed eight percent (8.0%) per annum. Any such Lease shall have a term beginning

on the date of issuance of the Lease Rental Bonds and ending on a date not more than twenty (20) years thereafter. The maximum annual lease payments due under the Lease shall not exceed One Million Nine Hundred Eighteen Thousand Three Hundred Dollars (\$1,918,300), which lease rentals shall be payable on January 1 and July 1 each year, commencing not earlier than July 1, 2029. The lease rentals due under the Lease shall be secured by, and payable from, a pledge of Net Revenues, on parity with the pledge thereof to the Bonds and the Outstanding Parity Obligations. The maximum authorized principal amount of the Bonds authorized herein shall be reduced by the principal amount of any Lease Rental Bonds issued to finance the New Service Center Project. As used herein, "*New Service Center Project*" means the proposed new service center and maintenance buildings to be used by City of Bloomington Utilities department, including, but not limited to, the demolition of the existing buildings at the Winston Thomas property, the design, engineering, construction and equipping of a new service center and maintenance facility buildings and any other costs or equipment related thereto. If the City determines to finance the New Service Center Project as described in this Section 2(c), the Lease and the Lease Rental Bonds shall be hereafter authorized and approved in accordance with all procedures required by Indiana law.

SECTION 3. Redemption of Bonds. The Mayor and the Controller, upon consultation with the Municipal Advisor, may designate each series or maturities of Bonds (or portion thereof in integral multiples of \$5,000 principal amount each) that shall be subject to optional redemption and/or maturity sinking fund redemption, and the corresponding redemption dates, amounts and prices (including premium, if any). Except as otherwise set forth in this Ordinance, the Mayor and the Controller, upon consultation with the Municipal Advisor, are hereby authorized and directed to determine the terms governing any such redemption, as evidenced by the delivery of the Bonds.

If any Bond is issued as a term bond, the Paying Agent shall credit against the mandatory sinking fund requirement for the Bonds maturing as term bonds, and corresponding mandatory redemption obligation, in the order determined by the City, any Bonds maturing as term bonds which have previously been redeemed (otherwise than as a result of a previous mandatory redemption requirement) or delivered to the Registrar for cancellation or purchased for cancellation by the Paying Agent and not theretofore applied as a credit against any redemption obligation. Each Bond maturing as a term bond so delivered or cancelled shall be credited by the Paying Agent at 100% of the principal amount thereof against the mandatory sinking fund obligation on such mandatory sinking fund date, and any excess of such amount shall be credited on future redemption obligations, and the principal amount of the Bonds to be redeemed by operation of the mandatory sinking fund requirement shall be accordingly reduced; provided, however, the Paying Agent shall credit only such Bonds maturing as term bonds to the extent received on or before forty-five (45) days preceding the applicable mandatory redemption date.

Each Five Thousand Dollars (\$5,000) principal amount shall be considered a separate bond for purposes of optional and mandatory redemption. If less than an entire maturity is called for redemption, the Bonds to be called shall be selected by lot by the Registrar.

Notice of such redemption shall be mailed by certified or registered mail at least thirty (30) days and not more than sixty (60) days prior to the scheduled redemption date to each of the registered owners of the Bonds called for redemption (unless waived by such registered owner), at the address shown on the books of the Registrar. The notice shall specify date and place of redemption, and the registration numbers of the Bonds called for redemption. The place of redemption may be at the designated corporate trust operations office of the Paying Agent or as otherwise determined by the City. Interest on the Bonds so called for redemption shall cease to accrue on the redemption date fixed in such notice, if sufficient funds are available at the place of redemption to pay the redemption price on the redemption date and when such Bonds are presented for payment.

In addition to the foregoing notice, the City may also direct that further notice of redemption of the Bonds be given, including without limitation and at the option of the City, notice described in paragraph (a) below given by the Registrar to the parties described in paragraph (b) below. No defect in any such further notice and no failure to give all or any portion of any such further notice shall in any manner defeat the effectiveness of any call for redemption of Bonds so long as notice thereof is mailed as prescribed above.

(a) If so directed by the City, each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (i) the CUSIP

numbers of all Bonds being redeemed; (ii) the date of issue of the Bonds as originally issued; (iii) the rate of interest borne by each Bond being redeemed; (iv) the maturity date of each Bond being redeemed; and (v) any other descriptive information needed to identify accurately the Bond being redeemed.

(b) If so directed by the City, each further notice of redemption shall be sent at least thirty (30) days before the redemption date by registered or certified mail or overnight delivery service to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds (such depositories as the Depository Trust Company of New York, New York) and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

Upon the payment of the redemption price of the Bonds being redeemed and if so directed by the City, each check or other transfer of funds issued for such purpose shall bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

SECTION 4. Authorization for Book-Entry System. The Bonds may, in compliance with all applicable laws and as determined by the Controller based upon the advice of the Municipal Advisor, initially be issued and held in book-entry form on the books of the central depository system, The Depository Trust Company, its successors, or any successor central depository system appointed by the City from time to time (the “Clearing Agency”), without physical distribution of bonds to the purchasers. The following provisions of this Section apply in such event.

One definitive Bond of each maturity shall be delivered to the Clearing Agency (or its agent) and held in its custody. The City and Registrar may, in connection herewith, do or perform or cause to be done or performed any acts or things not adverse to the rights of the holders of the Bonds as are necessary or appropriate to accomplish or recognize such book-entry form Bonds.

During any time that the Bonds are held in book-entry form on the books of a Clearing Agency, (1) any such Bond may be registered upon Registration Record in the name of such Clearing Agency, or any nominee thereof, including Cede & Co.; (2) the Clearing Agency in whose name such Bond is so registered shall be, and the City and the Registrar and Paying Agent may deem and treat such Clearing Agency as, the absolute owner and holder of such Bond for all purposes of this Ordinance, including, without limitation, the receiving of payment of the principal of and interest and premium, if any, on such Bond, the receiving of notice and the giving of consent; (3) neither the City nor the Registrar or Paying Agent shall have any responsibility or obligation hereunder to any direct or indirect participant, within the meaning of Section 17A of the Securities Exchange Act of 1934, as amended, of such Clearing Agency, or any person on behalf of which, or otherwise in respect of which, any such participant holds any interest in any Bond, including, without limitation, any responsibility or obligation hereunder to maintain accurate records of any interest in any Bond or any responsibility or obligation hereunder with respect to the receiving of payment of principal of or interest or premium, if any, on any Bond, the receiving of notice or the giving of consent; and (4) the Clearing Agency is not required to present any Bond called for partial redemption, if any, prior to receiving payment so long as the Registrar and Paying Agent and the Clearing Agency have agreed to the method for noting such partial redemption.

If either the City receives notice from the Clearing Agency which is currently the registered owner of the Bonds to the effect that such Clearing Agency is unable or unwilling to discharge its responsibility as a Clearing Agency for the Bonds, or the City elects to discontinue its use of such Clearing Agency as a Clearing Agency for the Bonds, then the City and the Registrar and Paying Agent each shall do or perform or cause to be done or performed all acts or things, not adverse to the rights of the holders of the Bonds, as are necessary or appropriate to discontinue use of such Clearing Agency as a Clearing Agency for the Bonds and to transfer the ownership of each of the Bonds to such person or persons, including any other Clearing Agency, as the holder of the Bonds may direct in accordance with this Ordinance. Any expenses of such discontinuance and transfer, including expenses of printing new certificates to evidence the Bonds, shall be paid by the City.

During any time that the Bonds are held in book-entry form on the books of a Clearing Agency, the Registrar shall be entitled to request and rely upon a certificate or other written representation from the Clearing Agency or any participant or indirect participant with respect to the identity of any beneficial owner of the Bonds as of a record date selected by the Registrar. For

purposes of determining whether the consent, advice, direction or demand of a registered owner of a Bond has been obtained, the Registrar shall be entitled to treat the beneficial owners of the Bonds as the bondholders and any consent, request, direction, approval, objection or other instrument of such beneficial owner may be obtained in the fashion described in this Ordinance.

During any time that the Bonds are held in book-entry form on the books of a Clearing Agency, the Mayor, the Controller and/or the Registrar are authorized to execute and deliver a Letter of Representations agreement with the Clearing Agency, or a Blanket Issuer Letter of Representations, and the provisions of any such Letter of Representations or any successor agreement shall control on the matters set forth therein. The Registrar, by accepting the duties of Registrar under this Ordinance, agrees that it will (i) undertake the duties of agent required thereby and that those duties to be undertaken by either the agent or the issuer shall be the responsibility of the Registrar, and (ii) comply with all requirements of the Clearing Agency, including without limitation same day funds settlement payment procedures. Further, during any time that the Bonds are held in book-entry form, the provisions of this Section 4 of this Ordinance shall control over conflicting provisions in any other section of this Ordinance.

