

# City of Bloomington Common Council

## Legislative Packet

Containing legislative materials related to:

Wednesday, 17 December 2025  
Regular Session at 6:30pm



# City of Bloomington Common Council

AGENDA AND NOTICE: REGULAR SESSION Wednesday | 6:30 PM 17 December, 2025  
Council Chambers (#115), Showers Building, 401 N. Morton Street

The meeting may also be accessed at the following Zoom link:

<https://bloomington.zoom.us/j/84140255260?pwd=c15CizdDbCEGrMcKfemaaK4tSVQuli.1>

## 1. ROLL CALL

## 2. AGENDA SUMMATION

## 3. MINUTES FOR APPROVAL

- A. August 18, 2025 – Budget Hearing
- B. August 20, 2025 – Budget Hearing
- C. August 25, 2025 – Budget Hearing
- D. August 27, 2025 – Budget Hearing

## 4. REPORTS (A maximum of twenty minutes is set aside for each part of this section).

- A. Council members
- B. The Mayor, City Clerk, City Offices, and City Boards and Commissions
  - a. Planning and Transportation – Unified Development Ordinance (UDO) Update
- C. Council Committees
  - a. Committee on Council Processes
- D. Public\*

## 5. APPOINTMENTS TO BOARDS AND COMMISSIONS

None

## 6. LEGISLATION FOR FIRST READINGS

None

## 7. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

- A. Ordinance 2025-19 – To Amend Title 15 of The Bloomington Municipal Code Entitled “Removal And Impound of Vehicles” Re: Chapters 15.48 and 15.52 – Updating Permissible Towing and Storage Charges for Authorized Towing Services
  - a. Amendment 01 – ADOPTED
  - b. Amendment 04

\*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](mailto:council@bloomington.in.gov).

Posted: December 12, 2025

- B. Ordinance 2025-20 – To Amend Chapter 4.32 of The Bloomington Municipal Code Entitled “Non-consensual Towing Business” Re: Updating Towing License Requirements and Permissible Towing and Storage Fees for Non-consensual Towing Services under Chapter 4.32
  - a. Amendment 03
- C. Ordinance 2025-47 – To Amend Title 8 Of The Bloomington Municipal Code, Entitled “Historic Preservation And Protection” To Establish A Historic District Re: The Ivan Adams House Historic District (Bloomington Historic Preservation Commission, Petitioner)
- D. Ordinance 2025-43 – An Ordinance Annexing Certain Real Estate To The City Of Bloomington, Monroe County, Indiana
- E. Ordinance 2025-46 – To Amend The Bloomington Zoning Maps And Zone Property Currently In the Monroe County Jurisdiction To Residential Medium Lot (R2) In Anticipation Of Voluntary Annexation Re: 2005 W. Cory Drive (William Wamathai, Petitioner)

**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/meetings?year=2025>

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**Posted: December 12, 2025**

**Bloomington Common Council-Budget Hearing Minutes**  
**Bloomington Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, August 18, 2025, 5:30pm**

**CALL TO ORDER [5:31pm]**

Courtney Daily, Chair, called the meeting to order.

**1. ROLL CALL (\*Indicates participation via Zoom) [5:31pm]**

**Councilmembers present:**

Isak Nti Asare (arrived at 5:32pm)	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Christine Chang	Temporary Council Researcher
Kerry Thomson	Mayor
Jessica McClellan	City Controller
Gretchen Knapp	Deputy Mayor
Margie Rice	Corporation Counsel
Sharr Pechac	Human Resources, Director
Rick Dietz	ITS, Director
Adam Wason	Public Works, Director
David Hittle	Planning and Transportation, Director
Cheryl Gilliland*	Deputy Controller
Tim Street*	Parks and Recreation, Director
Jane Kupersmith*	Economic and Sustainable Development, Director
Kate Scales*	Talent Manger, Human Resources
J.D. Boruff*	Operations and Facilities, Director

**2. TOPICS DISCUSSED [5:32pm]**

This week’s budget hearings will include budget presentations from each city department. Each night, department heads will present on their proposed 2026 budgets along with the goals and outcomes they hope to achieve for their departments in 2026. These presentations are a preview of what each department is hoping to see reflected in the 2026 budget as a whole.

There will be no council votes taken this week on each department’s proposed budget because the adoption of the 2026 budget will not include department-by-department votes. Instead, councilmembers will make comments during council comment periods as to what changes they wish to see in each individual department’s budget before later this fall, when the Council is scheduled to consider the budget as a whole through a vote on three appropriation ordinances and four salary ordinances.

The three appropriation ordinances include the civil city budget, the Utilities Department budget, and the budget for Bloomington Transit. The three salary ordinances will include salaries for officers of the police and fire departments, salaries for appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the city, and salaries for elected officials.



Council discussion and a public hearing on these items of legislation are scheduled for September 24th beginning at 6:30pm. The budget adoption meeting is scheduled for October 8th beginning at 6:30pm. There may still be changes between this week's presentations and the seven budget ordinances that come to Council later in the fall. Throughout the remainder of August and September, the administration will work with the Council and various departments to prepare a final version of the 2026 budget for the City.

Daily summarized the agenda. She noted that the priority-based budgeting focus area for the evening was High-Performing Government.

Stosberg moved and Zulich seconded that for the duration of budget week, council limits councilmember question and answer periods to a maximum of three minutes per councilmember per presentation, limit councilmember comment period to three minutes per councilmember per presentation, and limit public comment to two minutes per speaker per comment period. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Mayor Kerry Thomson introduced the City of Bloomington's proposed 2026 Budget and Jessica McClellan, City Controller, provided details. The impact from Senate Enrolled Act 1 (SEA 1) resulted in the loss of \$1.4 million in 2025, with further losses through 2028. Residents with higher property values would have a slight decrease in property taxes, and residents with moderately priced homes would have an increase in property taxes, though the city would not receive more funding. The city's ability to bond was also impacted by SEA 1. McClellan spoke about existing commitments and obligations, maintaining assets like parks and sidewalks, and providing core city services like water and sewer. She spoke about implementing priorities-based budgeting, outcomes, priority areas, city programs, and costs. She iterated that the city could not fund everything. Council discussed current commitments and Thomson provided examples. Collaboration with the county and the Monroe County Community School Corporation was needed but a formal meeting had not yet occurred.

Asare asked what had been cut in the current budget and about ways to increase revenue for the city. Thomson said the details would be provided during departmental presentations. There were few revenue options. Piedmont-Smith asked about collaboration between council and the administration, and Thomson said the Fiscal Committee (FC) was one way and gave additional examples. Stosberg highlighted the responsibilities of the FC and the Budget Task Force. Rollo asked for clarification on collaboration with the county and Thomson provided examples like the streamlining of applications for social services funding for nonprofits.

There was no public comment.

Stosberg thanked the administration for their work on the budget process. Asare said the budget process had started earlier that year and expressed gratitude for the collaboration. Piedmont-Smith appreciated the changes in the budget book because they clarified how budgets worked together toward common goals. It was important to be apparent when communicating to the public about the budget.

Jessica McClellan, Controller, presented the 2026 General Fund of the budget with proposed revenues of \$54 million and proposed expenditures of \$65.2 million including a deficit of \$11.2 million. She described the city's fiscal health, bond rating, cash reserves, property taxes, revenues, and expenditures. Expenditures included \$82.1 million in personnel, \$8.5 million in supplies, \$41.7 million in other services, and \$14.9 million in capital outlays for a total of \$147.1 million. She noted staffing changes, the net fiscal impact to the city, limitations to General Obligation bonds due to SEA 1, and summarized the city's debt and timeline for the budget. Rollo asked about cost of living increases.

Piedmont-Smith referred to the mayor's recent press release stating that the Thomson administration had started with a \$16 million deficit which was misleading because of the significant cash reserves. Thomson said the city could not spend down all the cash reserves. Flaherty clarified that the actual budget for 2024 had a \$5 million surplus. McClellan confirmed that was correct; the city did not spend the entire adopted budget, and had additional revenue from the Local Income Tax (LIT) and bank interest. Flaherty stated that

was true for 2022-2024 and McClellan agreed. There had been purposeful spending of the high cash reserves. Stosberg asked what the cash reserves would be at the end of 2026 and McClellan said it would likely be \$25 million. Health insurance costs were discussed, too.

Kevin Keough commented on the deficit and the city budget.

Rollo asked if McClellan had the schedule of revenues, expenditures, and changes. McClellan said yes and she would provide that to council and interested parties. Rollo spoke on the importance of cost of living increases. Piedmont-Smith concurred and urged councilmembers to review that information. Ruff also agreed and gave a brief history of the living wage ordinance.

Deputy Mayor Gretchen Knapp introduced the High-Performing Government priority area. She explained the process of identifying programs within priority areas. Departments that provided internal support to the city were Human Resources (HR), Information Technology Services (ITS), Controller, Fleet, and Facilities. The clerk, council, and mayor were elected officers. She gave an overview of program types and the implementation of priority-based budgeting. There was discussion on the process of defining the priority areas as well as collaboration between council and the administration.

Christopher Emge, Greater Bloomington Chamber of Commerce, commented on the need for personnel cuts.

There were no council comments.

Clerk Nicole Bolden presented the Office of the City Clerk's proposed 2026 Budget and highlighted that there had not been major changes to the budget over the previous ten years. She spoke about personnel, duties of the clerk, certifications, and new laws affecting clerk duties. Clerk staff worked to ensure compliance and Bolden gave examples of successes, challenges, and opportunities. There was no increase to the clerk's budget. Bolden thanked Thomson for writing a proclamation for the Indiana League of Municipal Clerks and Treasurers (ILMCT) and McClellan for reading it during the annual conference. Stosberg asked about officiating marriages. Piedmont-Smith asked about a cost of living increase and McClellan said there had been a vacant position the previous year that was now filled, so even with a cost of living increase, there was a net decrease in the clerk budget. There was discussion on clerk staff assisting council staff. Bolden noted that the benefits to the public provided by the clerk's office included access to records and legislation, meeting minutes and memos, attendance tracking, the legislative index, and more. The clerk's office helped the city achieve a high performing government.

There was no public comment. There were no additional council comments.

