



City of Bloomington Common Council

Legislative Packet – Addendum

Containing legislative materials related to:

Wednesday, 22 October 2025

Regular Session at 6:30pm



**City of Bloomington
Office of the Common Council**

October 22, 2025

Monroe County Commissioner and Councilmembers
Monroe County Courthouse
100 W Kirkwood Avenue
Bloomington, Indiana 47404

Re: Purchase of the Northpark Location for a New Justice Center

Dear Monroe County Commissioners and Councilmembers,

Thank you to all who have been involved in the search for a new justice center: one that we all hope will better suit the needs of Monroe County residents. As such, we submit this letter to express our concern about the purchase of the North Park site for the use of a new justice center.

The current facility houses much more than the jail. People will go there for hearings, court cases, to meet with their legal defense, and much more. The proposed north park site will transfer the justice center far outside of the scope of downtown. The site's location has no plans for public transportation. Low income residents will be directly affected without alternative means of transportation. The criminal justice system is already difficult to navigate. It would be a step backwards to make it any harder for our residents to access justice.

Furthermore, our downtown businesses rely on the revenue generated from the foot traffic generated by visitors and employees at the justice center, especially during the work week. Revenue from the Food and Beverage Tax will also be impacted if the justice center is moved so far from the downtown area.

Due to accessibility and economic concerns, The Bloomington Common Council respectfully requests that County officials **not** continue with the purchase of the north park site as the location for a new justice center.

Respectfully,

City of Bloomington Common Council
Sydney Zulich, Councilmember

****Amendment Form****

Ordinance #: 2025-38
Amendment #: Am. 01
Submitted by: Cm. Piedmont-Smith
Date: October 21, 2025

Proposed Amendment: (Additions shown in **bold**; Deletions shown in ~~strikethrough~~)

1. SECTION III C. entitled “Part-time and Temporary Positions,” of the Ordinance 2025-38 shall read:

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 ~~not benefits-eligible~~ **benefits-eligible and** 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.

Synopsis

This amendment adds the words “not,” “and,” and a period (.) to Section III C and corrects “benefits-elegible” to “benefits-eligible” to fix a typographical error.

10/22/25 Regular Session Action: Pending

****Amendment Form****

Ordinance #: 2025-40
Amendment #: Am. 01
Submitted by: Cm. Piedmont-Smith
Date: October 21, 2025

Proposed Amendment: (Additions shown in **bold**; Deletions shown in ~~strikethrough~~)

1. SECTION 2 I. entitled “Licenses and Certifications,” of the Ordinance 2025-40 shall read:

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 previously~~ 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. **This premium remains in effect.**

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.

2. SECTION 2 L. entitled "Licenses and Certifications," of the Ordinance 2025-40 shall read:

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 ~~not benefits-eligible~~ **benefits-eligible and** 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.

Synopsis

This amendment clarify that the \$0.50 per hour premium was implemented in a prior salary ordinance, but remains effect. It also adds the words "not," "and," and a period (.) to Section 2 L, and corrects "benefits-elegible" to "benefits-eligible" to fix a typographical error.

10/22/25 Regular Session Action: Pending

****Amendment Form****

Ordinance #: 2025-32
Amendment #: Am. 01
Submitted by: Cm. Stosberg
Date: October 16, 2025

Proposed Amendment:

1. The Attachment A of Ordinance 2025-32 shall be deleted and replaced with the following as its Attachment A:

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		
<u>Urban agriculture, Farmstead</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>P*</u>	<u>P</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>20.03.030(c)(5)</u>
Urban agriculture, noncommercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<u>20.03.030(c)(5)</u> <u>20.03.030(c)(6)</u>
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*				<u>20.03.030(c)(7)</u> <u>20.03.030(c)(6)</u>
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*			<u>20.03.030(c)(8)</u> <u>20.03.030(c)(7)</u>
Opioid rehabilitation facility										C*	C*	C*		C*	C*			<u>20.03.030(c)(8)</u> <u>20.03.030(c)(7)</u>
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, Farmstead

(A) Structures

- i. In the R1, R2, R3, R4, RM, RH and RMH zoning districts, 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. In the MS, MM, MC, ME, and MI zoning districts the standards for accessory structures for the base zoning district shall apply for greenhouses and hoop houses.
- iii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iv. Agricultural stands are limited to a maximum height of 12 feet, shall be located at least 10 feet from any abutting lot with an occupied residential use and shall have a minimum 5 foot setback from the right of way.
- v. Unless otherwise allowed in 20.04.080(n), 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, R4, RM, RH, and RMH districts only, retail sales shall be prohibited on the farmstead 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 farmstead 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, R4, RM, RH, RMH and MS zoning districts, no outdoor work activity that involves power equipment or generators may occur before 8:00 AM or after 7:00 PM. In other zoning districts noise ordinance standards will apply.
- v. In the R1, R2, R3, R4, RM, RH and RMH 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, RH and RMH 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. In the R1, R2, R3, R4, RM, RH, and RMH zoning districts, 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."

~~Greenhouse, Noncommercial~~

~~The accessory or temporary use of a structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for noncommercial use.~~

Urban agriculture, Farmstead

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. Farmstead 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.

Synopsis

This amendment replaces the Attachment A.

10/22/25 Regular Session Action: Pending

To: Bloomington City Council

From: Councilmember Hopi Stosberg, District 3

RE: Amendment 1 to Ordinance 2025-32, Urban Agriculture, Commercial

Date: October 22, 2025

Please note the updated Attachment A that applies to Amendment 1 in the packet. There are several changes made by this amended attachment. Items 4 and 5 are updated changes from the original attachment released in the Friday packet. This attachment includes:

- 1) Changes the name from “Urban Agriculture, Commercial” to “Urban Agriculture, Farmstead”. This change is updated several times throughout the document.
- 2) Adds a setback requirement for agriculture stands from the right of way.
- 3) Includes all the R-zones in use specific standards that apply to R1-R4.
- 4) Makes changes to the permitting in the mixed-use zones and adds use-specific standards in those zones. This also necessitates changes to the use specific standards to clarify what is necessary in the mixed-use districts.
- 5) Updates the definition of “greenhouse, noncommercial”.

I will review each of these changes in greater detail during my introduction of amendment 1. Please contact me if you have any questions. Thank you.