SECTION 5. Execution and Authentication of the Bonds. The Bonds shall be executed in the name of the City by the manual or facsimile signature of the Mayor, countersigned by the manual or facsimile signature of the Controller, and attested by the manual or facsimile signature of the Clerk who shall affix the seal of the City manually or by facsimile to each of the Bonds. The Bonds shall be authenticated by the manual signature of the Registrar, and no Bond shall be valid or become obligatory for any purpose until the certificate of authentication thereon has been so executed. In case any official whose signature appears on any Bond shall cease to be such official before the delivery of such Bond, the signature of such official shall nevertheless be valid and sufficient for all purposes, the same as if such official had been in office at the time of such delivery. Subject to the provisions of this Ordinance regarding the registration of the Bonds, the Bonds shall be fully negotiable instruments under the laws of the State of Indiana.

SECTION 6. Security and Sources of Payment; Pledge of Net Revenues. The Bonds, when fully paid for and delivered to the purchaser or purchasers thereof, together with the Outstanding Parity Bonds and any bonds hereafter issued on a parity therewith, as to both principal and interest, shall be valid and binding, special and limited obligations of the City, payable from and secured by, and shall constitute a first charge upon, all of the "Net Revenues" (herein defined as gross revenues of the Waterworks after deduction only for the payment of the reasonable expenses of operation and maintenance) derived from the Waterworks, including all such Net Revenues from the existing works and all additions and improvements thereto and replacements thereof subsequently constructed or acquired, to be set aside in the Sinking Fund (as defined herein), which are hereby irrevocably pledged to the payment of the Bonds on a parity basis with the Outstanding Parity Bonds and any bonds hereafter issued on a parity therewith, to the extent necessary for that purpose. The City shall not be obligated to pay the Bonds or the interest thereon except from the Net Revenues of the Waterworks, and the Bonds shall not constitute an indebtedness of the City within the meaning of the provisions and limitations of the constitution of the State of Indiana. The Bonds shall have all of the qualities and incidents of negotiable instruments under the laws of the State of Indiana, subject to the provisions for registration herein.

SECTION 7. Form of the Bonds. The form and tenor of the Bonds shall be substantially as set forth in Exhibit B, attached hereto and incorporated herein as if set forth at this place (with all blanks to be filled in properly and all necessary additions and deletions to be made prior to delivery thereof).

SECTION 8. Issuance, Sale and Delivery of the Bonds. The Controller is hereby authorized and directed to have the Bonds prepared, and the Mayor, the Controller and the Clerk are hereby authorized and directed to execute and attest, respectively, the Bonds in the form and manner herein provided. The Controller is hereby authorized and directed to deliver the Bonds to the purchaser or purchasers thereof upon compliance with the requirements established hereunder and under the Act for the sale thereof, and to collect the full amount which the purchaser or respective purchasers have agreed to pay therefor, which shall not be less than 99.0% of the par amount of the Bonds (or such higher percentage of the par value of the Bonds as may be determined by the Controller prior to the sale of the Bonds with the advice of the Municipal Advisor and set forth in the Controller's Certificate), plus accrued interest thereon to the date of delivery. The Bonds, when fully paid for and delivered to the purchaser or purchasers shall be the binding special revenue obligations of the City, payable out of the revenues of the Waterworks to be set aside and

paid into the Sinking Fund as herein provided, and the proceeds derived from the sale of the Bonds shall be and are hereby set aside for the application to the costs of the Projects and the expenses necessarily incurred in connection therewith including the expenses incurred in the issuance of the Bonds on account of the financing thereof. The authorized officers of the City are hereby authorized and directed to draw all proper and necessary warrants and to do whatever other acts and things that may be necessary or appropriate to carry out the provisions of this Ordinance.

Any series of the Bonds may, in the discretion of the Controller based upon the advice of the Municipal Advisor, be sold by public sale. If the Bonds are sold by public sale, the Controller shall cause to be published either (i) a notice of such sale two (2) times, at least one (1) week apart, with the first publication made at least fifteen (15) days before the date of such sale and the second publication at least three (3) days before the date of the sale in accordance with Indiana Code 5-3-1-2 in one (1) newspaper, as defined in and in accordance with Indiana Code 5-3-1-4, or (ii) a notice of intent to sell bonds once each week for two (2) weeks in accordance with Indiana Code 5-1-11-2 and Indiana Code 5-3-1-4 and in a newspaper of general circulation published in the State capital, in which case bids may not be received more than ninety (90) days after the first publication. Such notice, or a summary thereof, may also be published in any other publications deemed appropriate in the discretion of the Controller. The bond sale notice shall state the time and place of sale, the purpose for which the Bonds are being issued, the total amount and maturities thereof, the maximum rate of interest thereon and any limitations as to the number of interest rates and the setting of such rates, the terms and conditions upon which bids will be received and the sale made, and such other information as the Controller and the attorneys employed by the City shall deem necessary or advisable. Such notice shall provide, among other things, that each bid shall be accompanied by (or provided within one business day following the date of sale) a certified or cashier's check or wire transfer in the amount of one percent (1%) of the par amount of the Bonds to guarantee performance on the part of the bidder, and that in the event the successful bidder shall fail or refuse to accept delivery of and pay for the Bonds as soon as the Bonds are ready for delivery, or at the time fixed in the notice of sale, then such check and the proceeds thereof shall become the property of the City and shall be considered as the City's liquidated damages on account of such default.

All bids for the Bonds shall be sealed and shall be presented to the Controller or the Controller's designee at the physical or electronic address identified in the notice. Bidders for the Bonds shall be required to name the rate or rates of interest which the Bonds are to bear, not exceeding eight percent (8.0%) per annum. Such interest rate or rates shall be in multiples of one-eighth (1/8) or one-hundredth (1/100) of one percent. Bids specifying more than one interest rate shall also specify the amount and maturities of the Bonds bearing each rate, and all Bonds maturing on the same date shall bear the same rate. The rate on any maturity shall be equal to or greater than the rate on the immediately preceding maturity. The Bonds shall be awarded by the Controller to the best bidder who has submitted a bid in accordance with the terms of this Ordinance and the notice of sale. The best bidder will be the bidder who offers the lowest net interest cost to the City, to be determined by computing the total interest on all of the Bonds from the date thereof to their respective maturities and deducting therefrom the premium bid, if any. No bid for less than 99.0% of the par amount of the Bonds or less than all maturities of the Bonds, plus accrued interest to the date of delivery, shall be considered. The City shall have the right to reject any and all bids and to waive any and all informalities, irregularities, defects or requirements set forth in the notice of sale or in any bid submitted in response to such notice. In the event an acceptable bid is not received on the date fixed in the notice, the Controller shall be authorized to continue the sale from day to day for a period of not to exceed thirty (30) days without re-advertising. During the continuation of the sale, no bid shall be accepted which offers an interest cost which is equal to or higher than the best bid received at the time originally fixed for the sale of the Bonds in the bond sale notice.

As an alternative to a public sale, any series of the Bonds may, in the discretion of the Controller based upon the advice of the Municipal Advisor, be sold by negotiated sale with one or more purchasers selected by the Controller, consistent with the terms and conditions set forth in this Ordinance. The Mayor and the Controller are hereby authorized to (i) execute one or more purchase agreements, term sheets or similar instruments with the purchaser or purchasers of the Bonds, and (ii) sell such Bonds upon such terms as are acceptable to the Mayor and the Controller consistent with the terms of this Ordinance. The final form of any such purchase agreement shall be approved by the Mayor and Controller, upon the advice of the City's bond counsel and Municipal Advisor, and the Mayor and Controller are hereby authorized and directed to complete, execute and attest the same on behalf of the City so long as its provisions are consistent with the Ordinance.