Lisa Lehner, Council Attorney, presented the Office of the Common Council's proposed 2026 Budget. She explained the Common Council's budget priorities with impacts on High Performing Government, Community Health and Vitality, Transportation, and Public Safety. There were three full time employees and a part time graduate fellow. She noted key challenges and initiatives in 2026, per priority area. Recent changes to state laws made legislative support and meeting services cumbersome, laborious, and multifaceted. Council staff retention was crucial since there had been high turnover the previous two years. She highlighted proposed budget changes like increases in office supplies and equipment, a key card system, staff instruction and subscriptions, and an additional Fellow. Lehner explained the importance of having legal research support, like contractors with expertise on complex issues, which improved efficiency and effectiveness of services delivered to council and council staff. Stosberg asked about the salary increases and Lehner said it was part of the citywide salary study, the cost of living increase, and benefits. McClellan provided additional clarification.

There was no public comment.

Stosberg thanked Lehner for her work on council's budget. Piedmont-Smith supported the budget increase and gave several reasons why. Asare expressed concern about having consultants and if it would genuinely alleviate council staff's workload.

Knapp presented the Office of the Mayor’s proposed 2026 Budget and noted a 2% decrease in the budget. She spoke about the duties of the mayor’s office and gave examples. She highlighted focus areas like attainable housing, homelessness, transparency, the city’s website overhaul, capital improvements, maintenance, and improvements to operations. The decrease in the budget resulted from no longer needing one-time expenses like rebranding or conducting a community survey in 2026. There would be increases to personnel including a part time employee for emergency management planning.

Piedmont-Smith asked about emergency management planning and how that position would work with the county’s emergency management agency. Knapp noted the importance of having an employee embedded in the city with knowledge of the city’s specific facilities. There was discussion on the organizational chart and the salary of the proposed position. Zulich asked about the expected output of the legislative affairs specialist. Knapp stated that employee tracked city, county, and state legislation, as well as worked with boards and commissions. Zulich inquired about how the Director of Communications and the Public Information Officers (PIO) within departments worked together for consistent messaging. Knapp explained how department PIOs worked on press releases, the website, and more. Asare asked about the administration’s plan for reducing duplication of work. Knapp said the administration focused on the user end; what people wanted to know from the city. She gave examples of proposed improvements to reduce duplication of work.

There was no public comment.

Asare gave comments on the budget, generally, and progress on the new budget structure. Stosberg commented in favor of the emergency management planning position.

McClellan presented the Controller’s proposed 2026 Budget. The controller’s office supported all city departments but did not deliver direct services to the public. Achievements included completed audits, proposed updates and changes to purchasing, and more. She spoke about identifying revenue sources to enact in 2026 and noted that more people living in the city and county resulted in more LIT and property taxes. She spoke about inter-fund transfers managed by the controller’s office, and reductions to instruction, travel, fees, workshops, consultants, and office supplies. McClellan spoke about long term financial stability. Council discussed evidence-based project evaluations and the inter-fund transfers into the controller’s budget. McClellan clarified that the transfers included the Jack Hopkins Social Services Fund, funds from the Housing and Neighborhood Development department, and the Alternative Transportation Fund from the Sidewalk Committee. She gave additional information. The funds were not a part of the department’s budget so it made sense to house the funds in the controller’s budget. When asked, McClellan stated those funds that had been zeroed out were put into the LIT fund in order to reduce confusion on funding sources.

There was no public comment.

Rollo commented that adding housing increased tax revenue but also increased the need for things like public safety, water, storm water, and more. He referenced a study in Elbermar County, Virginia which indicated that the increase in revenue did not match the additional services needed. Additional costs should be internalized to developers. Ruff concurred with Rollo. It was important to balance the cost of growth and new development with city services. Proposed new revenue, like a wheel tax, affected lower income residents disproportionately. Ruff said it was crucial to not increase income inequality.

Margie Rice, Corporation Counsel, presented the Legal Department’s proposed 2026 Budget. The Legal department managed the legal affairs for the city. She highlighted key programs like litigation, negotiation of settlements, and prosecution of violations of the Bloomington Municipal Code (BMC). There were eight attorneys, one paralegal, and one administrative assistant. She discussed workload, attorney assignments, statistics on contracts, public records requests and response time, and nineteen open litigation cases. Council discussed the annexation litigation and earmarked funding, usage of artificial intelligence, self-insurance, and the risk budget contributed to from each department. There was clarification on the special legal services fund, outside legal services, budgeting for annexation litigation, and the importance of high-level expertise. Rice said unused funds would revert.

There was no public comment.

Stosberg commented on council's budgeted amount for outside legal services.

Sharr Pechac, Human Resources (HR), Director, presented the HR's proposed 2026 Budget. She gave a brief summary of the role of HR including talent and engagement, compensation and benefits, employee relations, operations, and noted HR's strategic plans for 2026. There was not a budget increase. Pechac summarized 2025 highlights, events, onboarding for new employees, a salary study, benefits awareness, and more. Staff developed a new employee handbook, administered surveys, reviewed pay practices, and provided training. She stated goals for 2026. Zulich asked about the usage of the Marathon Health clinic and Pechac gave details. Piedmont-Smith inquired about the discontinued educational reimbursement benefit. Pechac said that it was right-sizing based on the usage of the program. McClellan said there was \$30,000 remaining. Piedmont-Smith asked about exit interviews which were based on former employees' willingness to participate. Stosberg asked about the reduction in consulting services and Pechac clarified that Crowe would likely not be needed in 2026 for the compensation study.

There was no public comment.

Stosberg said a large portion of the city budget was for personnel. It was important to keep already-trained employees.

Rick Dietz, Information Technology Services (ITS), Director, presented ITS's proposed 2026 Budget. ITS supported the city's core IT systems like computer hardware, software, and networks. Other focus areas were cybersecurity and digital services. The seven primary program areas were administration, innovation, process improvement and data services, enterprise applications management, Geographic Information Systems and Geospatial Services, IT infrastructure, technology support and training, and broadband and digital opportunity initiatives. He provided a proposed budget summary, noted some key changes, and summarized initiatives and challenges within each program area. He explained notable changes like moving Community Access Television Services (CATS) from the General Fund to the Economic Development LIT and more. Zulich asked about a uReport app and Dietz said there was mobile device capability with the online version. Asare asked if it was possible to generate revenue via ITS programs, to which Dietz responded that had not been discussed yet. Dietz added that there had been an increase in fees for things like the permitting system that had been paper-based. Piedmont-Smith inquired about time clocks and Dietz clarified it was for union employees who clocked in/out. Additional discussion pertained to an increase in need for ITS support, consultants, and the timeline for the new website. Knapp confirmed the website would be done in summer of 2026.

Kevin Keough asked about dedicated staff for cybersecurity.

Asare commented on municipalities and cybersecurity and appreciated ITS for their work. Stosberg noted an increase in local needs for cybersecurity due to withdrawal of federal government support. She spoke in favor of robust cybersecurity for the city. Recent legislative changes had been well supported by ITS and Stosberg expressed gratitude.

Adam Wason, Public Works, Director, presented the proposed 2026 Budget for the Administration Division which was composed of six full time staff members in City Hall. He spoke about the Board of Public Works, the accreditation process, a Public Works operation center, the beautification of the downtown, and more. He summarized initiatives for 2026 including a new position, pedestrian facilities operation plan, and upcoming challenges including funding and rates. He iterated the need to be good stewards of taxpayer resources. Piedmont-Smith inquired about funding for sidewalks in the staff memo, and Wason gave details on how the funding would be used for improvements to sidewalks. There was discussion on the proposed deputy director and their responsibilities, as well as sanitation services to residents.

There was no public comment.

Zulich thanked Wason specifically for clearing sidewalks during snowstorms.

Wason presented the proposed 2026 Facilities Maintenance Division budget and spoke about the staff in the division. He discussed the number of facilities within the city that the division managed. He spoke about the plans for 2026 including investments into the Waldron Arts Center and more. He highlighted recent improvements for efficiency to some of the aging buildings and noted that there could be large and unforeseen projects that would be required, and gave examples. Piedmont-Smith asked about the additional downtown specialist and Wason said the purpose was to maintain downtown cleanliness and maintain relationships with downtown businesses. Currently, there was only one downtown specialist. Ruff asked if facilities maintenance for the expanded Convention Center would fall to Public Works and Wason said he did not believe so.

There was no public comment.

Zulich appreciated the downtown specialist position. Stosberg expressed gratitude for the division’s help with moving all council staff into one office suite.

Wason presented the Fleet Maintenance Division’s proposed 2026 budget. The division maintained all of the vehicles and equipment that provided city services, like firetrucks. He spoke about asset management, the sharing of city vehicles, and end of life for vehicles and equipment. There was environmental compliance with the city’s two fueling stations. He commented on other programs like an apprenticeship program with Hoosier Hills Career Center of the Monroe County Community School Corporation. There were increases to the budget in category one for compensation and benefits, and an increase in the supplies budget line. Stosberg asked about the line item for instruction and Wason clarified that staff was required to maintain certifications and undergo continuing education for specific vehicle software. There was brief discussion on Public Works’ operation center being delayed due to SEA 1.

There was no public comment.

Stosberg appreciate the partnership with Hoosier Hills Career Center.

**3. ADJOURMENT [9:28pm]**

Daily adjourned the meeting until August 20, 2025 at 5:30pm.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVE:

ATTEST:

\_\_\_\_\_  
Hopi Stosberg, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

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**Bloomington Common Council-Budget Hearing Minutes**  
**Bloomington Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, August 20, 2025, 5:30pm**

**CALL TO ORDER [5:31pm]**

Matt Flaherty, Chair, called the meeting to order.

**1. ROLL CALL (\*Indicates participation via Zoom) [5:32pm]**

**Councilmembers present:**

Isak Nti Asare (arrived at 5:37pm)	At-Large
Courtney Daily	District 5, Council Parliamentarian
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**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Christine Chang	Temporary Council Researcher
Kari Bennett	Deputy Council Attorney
Gretchen Knapp	Deputy Mayor
Anna Killion-Hanson	Housing and Neighborhood Development, Director
Jessica McClellan	City Controller
Jeff Underwood	Capital Improvement Board, Controller
John Whikehart	Capital Improvement Board, President
Geoff McKim	Capital Improvement Board, Treasurer
Holly Warren	Economic and Sustainable Development, Assistant Director
Jane Kupersmith	Economic and Sustainable Development, Director
Roger Kerr	Fire Chief
Michael Diekhoff	Police Chief
Kerry Thomson	Mayor

**2. TOPICS DISCUSSED [5:33pm]**

This week’s budget hearings will include budget presentations from each city department. Each night, department heads will present on their proposed 2026 budgets along with the goals and outcomes they hope to achieve for their departments in 2026. These presentations are a preview of what each department is hoping to see reflected in the 2026 budget as a whole.