Prior to the delivery of the Bonds, the Controller (i) shall be authorized, but not required, to investigate and to obtain insurance, surety bonds and/or credit ratings on the Bonds and (ii) shall obtain a legal opinion as to the validity of the Bonds from Barnes & Thornburg LLP, Indianapolis, Indiana, bond counsel for the City, and such opinion shall be furnished to the purchasers of the Bonds at the expense of the City. The costs of obtaining any such insurance, surety bonds and/or credit ratings, together with bond counsel's fee in preparing and delivering such opinion and in the performance of related services in connection with the issuance, sale and delivery of the Bonds, shall be considered as a part of the cost of issuance of the Bonds and shall be paid out of the proceeds of the sale of the Bonds.

SECTION 9. Official Statement. Any series of the BANs or the Bonds may be offered and sold pursuant to an Official Statement (preliminary and final) or other offering document with respect to such BANs or Bonds (collectively, the "Official Statement"), to be made available and distributed in such manner, at such times, for such periods and in such number of copies as may be required pursuant to Rule 15c2-12, as amended, promulgated by the United States Securities and Exchange Commission (the "Rule") and any and all applicable rules and regulations of the Municipal Securities Rulemaking Board, to the extent applicable to the Bonds. The City hereby authorizes the Mayor or Controller (a) to authorize and approve a Preliminary Official Statement, as the same may be appropriately confirmed, modified and amended for distribution as the Preliminary Official Statement of the City with respect to the BANs or Bonds, (b) on behalf of the City, to designate the Preliminary Official Statement a "final" Official Statement of the City with respect to the Bonds, and (c) to authorize and approve the Preliminary Official Statement to be placed into final form and enter into such agreements or arrangements as may be necessary or advisable in order to provide for the distribution of a sufficient number of copies of the Official Statement under the Rule.

SECTION 10. Continuing Disclosure. If required under the Rule, the Common Council hereby approves, and authorizes and directs the Mayor and the Controller, for and on behalf of the City, to execute and deliver, and to perform the obligations of the City under, a Continuing Disclosure Contract from the City to each registered owner or holder of any Bond (the "Continuing Disclosure Contract"). The Mayor and the Controller are authorized to approve the form of the Continuing Disclosure Contract, upon the advice of the City's bond counsel, with such determination to be conclusively evidenced by such Mayor's and such Controller's execution thereof.

SECTION 11. Construction Account; Use of Proceeds of Bonds. All of the proceeds from the sale of the Bonds, to the extent not used to refund BANs, and all proceeds of any BANs (if issued) shall be deposited in a bank or banks which are legally designated depositories for the funds of the City, in a special account or accounts to be designated as "City of Bloomington, 2026 Waterworks Construction Account", or such different or further designation as determined by the Controller to be necessary or appropriate (the "Construction Account"). All funds deposited to the credit of the Sinking Fund (as defined herein) or the Construction Account shall be deposited, held, secured or invested in accordance with the laws of the State of Indiana relating to the depositing, holding, securing or investing of public funds, including particularly Indiana Code 5-13, as amended. The funds in the Construction Account shall be expended only for the purpose of paying the cost of the Projects, refunding the BANs (if any), or as otherwise required by the Act or for the expenses of issuance of the Bonds.

All costs of issuance of the Bonds or the BANs, including, without limitation, any rating agency fees, fiscal agency charges, fees and expenses of legal counsel and municipal advisors, printing costs, DTC and CUSIP fees and charges, and/or premiums for credit facilities or reserve fund surety policies, shall be considered as a part of the cost of the Projects on account of which the BANs and Bonds are issued, and the Controller is hereby authorized to pay such costs of issuance from the proceeds of the BANs or Bonds.

If any proceeds of the Bonds will be used to fund all or a portion of the Reserve Account (as defined herein), the Controller shall transfer such proceeds of the Bonds to the Reserve Account of the Sinking Fund, as hereinafter described.

Any balance or balances remaining unexpended in such special account or accounts after completion of the Projects, which are not required to meet unpaid obligations incurred in connection with such Projects, shall be either (i) paid into the Sinking Fund and used solely for the

purposes of said Sinking Fund or (ii) used for the same purpose or type of project for which the Bonds were originally issued, all in accordance with Indiana Code 5-1-13, as amended.

SECTION 12. Waterworks Revenue Fund; Segregation and Application of Waterworks Revenues. There has previously been created under the Prior Ordinances and is hereby continued, a special fund which is segregated and kept apart from all other funds and bank accounts of the City, designated as the “Waterworks Revenue Fund” (the “Revenue Fund”). All revenues derived from the operation of the Waterworks and from the collection of water rates and charges shall be deposited in the Revenue Fund and segregated and deposited as set forth in this Ordinance. Out of these revenues, the proper and reasonable expenses of operation and maintenance of the Waterworks shall be paid, the requirements of the Sinking fund shall be met and fiscal agency charges of bank registrars and paying agents shall be paid, and the costs of replacements, extensions, additions and improvements shall be paid, all as hereinafter provided.

SECTION 13. Operation and Maintenance Fund. (a) There has previously been created under the Prior Ordinances and is hereby continued an Operation and Maintenance Fund consisting of a General Account (the “General Account”).

(b) On the last day of each calendar month, there shall be set aside, transferred and deposited into the General Account from the Revenue Fund a sufficient amount of the revenues of the Waterworks so that the balance maintained in the General Account shall be sufficient to pay the expenses of operation and maintenance of the Waterworks for the then next succeeding two (2) calendar months. The moneys credited to the General Account shall be used for the payment of the reasonable and proper operation and maintenance expenses of the Waterworks on a day-to-day basis, but none of the moneys in such account shall be used for depreciation, payments in lieu of taxes, replacements, improvements, extensions or additions with respect to the Waterworks. Any moneys in the General Account may be transferred to the Sinking Fund if necessary to prevent a default in the payment of principal of or interest on any outstanding bonds of the Waterworks.

(c) All remaining revenues of the Waterworks shall be transferred from time to time to meet the requirements of the Sinking Fund. Moneys in excess of those transferred to the Sinking Fund may be transferred to the Improvement Fund (as defined herein) or may be retained in the General Account, in the discretion of the Board, and in a manner consistent with the requirements of this Ordinance. Moneys in excess of those required to be in the General Account and the Sinking Fund may also be used, in the discretion of the Board, for any other lawful purpose related to the Waterworks. Notwithstanding the foregoing, in the event that any amounts are due to any providers (including their successors and assigns) of any municipal bond insurance policies or debt service reserve surety policies acquired by the City in connection with the Bonds or any of the Outstanding Parity Bonds, any excess moneys in the General Account after making all required transfers to the Sinking Fund shall be first used to pay any amounts owed under such policies.

SECTION 14. Waterworks Sinking Fund. (a) There is hereby continued from the Prior Ordinances a fund for the payment of the principal of and interest on revenue bonds which by their terms are payable from the Net Revenues of the Waterworks and the payment of any fiscal agency charges in connection with the payment of the bonds and interest, which fund has been previously designated as the Waterworks Sinking Fund (“Sinking Fund”), within which there has been created and is hereby continued a Bond and Interest Account (the “Bond and Interest Account”) and a Debt Service Reserve Account (the “Reserve Account”). There shall be set aside, transferred and deposited into the Sinking Fund, as available and as hereinafter provided, a sufficient amount of the Net Revenues of the Waterworks to meet the requirements of the Bond and Interest Account and the Reserve Account. Such payments shall continue until the balances in the Bond and Interest Account and the Reserve Account equal the principal of and interest on all of the then outstanding bonds of the Waterworks to their final maturity and provide for payment of all fiscal agency charges.

(b) Bond and Interest Account. The Bond and Interest Account is hereby continued within the Sinking Fund. There shall be credited, on the last day of each calendar month, to the Bond and Interest Account an amount of the Net Revenues equal to at least one-sixth (1/6) of the interest on all then outstanding bonds of the Waterworks payable on the then next succeeding Interest Payment Date, and at least one-sixth (1/6) of the principal on all then outstanding bonds of the Waterworks payable on the then next succeeding principal payment date, until the amount of interest and principal payable on the then next succeeding interest and principal payment dates shall have been so credited; provided, that such fractional amounts shall be appropriately

increased, if necessary, to provide for the first interest and first principal payments on the Bonds. There shall similarly be credited to the account any amount necessary to pay the bank fiscal agency charges, if any, for paying principal and interest on the bonds of the Waterworks as the same become payable. The City shall, from the sums deposited in the Sinking Fund and credited to the Bond and Interest Account, remit promptly to the registered owner or to the bank fiscal agency sufficient moneys to pay the interest and principal on the due dates thereof together with the amount of any bank fiscal agency charges.