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The three appropriation ordinances include the civil city budget, the Utilities Department budget, and the budget for Bloomington Transit. The three salary ordinances will include salaries for officers of the police and fire departments, salaries for appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the city, and salaries for elected officials.

Council discussion and a public hearing on these items of legislation are scheduled for September 24th beginning at 6:30pm. The budget adoption meeting is scheduled for October 8th beginning at 6:30pm. There may still be changes between this week's presentations and the seven budget ordinances that come to Council later in the fall. Throughout the remainder of August and September, the administration will work with the Council and various departments to prepare a final version of the 2026 budget for the City.

Flaherty summarized the agenda and noted the priority areas to be discussed were Affordable Housing and Homelessness, Economic Development, and Public Safety.

Piedmont-Smith moved and Rollo seconded that the following two points be added to how council conducted the remaining budget hearings:

- (1) After public comment on each budget presentation, during the Councilmember comment period, Councilmembers may use their 3-minute time allotment to redirect questions made during the public comment period to staff. The 3 minutes would still include the question, the answer, and (if any time remains) any final comment from the Councilmember.
- (2) Each 3-minute period of Councilmember questions and Councilmember comments is limited to one turn for each Councilmember to allow for accurate timekeeping.

The motion was approved by voice vote.

Deputy Mayor Gretchen Knapp introduced the Affordable Housing and Homelessness priority area. She reminded everyone that the programs were still being defined and placed into priority areas. She delineated the city departments that had programs within Affordable Housing and Homelessness. Knapp summarized what was included in the programs as well as what was excluded, like rental inspections. She discussed community partnerships.

There was no public comment. There was no council discussion.

Anna Killion-Hanson, Housing and Neighborhood Development (HAND), Director, presented HAND's proposed 2026 Budget. She highlighted the priority-based areas including Affordable Housing and Homelessness, Community Health & Vitality, Public Safety, and Economic Development and explained the overlaps. She spoke about the Residents Academy, HAND events, grants, financial literacy and education, housing counseling, tenant support, federal grants, projects funded by the American Rescue Plan Act (ARPA). She explained other duties staff performed such as code enforcement, environmental review, and historic preservation. She noted some proposed changes to HAND's budget. There was council discussion on landscaping enforcement, AirBnBs, the housing development fund, the expiration of ARPA funds, and how residents received information on HAND programs and grants. Additional discussion included the open position for the grant compliance manager and a neighborhood compliance officer, incentives for landlords to have long-term instead of short-term rentals, Indiana University properties and their inspections, and a possible error in the budget book worksheet on HAND expenditures.

There was no public comment. There were no council comments.

Knapp introduced the Economic Development priority area and gave examples of programs that fell in the area such as arts, culture and community building, long-term economic development, small business ecosystem, and workforce development.

There was no public comment.

Rollo expressed concern over the word ecosystem for human activities.

McClellan noted that the budget resided in the controller's office and a portion of it was the lease payment that paid the bond for the Convention Center.

John Whikehart, Capital Improvement Board (CIB), President, introduced Geoff McKim, CIB, Treasurer, Deb Koontz, Owner's Representative, Jeff Underwood, CIB Controller, and then presented the CIB's proposed 2026 Budget. McKim spoke about the Food and Beverage (FAB) tax, the groundbreaking of the Convention Center expansion, the demolition of the Napa building, and the award of all construction Guaranteed Maximum Price (GMP) packages for new construction. There was a target completion date for the new and old building. The budget being presented that evening did not include the construction budget, which was funded by the bond, and the architectural fees, which were paid from an open purchase order. He summarized the 2026 budget request from the FAB tax. The line item titled "Other" had \$8,423,366 for things like utility connections and relocations, arts, furniture, and more. Council discussed the timing of the schedule of the budget and the benefit of allocating funds for arts in the expansion.

There was no public comment. There were no council comments.

Jane Kupersmith, Economic and Sustainable Development (ESD), Director, presented ESD's proposed 2026 Budget. She first noted that ESD's current budget had been aggregated under broad categories which made things difficult to track so McClellan had reorganized the budget by priority areas. Kupersmith presented ESD's proposed 2026 Budget and highlighted ESD's role in the city. She described ESD's programs including growing the workforce population, wage growth, and reinforcing the economic base. She gave a variety of examples and referenced a recent survey that revealed that many Indiana University (IU) graduates wished to remain in Bloomington but 91.5% of those said it was not possible due to lack of jobs and the challenges in the housing market. She provided information on current efforts for economic development at places like The Mill supported by the Lily Endowment grant. Kupersmith noted the city's support for small businesses, tourism, and enterprise zones, arts, sustainability, transportation and transit, and more. Council discussed ESD's decision to not sponsor Bloomington Economic Development Corporation and the Small Business Development Center; those funds would be used for other essential things for the city. The Economic Development Local Income Tax (EDLIT) funds, expenses, and usage were discussed. Council discussed the interlocal agreement and funding for Bloomington Transit. Flaherty asked about adding the budget amount to the tables in the budget book and Knapp said that would be added once the priority-based budgeting process was completed with software; there would be a dollar amount as well as staff time, likely for the 2027 budget. Rollo asked about solar panels, and Shawn Miya, Assistant Director of Sustainability, explained how the city monitored the panels and used Verogy for maintenance. ESD covered the costs.

There was no public comment.

Ruff commented on retaining IU graduates as well as graduates returning to their communities around the state. Piedmont-Smith acknowledged that ESD had to cut their budget due to Senate Enrolled Act 1 (SEA 1) and understood that it was necessary to think critically about how to best implement city goals. Flaherty referenced previous budget hearings and books which had more granular detail pertaining to where city funds went and gave examples. He said that information informed council and the public more clearly. He commented on the EDLIT's original purpose which focused on doing new things based on city plans like the Climate Action Plan. Having ESD's personnel costs in EDLIT did not adhere to the purpose of the fund. Rollo said that attracting businesses from outside the city caused competition for housing so it was important to ensure that a high proportion of the workforce was employed locally. Stosberg stated that she too had been looking at the number of things shifting into the EDLIT as a funding source. She asked if everything would have to move back once the EDLIT expired, in a few years. She noted it was difficult to compare budget spreadsheets across multiple years.

Knapp introduced the Public Safety priority area, which was comprised of the Fire Department, Police Department, Community and Family Resources Department, Office of the Mayor, Parks and Recreation, and Facilities. Rollo asked about infrastructure and services, like public safety, and the anticipation of new developments like Summit. Knapp said that the fire and police departments had been discussing the increase in need for services; SEA 1 would have an impact. Additional discussion would occur to ensure the success of developments.

There was no public comment.



Piedmont-Smith commented that community safety included other ways to address emergency situations, like with social workers and more. The Community Advisory on Public Safety (CAPS) commission had recommended that the city conduct a study on things like Community Responder Programs. She spoke about mental health and drug addiction and noted that sometimes the police and fire departments were not the best responses to some situations.

Roger Kerr, Fire Chief, presented the Fire Department’s proposed 2026 Budget. He thanked Deputy Chief Max Litwin for his work on the budget, Assistant Chief of Operations Jason Zeeks, Battalion Chief of Training, Travis Drescher, and Assistant Chief Tonia Daffron who ran the Mobile Integrated Healthcare (MIH) prevention work. The Fire Department responded to 911 calls, conducted inspections and investigations, provided MIH services, and trained. The budget mainly consisted of personnel via the collective bargaining agreement. There had been an increase in 911 calls, inspections, and MIH responses with services, referrals, and visits to clients. In 2025, there were two hundred and seventy two job applicants resulting in the department being fully staffed by September 15, 2025. Kerr summarized capital projects and a joint recruit academy with the Monroe Fire Protection District. Those recruits received credits from Ivy Tech Community College.

Rollo asked about response time for 911 calls. Kerr said it had been challenging but being fully staffed would help as well as moving back into Station 3. When asked, Kerr said the fastest growing part of 911 calls was for emergency management services (EMS). There were discussions on the Summit development and the impact from SEA 1. Stosberg asked about the Fire Merit Commission and the budgeted amount for training. Kerr said the commission seemed to be working well. In 2023-2024, there were no staff to send to training, but with more staff, training would increase. Piedmont-Smith asked about overtime pay needed, and Kerr said it had been needed in the past, but hopefully would not be with more staff. He explained how overtime hours were earned per Fair Labor Standards Act (FLSA) and scheduled work hours. Ruff asked about IU’s contribution to the expanded services and Kerr explained that IU paid the salaries for staff at Station 3 per a long held agreement. Flaherty asked about usage of the Public Safety Local Income Tax (PSLIT) and McClellan said that administrative expenses were moved to PSLIT as a dedicated funding source only for police and fire. Flaherty noted that the PSLIT’s primary purpose was for capital expenditures and investments and asked if state law changes allowed for other expenses. McClellan explained that the bulk of the expenses included repairing capital, fuel, and insurance costs and that capital expenditures were still paid from PSLIT.

There was no public comment.

Stosberg appreciated that the Fire Department would be fully staffed. She hoped IU would compensate for the new services like inspections of sororities and fraternities, especially since property tax was different with IU-owned properties. Rollo reiterated that the southwest side of town by where the largest development would be built, needed a fire station. The developer had promised the city land for the fire station and it needed to be in place before the other structures were built.

Michael Diekhoff, Police Chief, presented the Police Department’s, and Dispatch’s, proposed 2026 Budget. He said there were 75,951 calls for service in 2024, a 24.3% decrease in violent crimes, and an increase of 40.7% for community engagement. In 2024, the Bloomington Police Department (BPD) was awarded the Affiliate of the Year for its investigation and assistance with regional law enforcement agencies on crimes against children. BPD was recognized for that work in 2025, too. He spoke about community engagement efforts like Pack the Cruiser; a food drive, and a bike index program where people registered their bicycles to combat the bike theft problem in the city. He appreciated the increases to salaries for sworn officers. Diekhoff spoke about recruitment and retention efforts and recent hiring of eleven people. He discussed BPD’s partnerships with service providers in the community, like Centerstone, which had a significant impact on community members. He summarized statistics on alternative responses like the Police Social Support Services program, and Stride Crisis Center which served as an alternative to the hospital emergency room or jail, and provided essential mental health services and recovery services. Its response team was available twenty-four hours a day. Cook Incorporated was involved in a marketing plan with the city for those alternative services. Diekhoff spoke about the Downtown Resource Officers and calls for service

despite being understaffed. He discussed Reunification Funding which assisted unhoused individuals to reunify with family in other areas of the country. The funds would also support those individuals needing work related equipment like goggles or boots. Diekhoff discussed emergency response and criminal investigations. There were crimes involving weapons, overdoses, dealers that preyed on vulnerable people, human trafficking, crimes against children, and more. The proposed site for the new BPD Headquarters was located at 714 South Rogers, and reused an existing structure.

Rollo asked about vehicle speed enforcement and Diekhoff said there had been an increase in traffic enforcement as more officers were added. Piedmont-Smith asked about the Equalization Payment in Other Services in the memo. Diekhoff explained that it was based on a city-county agreement dating back to when the new Dispatch Center was built. Stosberg asked about electric vehicles (EVS) and Diekhoff responded that national studies showed very few agencies used EVS because they did not hold up well. Stosberg asked about the community, and departmental, impact on BPD having more staff. Diekhoff noted there was still overtime because the new hires were not on the street yet. Current officers were not leaving for other departments, too, and salary increases and take-home cars helped with that issue.

Kevin Keough discussed cybersecurity and cybercrime.

Stosberg expressed concern that there were fourteen out of eighteen job vacancies in Dispatch and asked what could be done to support Dispatch with staffing. She valued dispatchers and encouraged the public to consider that job. Piedmont-Smith assured the public that all questions on the written form, and answers, would be posted on the council’s website likely in the September 24, 2025 meeting packet.

**3. ADJOURMENT [8:02pm]**

Flaherty adjourned the meeting until August 25, 2025 at 5:30pm.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVE:

ATTEST:

\_\_\_\_\_  
Hopi Stosberg, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

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**Bloomington Common Council-Budget Hearing Minutes**  
**Bloomington Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, August 25, 2025, 5:30pm**

**CALL TO ORDER [5:34pm]**

Isabel Piedmont-Smith called the meeting to order. She explained that Rollo would chair the meeting that evening in her stead due to her having lost her voice.

**1. ROLL CALL (\*Indicates participation via Zoom) [5:34pm]**

**Councilmembers present:**

Isak Nti Asare (arrived at 5:40pm)	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty (absent)	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff (arrived at 5:36pm)	At-Large
Hopi Stosberg (arrived at 5:36pm)	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Christine Chang	Temporary Council Researcher
Kari Bennett	Deputy Council Attorney
Kerry Thomson	Mayor
Gretchen Knapp	Deputy Mayor
Jessica McClellan	City Controller
Shatoyia Moss	Community and Family Resources, Director
Tim Street	Parks and Recreation, Director
Adam Wason	Public Works, Director
Virgil Sauder	Director, Animal Care and Control
Katherine Zaiger	Utilities, Director

**2. TOPICS DISCUSSED [5:35pm]**

This week’s budget hearings will include budget presentations from each city department. Each night, department heads will present on their proposed 2026 budgets along with the goals and outcomes they hope to achieve for their departments in 2026. These presentations are a preview of what each department is hoping to see reflected in the 2026 budget as a whole.

There will be no council votes taken this week on each department’s proposed budget because the adoption of the 2026 budget will not include department-by-department votes. Instead, councilmembers will make comments during council comment periods as to what changes they wish to see in each individual department’s budget before later this fall, when the Council is scheduled to consider the budget as a whole through a vote on three appropriation ordinances and four salary ordinances.

The three appropriation ordinances include the civil city budget, the Utilities Department budget, and the budget for Bloomington Transit. The three salary ordinances will include salaries for officers of the police and fire departments, salaries for appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the city, and salaries for elected officials.

Council discussion and a public hearing on these items of legislation are scheduled for September 24th beginning at 6:30pm. The budget adoption meeting is scheduled for October 8th beginning at 6:30pm. There

may still be changes between this week’s presentations and the seven budget ordinances that come to Council later in the fall. Throughout the remainder of August and September, the administration will work with the Council and various departments to prepare a final version of the 2026 budget for the City.

Rollo summarized the agenda and stated that the priority area was Community Health and Vitality.

Mayor Kerry Thomson presented the Community Health and Vitality (CHV) priority area. She said the funds that had been reserved for Diversity, Equity, and Inclusion (DEI) training were removed from the proposed 2026 budget. They were one-time funds from the American Rescue Plan Act (ARPA). She emphasized that Senate Enrolled Act 1 (SEA 1) would have a significant impact on Bloomington. She urged the community to work together. Deputy Mayor Gretchen Knapp summarized the estimated allocations and departments that contributed to CHV. There were also other departments that had costs that fit under CHV like the Common Council’s Jack Hopkins Social Services Fund and Economic and Sustainable Development (ESD) programming. She noted some programs.

There was no public comment.

Stosberg wished to hear more about how the administration planned to continue to support diversity, equity, and inclusion.

Shatoyia Moss, Community and Family Resources Department (CFRD), Director, presented CFRD’s proposed 2026 Budget and gave a brief history of its services. CFRD works as a vital connector between residents, local agencies, city resources, and more, in an effort to foster resilience, safety, and belonging. The three focus areas for 2026 were resources, partnerships, and belonging. She described direct services like after-hours ambassadors, Human Rights Commission complaints, crisis response, and resource navigation. Some examples were resource guides, housing and food assistance, grants for treatment and recovery, violence prevention, childcare, and medical debt relief. CFRD had programming and events that fostered trust and connection, like Fiesta del Otoño. However, there were discontinued programs like Black y Brown Arts Festival and the Latino Holiday Gift Program in an effort to streamline resources. Moss discussed goals for 2026, like the 100,000 Volunteer Hours Challenge to honor one hundred years of Black History Month.

Piedmont-Smith believed that DEI training should be integrated with training for all employees. Sharr Pechac, Human Resources Director, said that DEI training was not explicitly part of the onboarding for new employees but there were best-practices. Zulich asked if any more cultural events would be discontinued, and Moss said it was possible but not currently planned. Zulich asked about translating services and Moss explained that CFRD did translations for residents. Daily asked if the one-time funding from ARPA and the \$300,000 for DEI had been used the previous year. Moss stated it had not, but she would confirm with the controller. Jessica McClellan, Controller, explained that most of the ARPA funds had been used, but the \$300,000 was not spent and would revert to the General Fund. There was brief discussion on why that dedicated funding had not been spent. Stosberg asked about pass-through funding for the South Central Community Action Program (SCCAP) and support for non-profits. McClellan noted it was from the Economic Development Local Income Tax (EDLIT) fund and there was an agreement between the city and SCCAP. Margie Rice, Corporation Counsel, said President Donald Trump had issued an executive order in January to end “radical and wasteful government DEI programs and preferencing.” Indiana Governor Mike Braun had also issued an executive order. Her legal advice was a conservative approach to follow the guidelines so as to not risk all federal funding for the city. She stated that the city signed certifications affirming it was compliant with federal policy. Rollo asked if the city would still adequately address populations with needs and Rice said yes and that outside legal counsel had weighed in on the decision. Rollo asked about needs per geographic area. Moss said the Helping Bloomington Monroe database contained that data and was shared with partner agencies for strategic planning.

Christopher Emge, Greater Bloomington Chamber of Commerce, appreciated the After-Hours Ambassadors.

Jim Sims spoke about DEI and the city's definition of it. He wondered about the context of the federal and state executive orders. It was important to fund the city's values.

Claudia Lara, Commission on Hispanic and Latiné Affairs, Commissioner, commented in favor of the Latino Holiday Gift Program and gave various reasons in support of it. Families went to the CFRD Latino Program Office because they felt safe, seen, and supported. She was disappointed it was discontinued.

Clerk Nicole Bolden, spoke as a Bloomington resident, and expressed disappointment that some questions were directed to Moss and not Mayor Thomson or Deputy Mayor Knapp when they presented the priority overview. The budget was determined by the mayor and department heads did not have much say in what was cut in their budget.

Stosberg asked about combining the Latino Holiday Gift Program with other programs. She noted it was a difficult fiscal time. Zulich apologized to Moss and said the administration had vowed to serve all residents but how it would do so was unclear. Rosenbarger had looked back at 2023 ARPA spending and asked if the marginalized community owned business loan fund had been established. Moss said it had not. Rosenbarger said it might be a good option since DEI training was considered radical and wasteful, which she did not agree with. Rollo spoke against the potential sanctions from the state or federal government and noted the city's long history of helping people and hoped it would continue.

Tim Street, Parks and Recreation (PR), Director, presented the department's proposed 2026 Budget. PR maintained the city's parks, trails, facilities, natural spaces, and urban forest, and offered programs to help residents explore, play, and connect. He discussed staffing levels, operations, recreation, sports, and administration and community relations. He highlighted 2025 successes like a grant for repairing the Banneker Center's front steps and Parks Accessibility Projects. The department was reaccredited by the National Recreation and Park Association's Commission for Accreditation of Park and Recreation Agencies (CAPRA). It had been accredited since 2001. He discussed Hopewell Commons and Bloomington Community Farmer's Market. The department's budget was a separate general fund cash balance with a combination of taxes and program revenues, with a surplus four out of the last five years. He summarized major changes in the proposed 2026 budget as well as key challenges like aging facilities. It was important to balance current programs with new facilities and more, like Hopewell.

Asare asked about public-private partnerships and other potential revenue and Street said that had been discussed. There was not much opportunity for increasing new revenue. Street encouraged council and the public to provide feedback. Rosenbarger asked about the overlap in funding for cleanup at Miller Showers Park, the Gateway, between Parks and Recreation, Economic and Sustainable Development (ESD), and Public Works. Street said there were different components by department, separate but coordinated. Rosenbarger noted that edible plants could be planted in planters and volunteers could help maintain them. There was additional council discussion on an increase for instruction, clarification in the budget sheets, the printed PR program book, and the replacement of invasive Callery Pear trees which was in year three of a fifteen year plan. Rollo asked about deer management in Griffy, and not using blue light-emitting diode bulbs. Street said deer management was ongoing. There was discussion on park security, and the plan for when ARPA funds were used up.

Christopher Emge commented on park maintenance, baseball games being canceled due to rain, and investments into parks as an economic development plan. He praised Cutters Soccer Club and Karst Farm Park for their fields.

Stosberg appreciated PR, the accessibility map, and congratulated the department on their accreditation. She was pleased about the improvements to the Banneker Center. Rosenbarger supported having soccer fields in the city, like at Third Street Park, because it was an affordable sport and the park was next to the bus station and the Boys and Girls Club. Asare spoke about attracting young professionals with amazing programs through PR. Rollo praised the presentation and reiterated the need for deer management.