(c) Reserve Account. The Reserve Account is hereby continued within the Sinking Fund. The City has funded with cash on hand, bond proceeds or purchased Surety Bonds (the “Outstanding Surety Bonds”) to satisfy the reserve requirements for the Outstanding Parity Bonds, which moneys and Outstanding Surety Bonds are held in the Reserve Account as a separate reserve for each of the Outstanding Parity Bonds.

On the date of delivery of the Bonds, the City shall cause funds on hand of the Waterworks, proceeds of the Bonds, or a combination thereof, to be deposited and/or maintained in the Reserve Account so that the balance therein allocable to the Bonds shall equal the least of (i) the maximum annual debt service on the Bonds, (ii) one hundred twenty-five percent (125%) of the average annual debt service on the Bonds, or (iii) ten percent (10%) of the proceeds of the Bonds; provided, however, the Controller is hereby authorized to adjust the reserve requirement for the Bonds (taking into account the Outstanding Surety Bonds, any other Surety Bonds, and any cash held therein) in order to meet any requirements of the Purchaser of the Bonds, if applicable on the date of issuance of the Bonds (the “Reserve Requirement”).

If on the date of delivery of a series of the Bonds, the initial deposit into the Reserve Account does not equal the Reserve Requirement or if no deposit is made, the City shall deposit a sum of Net Revenues into the Reserve Account on the last day of each calendar month, beginning with the first month after the Bonds are delivered, until the balance therein equals the Reserve Requirement. The monthly deposits shall be equal in amount and sufficient to accumulate the Reserve Requirement within five (5) years after the date of delivery of such series of Bonds.

The Reserve Account shall constitute the margin for safety as a protection against default in the payment of principal of and interest on the Outstanding Parity Bonds, the Bonds, and any other parity bonds of the City payable from the Net Revenues of its Waterworks hereafter issued so long as the Reserve Requirement has been increased proportionately, and the moneys in the Reserve Account shall only be used to pay current principal and interest on such bonds to the extent that moneys in the Bond and Interest Account are insufficient for that purpose. If it becomes necessary to draw upon the Reserve Account to pay the Outstanding Parity Bonds or the Bonds, the City shall first draw down the cash in the Reserve Account, if any, and next initiate draws on any Qualified Surety Bonds held therein, including the Outstanding Surety Bonds, on a pro rata basis, to meet such payments when due. Notwithstanding the foregoing sentence, if the Reserve Requirement for the Bonds is funded in whole or in part with cash rather than in whole with a Qualified Surety Bond, the City shall, if necessary to pay principal of or interest on the Bonds, use the cash in the Reserve Account to first pay such principal of or interest on the Bonds before such cash is used on the Outstanding Parity Bonds. Any deficiency in the balance maintained in the Reserve Account shall be promptly made up from the next available Net Revenues remaining after credits into the Bond and Interest Account. In the event moneys in the Reserve Account are transferred to the Bond and Interest Account to pay principal and interest on outstanding bonds, then such depletion of the balance in the Reserve Account shall be made up from the next available Net Revenues after the credits into the Bond and Interest Account. Any moneys in the Reserve Account in excess of the Reserve Requirement shall be transferred to the Waterworks Improvement Fund, and in no event shall such excess moneys be held in the Reserve Account.

Notwithstanding anything herein to the contrary, but subject to the terms of the Prior Ordinances, the City reserves the right to satisfy the Reserve Account at any time with funds on hand of the Waterworks, bond proceeds, a Qualified Surety Bond, or a combination thereof. A “Qualified Surety Bond” means a surety bond or policy issued by an insurance company rated solely at the time of issuance of such instrument in one of the two highest full rating categories by Standard & Poor’s Global Ratings Services and Moody’s Investors Service. If any such surety bond is purchased, the Mayor and the Controller are hereby authorized to execute and deliver all agreements with the provider of Qualified Surety Bonds to the extent necessary to comply with

the terms thereof and the commitment to issue such Qualified Surety Bond. Such agreement shall be deemed a part of this Ordinance for all purposes and is hereby incorporated herein by reference.

SECTION 15. Waterworks Improvement Fund. As set forth in Section 13 hereof, revenues may be transferred or credited from the General Account to the Waterworks Improvement Fund previously created by the Prior Ordinances and hereby continued (the "Improvement Fund"). Subject to the provisions of the Prior Ordinances, the Improvement Fund shall be used for (a) improvements, replacements, additions and extensions of the Waterworks, (b) for payments in lieu of taxes, and (c) for any other lawful purpose related to the Waterworks. Moneys in the Improvement Fund shall be transferred to the Sinking Fund if necessary to prevent a default in the payment of principal and interest on the then outstanding bonds payable from the Sinking Fund or if necessary to eliminate any deficiencies in credits to or minimum balances, if any, in the Reserve Account. Moneys in the Improvement Fund also may be transferred to the General Account to meet unforeseen contingencies in the operation and maintenance of the Waterworks.

SECTION 16. Priority of Payments. All revenues of the Waterworks shall be paid in the following order, with the priority as indicated:

(a) First, to pay all reasonable and proper expenses of the operation and maintenance of the Waterworks;

(b) Second, on a pari passu (parity) basis, to pay all principal of and interest on the Outstanding Parity Bonds, the Bonds and any bonds hereafter issued which rank on a parity with the Bonds;

(c) Third, on a pari passu (parity) basis, to replenish any cash drawn from the Reserve Account if the Reserve Requirement for the Bonds or the Outstanding Parity Bonds is satisfied, in whole or in part, with cash and to replenish any surety bonds in place for either the Outstanding Parity Bonds or the Bonds;

(d) Fourth, to replenish any other cash drawn, if any, from the Reserve Account;

(e) Fifth, to pay the costs of improvements, replacements, additions and extensions of the Waterworks and for payments in lieu of taxes; and

(f) All other lawful uses related to the Waterworks, including debt service payments on any junior and subordinate bonds.

SECTION 17. Separation of Funds; Investments. The proceeds from the sale of the Bonds shall be deposited in a bank or banks which are legally designated depositories for the funds of the City, in a special account or accounts. The Sinking Fund shall be deposited in and maintained as a separate account or accounts from all other accounts of the City. The General Account and the Improvement Fund may be maintained in a single account, or accounts, but such account, or accounts, shall likewise be maintained separate and apart from all other accounts of the City and apart from the Sinking Fund account or accounts. All of the funds and accounts of the Waterworks created or continued by this Ordinance, and all moneys deposited therein, shall be continuously maintained, deposited, held, secured and invested as public funds in accordance with the laws of the State of Indiana relating to the depositing, holding, securing or investing of public funds, including, particularly, applicable provisions of Indiana Code 5-13 and the acts amendatory thereof and supplemental thereto. Any interest or income derived from any such investments shall become a part of the moneys in the fund or account so invested and shall be used only as provided in this Ordinance and the Prior Ordinances. In no event shall any of the Net Revenues of the Waterworks be transferred or used for any purpose not authorized by this Ordinance or the Prior Ordinances, so long as any of the bonds secured by and payable from the Net Revenues shall be outstanding. Upon issuance of the Bonds, moneys held and on deposit in the existing funds and accounts established under the Prior Ordinances shall remain on deposit therein.

SECTION 18. Books of Records and Accounts. The City shall keep proper record books of account, separate from all of its other records and accounts, in which complete and correct entries shall be made showing all revenues collected on account of the operation of the Waterworks and all disbursements made therefrom and all transactions relating to the Waterworks. Copies of all such statements and reports shall be kept on file in the office of the Controller. There shall be prepared and furnished, upon the written request, to any owner of the Bonds then outstanding, not

more than ninety (90) days after the close of each fiscal year, complete financial statements of the Waterworks, covering the preceding fiscal year. Copies of all such statements and reports shall be kept on file in the office of the Director of the City of Bloomington Utilities. Any owner of the Bonds then outstanding shall have the right at all reasonable times to inspect the Waterworks and all records, accounts and data of the City relating thereto. Such inspections may be made by representatives duly authorized by written instrument.