Adam Wason, Public Works Director, presented the Animal Care and Control (ACC) Division's proposed 2026 budget. The animal shelter, and staff, were at capacity. He praised staff's excellent work, and the volunteers who served at the shelter or fostered animals. He summarized 2026 initiatives including a focus on increasing direct animal care hours and continued success with adoptions and fosters. In 2024, there were 2,408 adoptions; the highest in five years, and 1,878 animal control calls. He described the types of animal control incidents. Wason spoke about major challenges anticipated for 2026 like more intakes, rising medical and treatment costs, and recruiting volunteers. Daily asked what residents could do to support ACC, aside from adoption. Wason said residents could volunteer as well as provide supplies like food and bedding. The community was very good about giving supplies when a call-out was made for things like wet cat food or bedding. Stosberg asked about responding to wild animals. Wason said it was limited and that, for example, the division had to respond to calls about bats in a home by law. Virgil Sauder, ACC Director, said the primary concerns for wild life were safety and disease and gave various examples. Rollo asked about the 94% adoption rate and Wason clarified that was the live release rate which included reuniting an animal with its owner, adoption, and transferring to another rescue group. The current rate for euthanasia was 6% for things like aggression, severe injuries, or difficult medical issues. The majority of wild life calls were for deer.

There was no public comment.

Daily appreciated the division and spoke about an injured deer in her backyard. Stosberg appreciated the staff and volunteers at the animal shelter as well as those who foster. Rollo thanked the division's staff and reiterated the need for deer management.

Wason presented the Sanitation Division's proposed 2026 Budget and briefly described services like solid waste collection. In 2017 there was a major overhaul and modernization of the division resulting in lower injuries to staff, higher customer satisfaction, and better efficiency. He discussed 2026 initiatives like enhancing the diversion rate of waste not going to the landfill, improving worker safety and reducing injuries, and modernizing systems. Major challenges included rising operational costs and growth in the city. Asare asked about recycling and the data from the recycling study, especially for Indiana University (IU) students. Wason said there were educational efforts on how to recycle. There was discussion on the quality of the recycling collected and items that were included that were not recyclable. The recycling company provided notice if a particular load was bad with many unrecyclable items.

There was no public comment. There were no council comments.

Katherine Zaiger, City of Bloomington Utilities (CBU), Director, presented CBU's proposed 2026 Budget and briefly described CBU's mission, vision, and staff in the six divisions. She noted improvements at the Monroe Water Treatment Plant, a Notice to Proceed for the Chemical Feedline project, asset inventory, cleaning of multiple chemical tanks, and network and server improvements at Blucher Poole Waste Water Treatment Plant (WWTP), capacity improvements at Dillman WWTP, and efforts to street sweep with a focus on water quality. Assistance to customers totaled \$17,195. Zaiger discussed challenges like increases to operating expenses and project costs. Aging infrastructure and leaks in the fluoride delivery system were problematic. There were safety risks for staff, too. She spoke about progress on the Winston Thomas site, the proposed Service Center, floodplain redetermination, and progress on the water rate case. She clarified that the CBU budget was separate from the city's General Fund and summarized the water budget and CBU's divisions. She reviewed the revenue budget summary and noted some key points in the budget. Ziager then reviewed the sewer budget and highlighted key points.

Piedmont-Smith asked about the interdepartmental portion of the budget. Zaiger said it was primarily for city services to CBU like Human Resources. Stosberg asked if it was typical for utilities to have significant bonds and if SEA 1 impacted bonding capacity and Zaiger said yes, it was typical to use bonds for expensive projects and bonding was not impacted by SEA 1. Stosberg asked if CBU collaborated with partners in the community on financial assistance and Zaiger confirmed yes. Asare inquired about the potential rate changes and Zaiger said that operating expenses increased every year and that had not been addressed since before the COVID-19 pandemic. Ruff asked for clarification on the problem with the fluoride delivery

system. Zaiger said it had not been formally presented to the Utilities Services Board (USB) until two months ago but the contracts to fix the problem had been before the board. Rollo asked what portion of the upcoming significant rate increase would pay for the new service center, and Zaiger said the service center would be paid with bonds which would go into CBU’s debt service.

There was no public comment.

Rollo expressed concern about the city’s hidden costs to growing which were subsidized by the public. Developers did not internalize those costs and the city incurred the debt to pay over time.

**3. ADJOURMENT [8:05pm]**

Rollo adjourned the meeting until August 27, 2025 at 5:30pm.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVE:

ATTEST:

\_\_\_\_\_  
Hopi Stosberg, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

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**Bloomington Common Council-Budget Hearing Minutes**  
**Bloomington Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, August 27, 2025, 5:30pm**

**CALL TO ORDER [5:32pm]**

Andy Ruff, Chair, called the meeting to order.

**1. ROLL CALL (\*Indicates participation via Zoom) [5:33pm]**

**Councilmembers present:**

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty*	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (arrived at 5:41pm)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich (left at 8:07pm)	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Christine Chang	Temporary Council Researcher
Kari Bennett	Deputy Council Attorney
Kerry Thomson	Mayor
Gretchen Knapp	Deputy Mayor
Jessica McClellan*	City Controller
John Connell	Bloomington Transit, General Manager
Christa Browning	Bloomington Transit, Controller
David Hittle	Planning and Transportation, Director
Andrew Cibor	City Engineer
Adam Wason	Public Works, Director
Nate Nickel	Public Works, Data Analyst and Manager

**2. TOPICS DISCUSSED [5:33pm]**

This week’s budget hearings will include budget presentations from each city department. Each night, department heads will present on their proposed 2026 budgets along with the goals and outcomes they hope to achieve for their departments in 2026. These presentations are a preview of what each department is hoping to see reflected in the 2026 budget as a whole.

There will be no council votes taken this week on each department’s proposed budget because the adoption of the 2026 budget will not include department-by-department votes. Instead, councilmembers will make comments during council comment periods as to what changes they wish to see in each individual department’s budget before later this fall, when the Council is scheduled to consider the budget as a whole through a vote on three appropriation ordinances and four salary ordinances.

The three appropriation ordinances include the civil city budget, the Utilities Department budget, and the budget for Bloomington Transit. The three salary ordinances will include salaries for officers of the police and fire departments, salaries for appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the city, and salaries for elected officials.

Council discussion and a public hearing on these items of legislation are scheduled for September 24th beginning at 6:30pm. The budget adoption meeting is scheduled for October 8th beginning at 6:30pm. There



may still be changes between this week’s presentations and the seven budget ordinances that come to Council later in the fall. Throughout the remainder of August and September, the administration will work with the Council and various departments to prepare a final version of the 2026 budget for the City.

Stosberg moved and Rollo seconded to amend the agenda for this evening's Departmental Hearing for 2026 Budget to add an item following the report by Department of Public Works Parking Services Division. The added item is "Common Council Discussion and Reflection on the Proposed 2026 Budget including Consideration of Reductions and Consideration of Increases." This added item would be a discussion item only; no vote would occur. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. (Rosenbarger arrived at 5:41pm).

Deputy Mayor Gretchen Knapp introduced the Transportation priority area and noted the departments and divisions whose mission was largely centered in transportation. Presentations that evening would include a list of 2025 and 2026 projects, personnel requests, and more. There was brief council discussion on the Walnut Street and College Avenue study as well as projects that were already underway, like on High Street.

There was no public comment.

Piedmont-Smith expressed concern about planning new projects before finishing current ones.

John Connell, Bloomington Transit (BT), General Manager, presented BT’s proposed 2026 Budget. Christa Browning, BT Controller, was also in attendance. The board consisted of three members appointed by the council and two by the mayor. He gave a brief history of BT which contracted with the city for services like information technology, legal guidance, and insurance. Connell summarized the Economic Development Local Income Tax (EDLIT) investments, and uses-to-date, and highlighted the 2025-2026 project updates. He noted BT’s expenses and revenues including sixteen new electric buses and spoke about passenger fares. He discussed federal and state revenue and 2026 goals like transitioning to a sustainable new facility, preparing for the impacts of Senate Enrolled Act 1 (SEA 1), and expanding Blink microtransit coverage.

Piedmont-Smith asked about reserves and Connell responded that there would be \$10 million left. She asked about the union contract for drivers and Connell said they were currently in negotiations. There was discussion on contingency services which were designated for opportunities such as partnering with new developments after the city budget was formally adopted. Daily asked if BT had solar panels, and Connell said there were none at the Grimes facility. Rollo asked for details on the electric buses, and the capital investment into them, and Connell said they comprised 41% of the fleet and were a good investment, and gave reasons why. Asare asked about cost-per-passenger or per-ride and Connell said BT anticipated an increase in ridership due to having proper staffing levels to meet the capacity. He gave examples. There was discussion on the BLink microtransit program. Stosberg asked about the route to Ivy Tech and Connell said it had been successful with positive feedback and ridership improvements.

There was no public comment.

Stosberg appreciated improvements to several bus stops and gave examples. Rollo spoke in favor of electric buses and expanding BT’s geographic service.

David Hittle, Planning and Transportation (PT), Director, presented PT’s proposed 2026 Budget. He discussed the department’s structure and divisions and summarized the changes to PT’s budget from 2023-2026. He spoke about Development Services, the Unified Development Ordinance (UDO), permits and cases, the Board of Zoning Appeals (BZA) and Plan Commission (PC) cases since 2024, and the timeline of petitions heard and staffs’ time. Additional topics were projects like a housing attainability study and improvements to the development review process. Hittle said Planning Services had won an award for its implementation of Safety Week the previous year as a part of the Safe Streets for All (SS4A) program. He summarized the ongoing 2025 Planning projects and then discussed the SS4A priority corridors. Projects for 2026 included the development of a Core Public Engagement Plan, the initiation of a new Comprehensive Plan study for focus areas and urban village centers, and more.

Rollo asked about the quality of city streets, and Hittle explained that was under the Engineering department's purview. Rollo asked if the BZA cases informed code updates and Hittle said yes; patterns were identified. Piedmont-Smith asked for clarification on the increase of zoning violations; Hittle stated the increase was likely due to a staff member being out on maternity leave the previous year. Piedmont-Smith asked about the linkage fee study. Hittle said that pertained to the affordability incentives for new developments and gave examples. Asare asked about permits and Hittle explained that permits were checked against the UDO. There was brief discussion on the Comprehensive Plan and the city's priorities and how that applied to permit requests. Stosberg wondered if there would be quality candidates for the open positions in PT; Hittle believed there would be. There was discussion on the Safe Streets Program Manager's responsibilities. Rosenbarger asked about possibly updating the Alternative Transportation Coordinator to exclude the word "alternative" since it was deemed outdated and negative. Hittle had not thought of that and would look into it. She explained one reason there were delays in the permitting process was due to the large amount of things that were conditional uses. Hittle agreed and noted that by right housing, especially for the missing middle, had been discussed. Rosenbarger asked about funding for the design phase of the Indiana Done Project and Hittle said the planning phase would be finished but was not sure about funding for design. Ruff asked if there were projects that would not be done, or would be outsourced, without the new employees and Hittle confirmed there would be.