SECTION 19. Rate Covenant. The City covenants and agrees that it will establish, maintain and collect just and equitable rates and charges for facilities and services afforded and rendered by the Waterworks, which shall to the extent permitted by law produce sufficient revenues at all times to pay all the legal and other necessary expense incident to the operation of the Waterworks, to include maintenance costs, operating charges, upkeep, repairs, interest charges on bonds or other obligations, to provide for the proper operation, repair and maintenance of the Waterworks, to provide the Sinking Fund and debt service reserve for the liquidation of bonds or other evidences of indebtedness, to provide adequate funds to be used as working capital, as well as funds for making extensions, additions and replacements, and also, for the payment of any taxes that may be assessed against the Waterworks, it being the intent and purpose hereof that such charges shall produce an income sufficient to maintain such utility property in a sound physical and financial condition to render adequate and efficient service. The rates and charges shall be established to the extent permitted by law, to produce Net Revenues sufficient to pay 1.20 times the annual debt service on the Outstanding Parity Bonds, the Bonds and bonds hereafter issued on a parity with the Bonds. So long as any of the Bonds are outstanding, none of the facilities or services afforded or rendered by the Waterworks shall be furnished without a reasonable and just charge being made therefor. The City shall pay like charges for any and all services rendered by the Waterworks to the City, and all such payments shall be deemed to be revenues of the Waterworks. Such rates and charges shall, if necessary, be changed and adjusted from time to time so that the revenues therefrom shall always be sufficient to meet the expenses of operation and maintenance, and the requirements of the Sinking Fund.

SECTION 20. Defeasance. If, when any of the Bonds issued hereunder shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or any portion thereof for redemption shall have been given, and the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the Bonds or any portion thereof and coupons then outstanding shall be paid; or (i) sufficient moneys, (ii) direct obligations of, or obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys, or (iii) any combination thereof, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds issued hereunder or any designated portion thereof shall no longer be deemed outstanding or entitled to the pledge of the Net Revenues of the City's Waterworks.

SECTION 21. Additional Bond Provisions. The City reserves the right to authorize and issue additional parity bonds, payable out of the Net Revenues of its Waterworks, ranking on a parity with the pledge thereof to the Bonds and the Outstanding Parity Bonds (such bonds, the "Additional Parity Bonds"), for the purpose of financing the cost of future extensions, betterments or improvements to the Waterworks, or to refund obligations, subject to the following conditions:

(a) All required payments into the Sinking Fund and the accounts thereof shall have been made in accordance with the provisions of this Ordinance, and the interest on and principal of all bonds payable from the Net Revenues of the Waterworks shall have been paid to date in accordance with their terms.

(b) The balance in the Reserve Account with respect to all outstanding bonds and the proposed additional bonds shall be equal to the aggregate amount required to be on deposit therein by the Prior Ordinances and herein; provided, however, this condition shall be satisfied if any required amount is to be provided from the proceeds of such additional bonds or other funds either (i) at the time of their issuance of the proposed additional bonds or (ii) by monthly deposits in an amount sufficient to build the balance in the Reserve Amount to an amount equal to the Reserve Requirement with respect to the proposed additional bonds within five (5) years after the additional bonds are issued, on a level monthly basis (after accounting for earnings thereon).

(c) The Net Revenues of the Waterworks in the calendar year immediately preceding the issuance of any such additional bonds ranking on a parity with the Bonds authorized by this Ordinance shall be not less than one hundred twenty-five percent (125%) of the maximum annual interest and principal requirements of the then outstanding bonds and the additional parity bonds proposed to be issued; or, prior to the issuance of said parity bonds, the water rates and charges shall be increased sufficiently so that said increased rates and charges applied to the previous calendar year's operations would have produced Net Revenues for said year equal to not less than one hundred twenty-five percent (125%) of the maximum annual interest and principal requirements of the then outstanding bonds and the additional parity bonds proposed to be issued. For purposes of this subsection, the records of the Waterworks shall be analyzed and all showings shall be prepared by a certified public accountant or nationally recognized financial consultant or consulting engineer employed by the City for that purpose. For purposes of this subsection, Net Revenues shall not include non-recurring revenues of the Waterworks as certified by the Board or any outstanding fund balances from prior years.

(d) The principal of said additional parity bonds shall be payable semiannually on January 1 and July 1 and the interest on said additional parity bonds shall be payable semiannually on January 1 and July 1 in the years in which such principal and interest are payable.

(e) To the extent required by law, the issuance of additional bonds and any necessary increase in water rates and charges shall be approved by the Indiana Utility Regulatory Commission.

SECTION 22. Additional Covenants of the City. For the purpose of further safeguarding the interests of the owners of the Bonds, it is hereby specifically provided as follows:

(a) So long as any of the Bonds are outstanding, the City shall at all times maintain its Waterworks system in good condition and operate the same in an efficient manner and at a reasonable cost.

(b) So long as any of the Bonds are outstanding, the City shall acquire and maintain insurance coverage, including fidelity bonds, to protect the Waterworks and its operations of a kind and in an amount such as is automatically carried by private companies engaged in a similar type of business. All insurance shall be placed with responsible insurance companies qualified to do business under the laws of the State of Indiana. All insurance proceeds and condemnation awards shall be used to replace or repair the property destroyed or damaged.

(c) So long as any of the Bonds are outstanding, the City shall not mortgage, pledge or otherwise encumber the property and plant of its Waterworks system, or any part thereof, and shall not sell, lease or otherwise dispose of any part of the same, except to replace equipment which may become worn out or obsolete.

(d) Except as hereinbefore provided in Section 21 hereof, so long as any of the Bonds are outstanding, no additional bonds or other obligations pledging any portion of the revenues of said Waterworks shall be authorized, executed, or issued by the City except such as shall be made subordinate and junior in all respects to the Bonds, unless all of the Bonds are redeemed, retired or defeased coincidentally with the delivery of such additional bonds or other obligations or, as provided in Section 20 hereof, funds sufficient to effect such redemption are available and set aside for such purpose at the time of issuance of such additional bonds or obligations.

(e) The provisions of this Ordinance shall constitute a contract by and between the City and the owners of the Bonds herein authorized, all the terms of which shall be enforceable by any bondholder by any and all appropriate proceedings in law or in equity. After the issuance of the Bonds, this Ordinance shall not be repealed or amended in any respect which will adversely affect the rights of the owners of the Bonds, nor shall the Common Council or any other body of the City adopt any law, ordinance or resolution which in any way adversely affects the rights of such owners so long as any of the Bonds, the interest thereon remain outstanding or unpaid. Except for the changes set forth in Section 27(a)-(g), this Ordinance may be amended, however, without the consent of Bond owners, if the Common Council determines, in its sole discretion, that such amendment would not adversely affect the owners of the Bonds.

(f) The provisions of this Ordinance shall be construed to create a trust in the proceeds of the sale of the Bonds herein authorized for the uses and purposes herein set forth, and the owners

of the Bonds shall retain a lien on such proceeds until the same are applied in accordance with the provisions of this Ordinance and of the governing Act. The provisions of this Ordinance shall also be construed to create a trust in the Net Revenues herein directed to be set apart and paid into the Sinking Fund for the uses and purposes of said fund as in this Ordinance set forth. The owners of the Bonds shall have all the rights, remedies and privileges set forth in the provisions of the governing Act, including the right to have a receiver appointed to administer the Waterworks in the event the City shall fail or refuse to fix and collect sufficient rates and charges for those purposes, or shall fail or refuse to operate and maintain said system and to apply properly the revenues derived from the operation thereof, or if there be a default in the payment of the interest on or principal of the Bonds.

SECTION 23. Investment of Funds. (a) The Controller is hereby authorized pursuant to IC 5-1-14-3 and the provisions of this Ordinance to invest moneys (subject to applicable requirements of federal law to insure such yield is the then current market rate) to the extent necessary or advisable to preserve the exclusion from gross income of interest on the Bonds under federal law.

(b) The Controller shall keep full and accurate records of investment earnings and income from moneys held in the funds and accounts referenced herein. In order to comply with the provisions of the ordinance, the Controller is hereby authorized and directed to employ consultants or attorneys from time to time to advise the City as to requirements of federal law to preserve the tax exclusion. The Controller may pay any fees as operation expenses of the waterworks.