Kevin Keough spoke about an external audit.

Christopher Emge, Greater Bloomington Chamber of Commerce, appreciated Hittle's and PT's outreach.

Rollo was interested in projects' feasibility since there would be a period of austerity. He believed the city provided a good level of service, but was continually playing catch-up. He spoke about village centers, and praised a pollinator rain garden and landscaping at a recent development. Asare thanked Hittle and discussed the permitting process and compliance with the UDO. It was important to make the permitting process easier and more predictable while not compromising quality of review. Piedmont-Smith asked about the external audit including the permitting process. Hittle said the audit was not required but was the department's effort to clearly understand problems and then make improvements. Stosberg supported internalizing work done by consultants to staff. She expressed concerns about having plans without actions. Regarding the cross-department project list, she noted there were many things in the design phase and few in the construction phase. Rosenbarger said there were many types of housing that were not allowed, like the missing middle. It was important to remember the need for more housing. She reiterated that most of the delays in the permitting process were due to conditional uses. Ruff spoke in favor of internalizing work rather than using consultants.

Andrew Cibor, City Engineer, presented the Engineering Department's proposed 2026 Budget. He gave a brief review of the department and its responsibilities, and staff. He summarized the budget. There were other funding sources including bonds and grants in prior years, and for 2026, there was funding from the EDLIT. He discussed changes in the budget including a reduced capacity to bond. Cibor noted changes to personnel, capacity constraints for projects and interdepartmental collaborations, reduced consultant costs due to internalizing work for new staff, and reducing risks in construction and maintenance. He praised the department's excellent staff and noted the difficulty with staff retention. He spoke about the Transportation Commission and its duties. He described the life cycle of a typical city capital project with five stages; planning, design, right-of-way acquisition, construction, and operation and maintenance. He noted the multiple departments involved in that cycle. Cibor highlighted other initiatives like support for Hopewell and the Summit Planned Unit Development (PUD), the citywide fiber project, and developing standards like drawings, operating procedures, and having enterprise permitting and licensing.

Stosberg asked about the difficulty of filling vacant positions. Cibor was hopeful the positions would be filled though it might be difficult. Rollo asked about the \$1 million bond and Cibor said when a third party worked in the city's right-of-way, they were required to provide a bond. Rollo said that with austerity, he was concerned with continuing a good level of service for things like road maintenance. Cibor clarified that there were many components with level of service and additional discussions would occur. When asked if a road service study had been completed for the Summit PUD, Cibor said yes, but a memorandum of understanding

had not been. Ruff asked about obtaining the right-of-way on High Street and Cibor said it was in process. Piedmont-Smith asked if the expense for new staff positions would be offset by not needing as many consultants, and Cibor said yes and gave examples.

Steve Volan, Transportation Commission, Chair, appreciated filling positions and right-sizing departments. He hoped the two vacancies on the commission would be filled soon.

There were no council comments.

Adam Wason, Public Works, Director, presented the Street and Traffic Division’s proposed 2026 Budget. He summarized the responsibilities of the division including road maintenance and repair, infrastructure upgrades, American with Disabilities Act compliance, and the collection of data. Street Division staff were first responders for things like snow storms, flooding, tornadoes, and more. There was great success with paving in 2024-2025 for streets and for sidewalk maintenance. There was ongoing modernization of street lights with the traffic management software, Centracs System. Wason described anticipated challenges like balancing safety and infrastructure needs with community expectations and limited resources. Retention of qualified, trained staff was another challenge.

Rollo asked if there was adequate funding for street repaving and Wason said traditional funding sources like local road and state funding would be dwindling. The goal was to leverage outside funds. Wason explained that the Pavement Condition Index study, presented to council three times, showed exactly what was needed to maintain or improve the pavement. Stosberg asked if the street lights and traffic signals line item had been cut in half. Decisions had to be made to balance needs, for example if paving would continue at the same rate, then the replacement of light-emitting diode (LED) would be reduced. There was additional discussion on budget cuts. Piedmont-Smith asked about community health and vitality goal of parks, trails, greenspace, and urban forestry. Wason said that was a partnership with the Parks and Recreation department to maintain the urban forest.

Emge praised the Streets Division and its staff.

Rollo appreciated the data maps pertaining to street quality. He thanked Wason and staff for their work. Stosberg noted where the public could find the maps.

Wason presented Parking Services Division proposed 2026 Budget and described the division’s initiatives including a Parking Rate Study and more. Beginning the previous year, there had been a master planning process for all things relating to parking. He said the Parking Enforcement team was the most verbally-abused group in the city. He described other issues like problems with an elevator vendor in the parking garages. He discussed changes in the budget and 2026 initiatives like more accessible parking spaces and updating parking space markings. Wason then described anticipated challenges like budget reductions and parking rate changes.

Rollo asked if the Fourth Street parking garage would be used for the Convention Center. Wason said the occupancy rates were strong and there would be some capacity for the Convention Center. Piedmont-Smith asked about license plate recognition (LPR) software, and noted privacy concerns raised by residents. Wason said there were privacy issues but using LPR was standard practice and efficient. LPR would only be used to verify payment for parking. Piedmont-Smith asked about accessibility accommodations due to problems with the elevator. Wason said individuals needing assistance could contact staff for a ride to or from their vehicle; contact information was posted but requests were not made often. Stosberg asked what consultant fees had been removed and Wason said it was the American with Disabilities Act (ADA) marking and striping projects, and the Walker parking study. Stosberg asked about bank charges which had increased for 2026. Nate Nickel, Data Analyst and Manager, said it was transaction fees for credit card purchases. It made sense to put those fees into the bank charge line item as a cost incurred by the city. Rollo asked about scooter enforcement. Wason said there were still violations and fines.

Emge commented on parking garage capacity at the Trades District.

Stosberg asked for clarification on LPR and Wason stated he would follow up with additional information. Asare asked about the Trades District parking garage and Wason noted that usage would increase as the district was built out with a hotel and more. Rollo commented on revenue sources, limited resources, and what would go before council. Wason clarified that some revenue was restricted by state code, such as the parking meter fund. Piedmont-Smith urged people to attend the Transportation Commission meetings. Asare commented on parking rates.

**3. COMMON COUNCIL DISCUSSION AND REFLECTION ON THE PROPOSED 2026 BUDGET INCLUDING CONSIDERATION OF REDUCTIONS AND CONSIDERATION OF INCREASES**

Stosberg summarized the reason for the discussion. Council discussion included cost of living increases, the budget process, council’s input on budget priorities and modifications, and common ground amongst council and the administration. Piedmont-Smith, Rosenbarger, Rollo, Ruff, Daily, and Stosberg stated their support for increasing the cost of living increase from 2% to 2.7%. Additional discussion pertained to special legal services, wage increases, and where budget cuts could be made. Several councilmembers identified potential budget cuts. It was possible to cut from areas that had been over-budgeted in the past. Council discussed deficit budgets that had been passed in the past, but had resulted with surpluses in the end, and if 2025 would also have a surplus. A question was raised if it was necessary to make budget cuts since the city had multiple surplus years. Knapp provided information on bonds, how personnel vacancies affected spending, and reasons for possibly padding the budget for unplanned opportunities. Wages, funding sources for payroll, and how to fund a cost of living increase were discussed. Jessica McClellan, Controller, agreed that there were limitations to funding sources for payroll and gave examples. Sometimes it was not known what the savings would be until the end of the year, when transfers could be done. Further discussion included council action pertaining to the budget, appropriation ordinances, council’s schedule, and project timelines and phases, like design plans, which had a shelf life. It was important to not do studies when the implementation took longer. Council asked for a list of projects, and what had been spent to date, and what remained. With constraints coming from SEA 1, it was noted that the city was in a much better position in comparison to other cities. There was robust council discussion on the city’s plans like the College/Walnut corridor study, and its high rate of injury, and the shelf life of plans. Lisa Lehner, Council Attorney, provided additional information on council’s input to the city budget, processes, and what council was allowed to do per state code. McClellan added information on the timeline and process.

**4. ADJOURMENT [8:59pm]**

Ruff adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVE:

ATTEST:

\_\_\_\_\_  
Hopi Stosberg, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

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>

# 2025 YEAR-END UPDATE: HOUSING ATTAINABILITY PROJECT

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David Hittle

Director, Planning and Transportation Department

December 17, 2025

# PROJECT PURPOSE

Consider potential Unified Development Ordinance (UDO) amendments and other housing policy changes to increase access to attainable housing in Bloomington.



# COMPREHENSIVE PLAN MANDATE



2018 Comprehensive Plan  
City of Bloomington



# COMPREHENSIVE PLAN

## Goal 5.3 Housing Supply:

Help meet current and projected regional housing needs of all economic and demographic groups by increasing Bloomington's housing supply with infill development, reuse of non-residential developed land, and development on vacant land if it is at least partially surrounded by existing development.



# COMPREHENSIVE PLAN

## **Policy 5.3.1:**

Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. Avoid placing these high density forms in single-family neighborhoods.

# COMPREHENSIVE PLAN

## Climate Action Plan



### Transportation and Land Use

#### Strategy TL 1-E:

**Encourage density and increase housing options and affordability with the goal of increasing gross density by 3% of 2018 values.**

Residential density in the City of Bloomington ranges from 700 people per square mile to over 19,300, with an average of approximately 3,600 people per square mile. When well-planned, increased density means shorter commutes, better "walkability" between home and a range of destinations, reinforced public transit corridor utilization, increased housing near jobs and community resources, and overall increased quality of life for residents.