SECTION 24. Tax Covenants. In order to preserve the excludability of interest on any series of the BANs or Bonds from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as existing on the date of issuance of the BANs or Bonds, as the case may be ("Code") and as an inducement to purchasers of such series of the BANS or Bonds, the City represents, covenants and agrees that:

(a) The Waterworks will be available for use by members of the general public. Use by a member of the general public means use by natural persons not engaged in a trade or business. No person or entity other than the City or another state or local governmental unit will use more than 10% of the proceeds of the Bonds or property financed or refinanced by the proceeds of the Bonds other than as a member of the general public. No person or entity other than the City or another state or local governmental unit will own property financed or refinanced by proceeds of the Bonds or will have any actual or beneficial use of such property pursuant to a lease, a management or incentive payment contract, arrangements such as take-or-pay or output contracts or any other type of arrangement that conveys other special legal entitlements and differentiates that person's or entity's use of such property from use by the general public, unless such uses in the aggregate relate to no more than 10% of the proceeds of the Bonds. If the City enters into a management contract for the Waterworks, the terms of the contract will comply with IRS Revenue Procedure 2017-13, as it may be amended, supplemented or superseded for time to time, so that the contract will not give rise to private business use under the Code and the Regulations, unless such use in aggregate relates to no more than 10% of the proceeds of the Bonds, as the case may be.

(b) No more than 10% of the principal of or interest on the Bonds is (under the terms of the Bonds, this Ordinance or any underlying arrangement), directly or indirectly, secured by an interest in property used or to be used for any private business use or payments in respect of any private business use or payments in respect of such property or to be derived from payments (whether or not to the City) in respect of such property or borrowed money used or to be used for a private business use.

(c) No more than 5% of the Bond proceeds will be loaned to any person or entity other than another state or local governmental unit. No more than 5% of the Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a nongovernmental person in any manner that would in substance constitute a loan of the Bond proceeds.

(d) The City reasonably expects, as of the date hereof, that the Bonds will not meet either the private business use test described in paragraph (a) and (b) above or the private loan test described in paragraph (c) above during the entire term of the Bonds.

(e) No more than 5% of the proceeds of the Bonds will be attributable to private business use as described in (a) and private security or payments described in (b) attributable to unrelated or disproportionate private business use. For this purpose, the private business use test is applied by taking into account only use that is not related to any government use of proceeds of the issue (Unrelated Use) and use that is related but disproportionate to any governmental use of those proceeds (Disproportionate Use).

(f) The City will not take any action nor fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes on the Bonds pursuant to Section 103 of the Code, nor will the City act in any other manner which would adversely affect such exclusion. The City covenants and agrees not to enter into any contracts or arrangements which would cause the Bonds to be treated as private activity bonds under Section 141 of the Code.

(g) It shall be not an event of default under this Ordinance if the interest on any Bond is not excludable from gross income for federal tax purposes or otherwise pursuant to any provision of the Code which is not currently in effect and in existence on the date of issuance of the Bonds.

(h) These covenants are based solely on current law in effect and in existence on the date of delivery of such Bonds.

(i) The City represents that it will rebate any arbitrage profits to the United States in accordance with the Code.

(j) The Common Council hereby authorizes the Mayor and the Controller to determine whether any series of Bonds qualify for the exception in the Code from the disallowance of 100% of the deduction by financial institutions of interest expense allocable to newly acquired tax-exempt obligations. Such designation, if made, will be set forth in the arbitrage certificate delivered by the City in connection with the Bonds.

Notwithstanding any provision of this Ordinance to the contrary, the City may elect to issue a series of the Bonds, the interest on which is not excludable from gross income for federal tax purposes, so long as such election does not adversely affect the exclusion from gross income of interest for federal tax purposes on any other series of the Bonds, by making such election on the date of delivery of such series of the Bonds. In such case, the covenants in this section of the Ordinance shall not apply to such series of the Bonds.

SECTION 25. Waiver of Tax Covenants. Notwithstanding any other provision of this Ordinance, any of the covenants and authorizations contained in Section 24 of this Ordinance (the "Tax Covenants"), which are designed to preserve the exclusion of interest on the Bonds from gross income for purposes of federal income taxation, need not be complied with if the City receives an opinion of nationally recognized bond counsel to the effect that compliance with such Tax Covenant is unnecessary to preserve such exclusion of interest.

SECTION 26. Supplemental Ordinances Without Consent. Without notice to or consent of the owners of the Bonds herein authorized, the City may, from time to time and at any time, adopt an ordinance or ordinances supplemental hereto (which supplemental ordinance or ordinances shall thereafter form a part hereof) for any of the following purposes:

(a) To cure any ambiguity or formal defect or omission in this Ordinance or in any supplemental ordinance or to make any other change authorized herein;

(b) To grant to or confer upon the owners of the Bonds any additional benefits, rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the owners of the Bonds or to make any change which, in the judgment of the City, is not to the prejudice of the owners of the Bonds;

(c) To modify, amend or supplement this Ordinance to permit the qualification of the Bonds for sale under the securities laws of the United States of America or of any of the states of the United States of America or to obtain or maintain bond insurance or other credit enhancement with respect to payments of principal of and interest on Bonds;

(d) To provide for the refunding or advance refunding of the Bonds;

(e) To procure a rating on the Bonds from a nationally recognized securities rating agency or agencies designated in such supplemental ordinance if such supplemental ordinance will not adversely affect the owners of the Bonds or any other bonds ranking on a parity with such Bonds; or

(f) To accomplish any other purpose which, in the judgment of the City, does not adversely affect the interests of the owners of the Bonds.

SECTION 27. Amendments with Consent of Bondholders. Subject to the terms and provisions contained in Section 22(f), Section 25 and this Section 26, and not otherwise, the owners of not less than sixty-six and two-thirds percent (66 2/3%) in aggregate principal amount of the Bonds issued pursuant to this Ordinance and then outstanding shall have the right, from time to time, anything contained in this Ordinance to the contrary notwithstanding, to consent to and approve the adoption by the City of such ordinance or ordinances supplemental hereto as shall be deemed necessary or desirable by the City for the purpose of modifying, altering, amending, adding to or rescinding in any particular any of the terms or provisions contained in this Ordinance, or in any supplemental ordinance; provided, however, that nothing herein contained shall permit or be construed as permitting:

(a) An extension of the maturity of the principal of or interest on any Bond issued pursuant to this Ordinance; or

(b) A reduction in the principal amount of any Bond or the redemption premium or the rate of interest thereon; or

(c) The creation of a lien upon or a pledge of the revenues of the Waterworks ranking prior to the pledge thereof created by this Ordinance; or

(d) A preference or priority of any Bond or Bonds issued pursuant to this Ordinance over any other Bond or Bonds issued pursuant to the provisions of this Ordinance; or

(e) A reduction in the aggregate principal amount of the Bonds required for consent to such supplemental ordinance; or

(f) A reduction in the required balance to be held as a reserve for the Bonds; or

(g) The extension of mandatory sinking fund redemption dates, if any.

If the owners of not less than sixty-six and two-thirds percent (66 2/3%) in aggregate principal amount of the Bonds outstanding at the time of adoption of such supplemental ordinance shall have consented to and approved the adoption thereof by written instrument to be maintained on file in the office of the Controller of the City, no owner of any Bond issued pursuant to this Ordinance shall have any right to object to the adoption of such supplemental ordinance or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the City or its officers from adopting the same, or from taking any action pursuant to the provisions thereof. Upon the adoption of any supplemental ordinance pursuant to the provisions of this section, this Ordinance shall be, and shall be deemed, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Ordinance of the City and all owners of Bonds issued pursuant to the provisions of this Ordinance then outstanding, shall thereafter be determined exercised and enforced in accordance with this Ordinance, subject in all respects to such modifications and amendments. Notwithstanding anything contained in the foregoing provisions of this Ordinance, the rights and obligations of the City and of the owners of the Bonds authorized by this Ordinance, and the terms and provisions of the Bonds and this Ordinance, or any supplemental ordinance, may be modified or altered in any respect with the consent of the City and the consent of the owners of all the Bonds issued pursuant to this Ordinance then outstanding.

SECTION 28. Non-Business Days. If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided in this Ordinance, is a legal holiday or a day on which banking institutions in the area are typically closed, such payment may be made or act performed or right exercised on the next succeeding day not a legal holiday or a day on which such banking institutions are typically closed, with the same force and effect as if done on the nominal date provided in this Ordinance, and no interest shall accrue for the period after such nominal day.

SECTION 29. IURC. The Waterworks is subject to the jurisdiction of the IURC for the approval of the issuance of bonds and rates and charges. Prior to the issuance of the Bonds or any BAN with a maturity of more than twelve (12) months, the City shall obtain the approval of the IURC for the issuance of said Bonds or BANs. The City hereby authorizes the Mayor to retain legal counsel and other professional services as may be necessary to obtain said approval from the IURC and to initiate the proceedings necessary for obtaining said approval.

SECTION 31. Other Actions. Each of the Mayor and the Controller is hereby authorized and directed, for and on behalf of the City, to execute and deliver any agreement, certificate or other instrument or take any other action which such officer determines to be necessary or desirable to carry out the transactions contemplated by this Ordinance, which determination shall be conclusively evidenced by such officer's having executed such agreement, certificate or other instrument or having taken such other action, and any such agreement, certificate or other instrument heretofore executed and delivered and any such other action heretofore taken are hereby ratified and approved.

SECTION 32. Repeal; Construction with Other Ordinances. All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed; provided, however, that this Ordinance shall not be deemed in any way to repeal, amend, alter or modify any of the Prior Ordinances, nor be construed as adversely affecting the rights of any of the owners of the outstanding Prior Bonds.

SECTION 33. Severability. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 34. Captions. The captions in this Ordinance are inserted only as a matter of convenience and reference, and such captions are not intended and shall not be construed to define, limit, establish, interpret or describe the scope, intent or effect of any provision of this Ordinance.

SECTION 35. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

[Signature Page Follows]

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Indiana, this ____ day of _____, 2025.

HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Indiana, this ____ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED this ____ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This ordinance authorizes the City of Bloomington to issue one or more series of its Waterworks Revenue Bonds, in the aggregate principal amount not to exceed \$71,000,000, a portion of which are anticipated to be issued in 2026 and the remainder in 2028. The bonds will be issued to finance all or a portion of the costs of design, engineering, acquisition, construction, equipping, and improvement of capital projects related to the Monroe Water Treatment Plant, the Waterworks distribution system and watermain, and a New Service Center and Maintenance Buildings, and pay costs of issuance of the bonds.

EXHIBIT A

DESCRIPTION OF PROJECTS

Monroe Water Treatment Plant Projects:

- Sedimentation Basin 1 Rehabilitation, Valve Actuator, and Horizontal Flocculator System Rebuilds
- Sedimentation Basin 2 Rehabilitation, Valve Actuator, and Horizontal Flocculator System Rebuilds
- Chemical Feed Line Replacement
- Chemical Building Improvements
- Electrical Upgrades
- Low Service Pumps, Transfer Pumps, High Service Pumps, and VFDs
- Intake Bypass Pumping Improvements
- Tank Projects

Distribution System Projects:

- West Booster Station Rehabilitation
- South Central Booster Station Rehabilitation
- South and West Storage Tank Engineering and Rehabilitation
- SE SW Redbud Storage Tank Engineering and Rehabilitation

Other Projects:

- Watermain projects
- New service center and maintenance buildings to be used by City of Bloomington Utilities department, including, but not limited to, the demolition of the existing buildings at the Winston Thomas property, the design, engineering, construction and equipping of a new service center and maintenance facility buildings and any other costs or equipment related thereto

EXHIBIT B

R-__

[FORM OF REGISTERED BOND]

UNITED STATES OF AMERICA

STATE OF INDIANA

COUNTY OF MONROE

CITY OF BLOOMINGTON, INDIANA
WATERWORKS REVENUE BOND OF 20__, SERIES __

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Original Date</u>	<u>Date of Authentication</u>	<u>[CUSIP]</u>
__%	____ 1, 20__	____, 20__	____, 20__	[_____]

REGISTERED
OWNER: _____

PRINCIPAL AMOUNT: _____ Dollars (\$_____)

The City of Bloomington, in Monroe County, State of Indiana, (the "City") for value received, hereby promises to pay to the Registered Owner specified above, or registered assigns, upon surrender hereof, solely out of the special revenue fund hereinafter referred to, the Principal Amount stated above as evidenced by the records of the registered owner making payments for this bond, or its assigns, on the Maturity Date specified above (unless this bond be subject to and be called for redemption prior to maturity as hereinafter provided), and to pay interest thereon until the Principal Amount is paid upon redemption or at maturity, at the Interest Rate per annum specified above and from the interest payment date to which interest has been paid or duly provided for next preceding the Date of Authentication of this bond as shown above (unless this bond is authenticated after the fifteenth day of the month immediately preceding an interest payment date (the "Record Date") and on or before the next such interest payment date, in which case it shall bear interest from such interest payment date or unless this bond is authenticated on or before [December/June] 15, 20__, in which case it shall bear interest from the Original Date specified above), with such interest payable semiannually on January 1 and July 1 of each year, commencing [January/July] 1, 20__. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

The principal of and premium, if any, on this Bond are payable upon the surrender thereof at the principal office of _____ (the "Registrar" or the "Paying Agent") in the

_____, _____. All payments of interest on this Bond shall be paid by check mailed one business day prior to the interest payment date to the Registered Owner as of the Record Date at the address as it appears on the registrations books kept by the Registrar. Each Registered Owner of \$1,000,000 or more in principal amount of the Bonds shall be entitled to receive interest payments by wire transfer by providing written wire instructions to the Paying Agent before the Record Date for any payment. All payments of principal of, and premium, if any, on the Bonds (as hereinafter defined) shall be made in any coin or currency of the United States of America, which on the dates of such payment, shall be legal tender for the payment of public and private debts.

THE CITY SHALL NOT BE OBLIGATED TO PAY THIS BOND OR THE INTEREST HEREON EXCEPT FROM THE HEREINAFTER DESCRIBED SPECIAL FUND, AND NEITHER THIS BOND NOR THE ISSUE OF WHICH IT IS A PART SHALL IN ANY RESPECT CONSTITUTE A CORPORATE INDEBTEDNESS OF THE CITY WITHIN THE PROVISIONS AND LIMITATIONS OF THE CONSTITUTION OF THE STATE OF INDIANA.

This bond is one of an authorized series of bonds of like date, tenor and effect, except as to denomination, numbering, rates of interest, redemption terms and dates of maturity, aggregating _____ Dollars (\$ _____), numbered and lettered consecutively from ___R-1 upward (the “Bonds”), issued for the purpose of providing funds to pay the cost of certain additions, improvements and extensions to the waterworks of the City, [fund a debt service reserve fund/pay the premium on a debt service reserve surety policy] and pay the costs of issuance of the Bonds. This Bond is issued pursuant to an ordinance adopted by the Common Council of the City on the ____ day of _____, 2025, entitled “An Ordinance Authorizing the Acquisition, Construction and Installation by the City of Bloomington, Indiana, of Certain Extensions and Improvements to the City’s Waterworks Utility, the Issuance and Sale of Revenue Bonds to Provide Funds for the Payment of the Costs Thereof, and the Collection, Segregation and Distribution of the Revenues of Such Waterworks and Other Related Matters” (the “Ordinance”), and in accordance with the provisions of Indiana law, including, without limitation, Indiana Code 8-1.5, as amended (the “Act”).

Pursuant to the provisions of the Act and the Ordinance, the principal of and interest on this Bond, the Outstanding Parity Bonds (as defined in the Ordinance), and any bonds hereafter issued on a parity therewith are payable solely from the Waterworks Sinking Fund (the “Sinking Fund”) maintained under the Ordinance to be funded from the Net Revenues (herein defined as the gross revenues of the Waterworks (defined as the City’s Waterworks system, including all real estate, equipment and appurtenances thereto used in connection therewith, and all extensions, additions and improvements thereto and replacements thereof, now or at any time hereafter constructed or acquired, after deduction only for the payment of the reasonable expenses of operation and maintenance of the System).

The City irrevocably pledges the entire Net Revenues of the Waterworks deposited into the Sinking Fund to the prompt payment of the principal of and interest on the Bonds, the Outstanding Parity Bonds and any bonds ranking on a parity therewith to the extent necessary for such purposes, and covenants that it will cause to be fixed, maintained and collected such rates and charges for services rendered by the Waterworks as are sufficient in each year for the payment of the proper

and reasonable expenses of operation and maintenance of the Waterworks and for the payment of the sums required to be paid into the Sinking Fund under the provisions of the Act and the Ordinance. If the City or the proper officers thereof shall fail or refuse to so fix, maintain and collect such rates or charges, or if there shall be a default in the payment of the interest on or principal of this bond, the owner of this bond shall have all of the rights and remedies provided for in the Act, including the right to have a receiver appointed to administer the Waterworks and to charge and collect rates sufficient to provide for the payment of this bond and the interest hereon.