#### How We'll Measure Progress:

Reported population per square mile of developed land

#### Co-Benefits of Strategy:

Reduced Traffic  
Congestion



Reduced GHG  
Emissions



# METHODOLOGY

2010 formation → crime  
 Crescent Bend  
 8/29/25, 10/4/25  
 Council Member:  
 CCRs: no  
 17th Street improvement → 2019 completion  
 Contact: Sharon Roulet  
 Location: 1311 W 17th St  
 Attendance: 10+  
 \* Benclaves (student, old-timers, subsidized) \*  
 Tell me about Crescent Bend. What do you love about it?  
 - 17th - old candy road at the time → road has changed so much  
 - know my neighbor  
 - settings are wonderful (large lot, big trees, forest) seclusion, quiet  
 - proximity to town  
 - new cable, proximity, words large lots, wildlife || horse lot  
 What do you not love?  
 - format changes? yes and no  
 - busy, no of 17th Street  
 - subsidized housing... concentration (not equitable)  
 How would you like to see it change in the next one or two generations? meshholes.  
 → best case... over-occupancy  
 \* extend B-Line through here || \* store, restaurant, shops... ??!!  
 How do you hope it doesn't change?  
 - we're all being contacted by developers seeking to aggregate land  
 Rentals?  
 sharp divide between owner-occupants + renters = predom.  
 → but we're having some success bridging that divide  
 significantly  
 crime reduced in last 3 years → "lighting on 17th"  
 Atlas → student housing predominantly... some families, though  
 Arlington → personal student housing



# OUTREACH

- Neighborhood Organizations
- Indiana University
- Monroe County Community School Corporation
- Advocacy groups
- Professional Associations
- Housing Stakeholders
- Employers
- Development community
- Peer Cities

# PEER CITIES

- Pullman, WA
- Charlottesville, VA
- Athens, GA
- Ann Arbor, MI
- Iowa City, IA
- Corvallis, OR
- South Bend, IN
- West Lafayette, IN
- Newark, DE
- Fayetteville, AR
- Urbana, IL
- State College, PA
- Manhattan, KS
- Blacksburg, VA

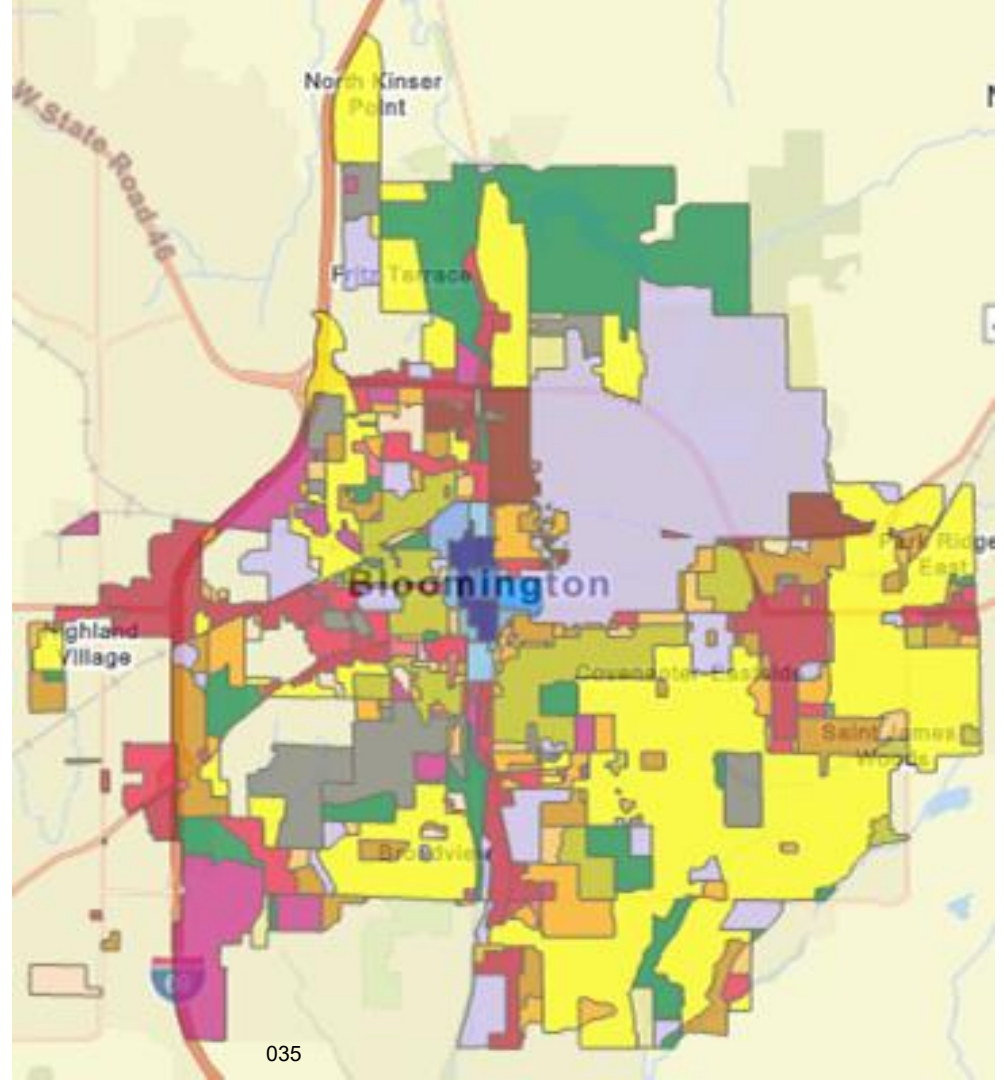
# CHALLENGE

GOAL: Optimize residential infill opportunities.

FEAR: Off-campus student housing pressures may overwhelm core neighborhoods.



# ZONING MAP



# ALLOWED USE TABLE

**Table 03-1: Allowed Use Table**

P = permitted use, C = conditional use permit, A = accessory use, 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	
RESIDENTIAL USES																		
Household Living																		
Dwelling, single-family (detached)	P	P	P	P	P*	P*	P	P	P	P*	P*	P*			P*			20.03.030(b)(1)
Dwelling, single-family (attached)		P*	P*	P*	P*	P*		P*	P*	P*				P*				20.03.030(b)(2)
Dwelling, duplex	C*	C*	C*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
Dwelling, triplex				C*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(4)
Dwelling, fourplex				C*	P*	P*		P*	P*	P*	P*			P*				20.03.030(b)(4)
Dwelling, multifamily				C*	P	P		P	P*	P*	P	P*	C	P*				20.03.030(b)(5)
Dwelling, live/work				C*	P*	P*			P*	P*	P*			P*				20.03.030(b)(6)
Dwelling, cottage development	C*	C*	C*	C*	C*	C*	C*		C*									20.03.030(b)(7)
Dwelling, mobile home							P*											20.03.030(b)(8)
Manufactured home park							P*											20.03.030(b)(9)



# HOUSING DIVERSITY

- ● Update **cottage development** regulations
- Allow by-right for appropriately-scaled multi-units, such as duplexes and triplexes
  - ... with conditions
  - ... in specific overlay areas
- Ease path for accessory dwelling units
- Update subdivision regulations

# COTTAGE DEVELOPMENT









# Cumberland Cottages

## Hamilton County, Indiana

Cumberland Cottages is an 11-unit rental community at the southwest corner of Cumberland Road and 141st Street in Fishers. It includes four duplexes and three detached cottages, each with a one-car garage.

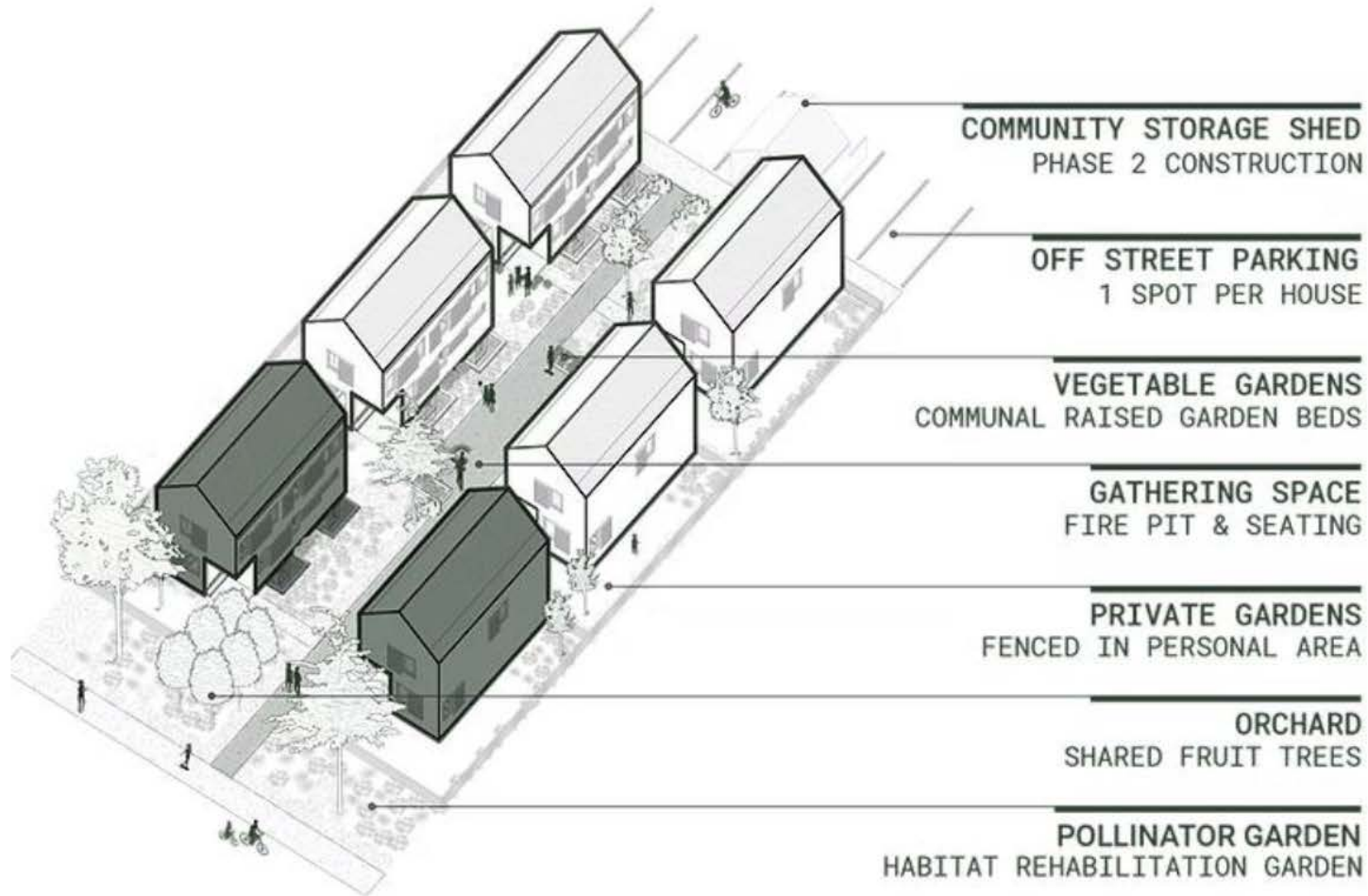
The homes are oriented around shared space in a cottage court design. A community garden features eight raised garden beds and two ADA compliant garden beds.