The City further covenants that for so long as the Bonds, the Outstanding Parity Bonds and any bonds hereafter issued on a parity therewith (the "Additional Parity Bonds") remain outstanding, it will set aside and pay into the Sinking Fund a sufficient amount of the Net Revenues of the Waterworks for the payment of (a) the interest on all bonds payable from the revenues of the Waterworks, as such interest shall fall due, (b) the necessary fiscal agency charges for paying such bonds and interest, (c) the principal of all bonds payable from the revenues of the Waterworks, and (d) an additional amount as a margin of safety to create the reserve required by the Ordinance. Such required payments shall constitute a first charge upon all the Net Revenues of the Waterworks. Reference is made to the Ordinance for a more complete statement of the revenues from which and conditions under which this bond is payable, a statement of the conditions on which obligations may hereafter be issued on a parity with this bond, the manner in which the Ordinance may be amended and the general covenants and provisions pursuant to which this bond has been issued.

[Insert optional redemption terms, if applicable].

[The bonds maturing on _____ 1, ____ are subject to mandatory sinking fund redemption prior to maturity, at a redemption price equal to the principal amount thereof plus accrued interest, on the dates and in the amounts set forth below:

Date

Amount

*

*Final Maturity]

[Each Five Thousand Dollars (\$5,000) principal amount shall be considered a separate bond for purposes of mandatory redemption. If less than an entire maturity is called for redemption, the bonds to be redeemed shall be selected by lot by the Registrar.]

Notice of such redemption shall be mailed to the address of the registered owners of the Bonds to be redeemed as shown on the registration records of the City not less than thirty (30) and not more than sixty (60) days prior to the date fixed for redemption, unless the notice is waived by the registered owner of the Bonds to be redeemed. The notice shall specify the date and place of redemption and sufficient identification of the Bonds called for redemption. The place of redemption may be determined by the City. Interest on the Bonds called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the date so named, and thereafter, such bonds shall no longer be protected by the Ordinance and shall not be deemed to be outstanding thereunder.

If this bond shall not be presented for payment or redemption on the date fixed therefor, the City may deposit in trust with the Paying Agent, an amount sufficient to pay such Bond or the redemption price, as the case may be, and thereafter the Registered Owner shall look only to the funds so deposited in trust for payment and the City shall have no further obligation or liability with respect thereto.

This bond is transferable or exchangeable only upon the books of the City kept for that purpose at the designated corporate trust operations office of the Registrar by the Registered Owner in person, or by his attorney duly authorized in writing, upon surrender of this Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owner, or his attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity shall be executed and delivered in the name of the transferee or to the Registered Owner, as the case may be, in exchange therefor. This bond may be transferred without cost to the Registered Owner except for any tax or governmental charge required to be paid with respect to the transfer. The City, the Registrar and the Paying Agent may treat and consider the person in whose name this bond is registered as the absolute owner hereof for all purposes, including for the purpose of receiving payment of, or on account of, the principal hereof and interest and premium, if any, due hereon.

This bond is subject to defeasance prior to redemption or payment as provided in the Ordinance referred to herein. THE OWNER OF THIS BOND, BY THE ACCEPTANCE HEREOF, HEREBY AGREES TO ALL THE TERMS AND PROVISIONS CONTAINED IN THE ORDINANCE. The Ordinance may be amended without the consent of the owners of the Bonds as provided in the Ordinance if the Common Council determines, in its sole discretion, that the amendment shall not adversely affect the rights of any of the owners of the Bonds.

The Bonds are issuable only in fully registered form in the denomination of [\$5,000] or any integral multiple thereof.

[A Continuing Disclosure Contract from the City to each registered owner or holder of any Bond, dated as of the date of initial issuance of the Bonds (the "Contract"), has been executed by the City, a copy of which is available from the City and the terms of which are incorporated herein by this reference. The Contract contains certain promises of the City to each registered owner or holder of any Bond, including a promise to provide certain continuing disclosure. By its payment for and acceptance of this bond, the registered owner or holder of this bond assents to the Contract and to the exchange of such payment and acceptance for such promises.]

It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in the execution, issuance and delivery of this bond have been done and performed in regular and due form as provided by law.

This bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been executed by an authorized representative of the Registrar.

IN WITNESS WHEREOF, the City of Bloomington, in Monroe County, Indiana, has caused this bond to be executed in its corporate name by the manual or facsimile signature of the

Mayor of the City, its corporate seal to be hereunto affixed, imprinted or impressed by any means and attested manually or by facsimile by its Controller.

CITY OF BLOOMINGTON

Mayor

(Seal)

ATTEST:

Controller

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds issued and delivered pursuant to the provisions of the within-mentioned Ordinance.

_____]

By _____
Authorized Representative

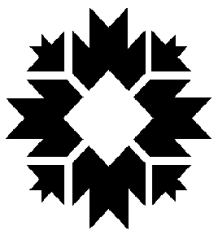
ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ (insert name and address) the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints attorney to transfer the within bond on the books kept for the registration thereof with full power of substitution in the premises.
Dated: _____

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within bond in every particular, without alteration or enlargement or any change whatsoever.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guarantee program.



**CITY OF BLOOMINGTON
LEGAL DEPARTMENT
MEMORANDUM**

TO: City of Bloomington Common Council Members
FROM: Christopher J. Wheeler, Assistant City Attorney
RE: Proposed Ordinance 2025-36
DATE: September 10, 2025

Executive Summary: If approved, Ordinance 25-36 would authorize the issuance of Waterworks Revenue Bonds in an aggregate amount not to exceed \$71,000,000 (the “Bonds”) with series expected to be issued in 2026 and 2028. The term for each series of Bonds will be no longer than twenty (20) years with an interest rate not to exceed eight percent (8%). The Bonds would be used to pay the cost of certain additions, improvements, and extensions to the City of Bloomington’s (the “City”) waterworks utility system. The Ordinance also authorizes interim construction financing pending the issuance of the Bonds, if necessary, in the form of bond anticipation notes. Although there is a limit on the amount of debt a municipality may have outstanding at one time, as revenue bonds, the Bonds do not count towards that limit.

Proposed Projects: City of Bloomington Utilities Department recommends a number of capital investments and funding for projects for the City’s waterworks utility system. The list of projects below is included in the Bond financing. City staff will be available to discuss the projects in more detail. Although the total estimated costs of the projects listed may exceed \$71,000,000, the Ordinance will only authorize \$71,000,000 toward the projects. Once issued, the Bond funds could be used for any combination of the projects in case projects are reprioritized or are no longer feasible.

DESCRIPTION OF PROJECTS

Monroe Water Treatment Plant Projects:

- Sedimentation Basin 1 Rehabilitation, Valve Actuator, and Horizontal Flocculator System Rebuilds
- Sedimentation Basin 2 Rehabilitation, Valve Actuator, and Horizontal Flocculator System Rebuilds
- Chemical Feed Line Replacement
- Chemical Building Improvements
- Electrical Upgrades
- Low Service Pumps, Transfer Pumps, High Service Pumps, and VFDs
- Intake Bypass Pumping Improvements
- Tank Projects

Distribution System Projects:

- West Booster Station Rehabilitation
- South Central Booster Station Rehabilitation
- South and West Storage Tank Engineering and Rehabilitation
- SE SW Redbud Storage Tank Engineering and Rehabilitation

Other Projects:

- Watermain projects
- New service center and maintenance buildings to be used by City of Bloomington Utilities department, including, but not limited to, the demolition of the existing buildings at the Winston Thomas property, the design, engineering, construction and equipping of a new service center and maintenance facility buildings and any other costs or equipment related thereto

Background: Bonds are frequently used by municipal governments to pay for large capital improvements that cannot be funded otherwise. The proposed Bonds that would be authorized by Ordinance 25-36 are Waterworks Revenue Bonds payable from the net revenues of the waterworks utility system. The net revenues are the gross revenues after deduction only for the payment of the reasonable expenses of operation and maintenance.

The City owns and operates its waterworks facility through its Utility Service Board (the “Board”). The Board adopted a resolution approving the issuance of the Bonds at its meeting on September 8, 2025. Waterworks revenue bonds are authorized under Indiana Code §8-1.5.

Next Steps: Because the City’s waterworks system is regulated by the Indiana Utility Regulatory Commission (the “IURC”), after Council approves the issuance of the Bonds, the IURC must also approve the issuance. The waterworks utility will be submitting its rate case to the IURC along with the Bonds.

If you have any questions regarding this proposed ordinance, please feel free to contact me by calling City Legal at 812.349.3549 or e-mailing me at wheelech@bloomington.in.gov.