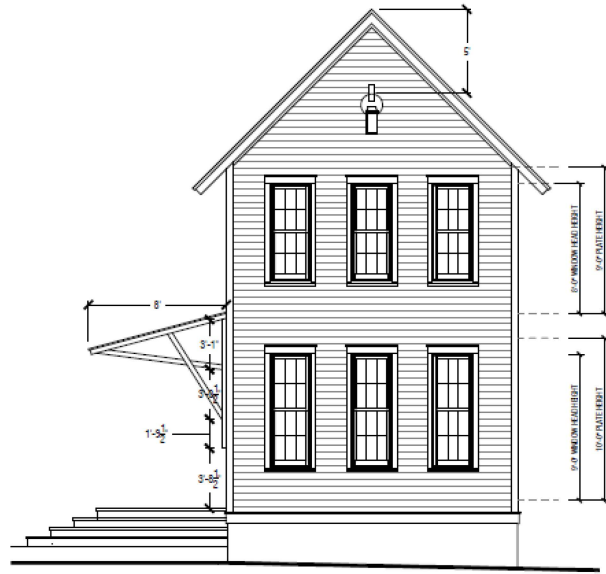
# HOUSING DIVERSITY

- Update cottage development regulations
- ● Allow by-right for appropriately-scaled multi-units, such as **duplexes** and **triplexes**
  - ... with conditions
  - ... in specific overlay areas
- Ease path for accessory dwelling units
- Update subdivision regulations

# CREATIVE ROWHOUSE

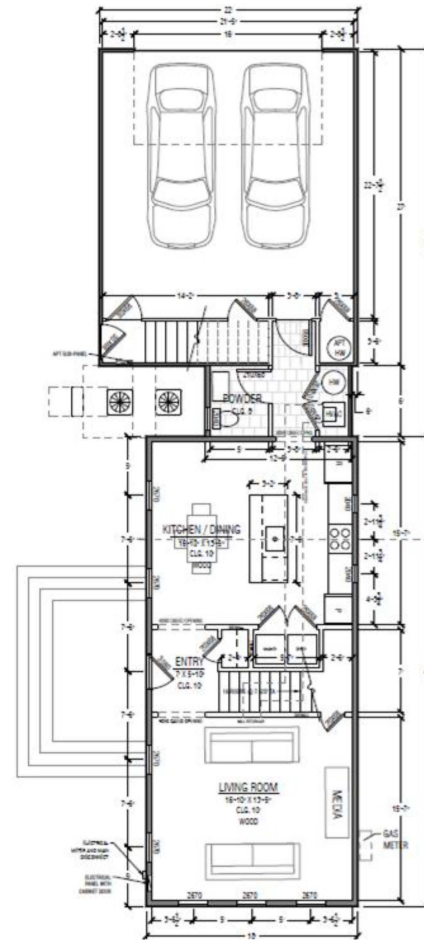


KRONBERG  
URBANISTS  
ARCHITECTS

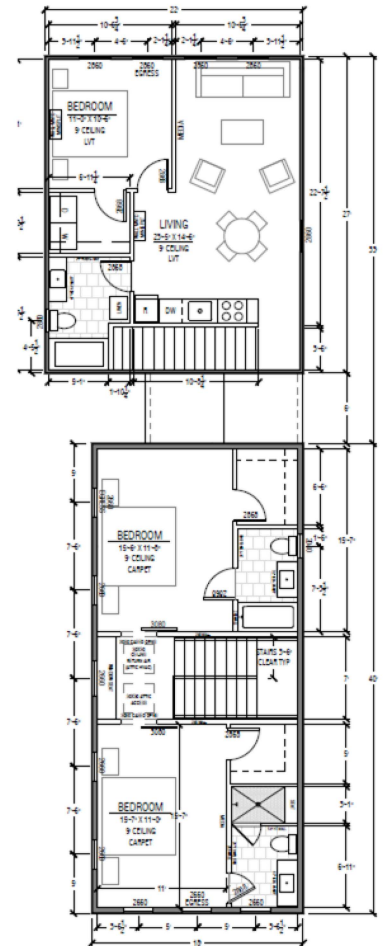


## UNIT SPECS

UNITS:	2
TYPE:	2 BED / 2.5 BATH
	1 BED / 1 BATH
STORIES:	2
OVERALL SIZE:	22' x 72'
AREA:	1512 SF + 572 SF ADU



**1ST FLOOR PLAN**



**2ND FLOOR PLAN**



711 E. Cottage Grove  
July 2023





711 E. Cottage Grove  
**November 2025**





711 E. Cottage Grove  
**2026**





RENT

**\$6,040**

Available **08/20/2027**



**4 beds**



**4.5 baths**



**1,750 sqft.**



**\$4,620/mo**

712 E Cottage Grove Ave, Bloomington, IN 47408

**4**

beds

**1.5**

baths

**1,900**

sqft





# HOUSING DIVERSITY

- Update cottage development regulations
- Allow by-right for appropriately-scaled multi-units, such as duplexes and triplexes
  - ... with conditions
  - ... in specific overlay areas
- ● Ease path for **accessory dwelling units**
- Update subdivision regulations

# ADUs









# HOUSING DIVERSITY

- Update cottage development regulations
- Allow by-right for appropriately-scaled multi-units, such as duplexes and triplexes
  - ... with conditions
  - ... in specific overlay areas
- Ease path for accessory dwelling units
- ● Update **subdivision regulations**

# HOUSING DIVERSITY

## SUBDIVISION REGULATIONS

- Recalibrate lot dimension requirements
- Create path for administrative lot divisions
- Consider allowing lots with alley frontage (or park frontage, trail frontage...)

# HOUSING DIVERSITY


## ZONING REGULATIONS

- Make architectural regulations more meaningful
- Taper on-site parking requirements
- Taper impervious surface requirements



# SHORT-TERM RENTALS

868 homes in Bloomington

 Prices include all fees

Guest favorite



Home in Bloomin... ★ 4.86 (169)  
Great offer! Private entrance,...  
1 bedroom · 1 king bed  
Dec 7 – 12  
~~\$333~~ for 5 nights

Guest favorite

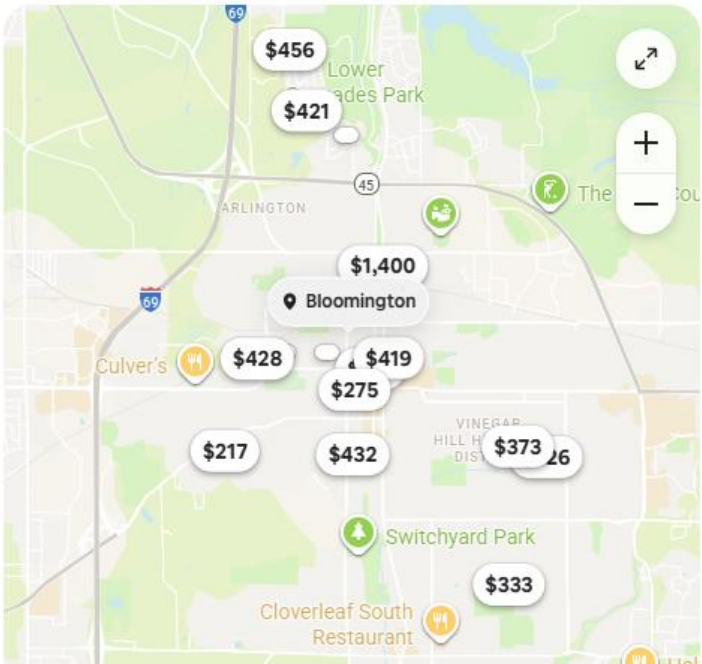


Guest suite in Bl... ★ 4.95 (1334)  
Strawbale Bungalow....  
2 bedrooms · 2 queen beds  
Dec 8 – 13  
~~\$550~~ ~~\$432~~ for 5 nights

Superhost



Apartment in Bloo... ★ 4.55 (29)  
B-town Cozy Quarters  
2 beds  
Dec 7 – 12  
~~\$290~~ ~~\$275~~ for 5 nights





# OFF-CAMPUS STUDENT HOUSING

OPTION: Impose **separation requirements**, such that one “student home” must be located X feet from another student home.

*See: State College, PA; Reading, PA*

# OFF-CAMPUS STUDENT HOUSING

OPTION: Establish a **rental density** allowance: Impose caps on rental licenses in certain areas to encourage homeownership and restrict the number of student housing and investor-owned rentals.

*See: St. Paul, MN; Carmel, IN; Fishers, IN*

# IMPROVE old PROCESSES CREATE new PATHS

- Audit permit processes
- Expand pre-approved home catalog program (HW)
- Establish lender/developer training program (HW)
- Pursue advancement of building codes
- Improve coordination with IU

## News

# Land-use permit spat drags on between Stanford, Santa Clara County



## LOCAL NEWS

# Northeastern, Boston strike landmark agreements on PILOT and campus expansion

"Boston thrives when our leading institutions match their global reach with a deep commitment to our neighborhoods," Mayor Michelle Wu said in a statement.



# TIMELINE

December-January

January-February

February-April

March-April

March-April

Complete first phase of public outreach

Craft UDO amendment ideas & options

Bring draft UDO ideas and options back  
to public and stakeholders

Refine draft UDO amendments and  
initiate adoption

Developer & lender training (HW)

# TIMELINE

Q1 2026	Complete development review audit
Q2 2026	Initiate short-term rental solutions
2027+	Pursue modified building code
2027-2028	Revisit Comprehensive Plan...

# MEMORANDUM

To: Council Members

From: CM Isabel Piedmont-Smith, Chair, Committee on Council Processes

Date: Dec. 12, 2025

Subj: Updates from the Committee on Council Processes

The Committee on Council Processes is considering legislation to revise the municipal code in the following ways:

- 1) Move general provisions regarding boards and commissions from 2.08 “Executive Branch” to 2.12 “Boards, Commissions and Councils.”
- 2) Allow for discussion at first reading
- 3) Allow for a Consent Agenda for certain items that require a vote but are not substantive and/or controversial
- 4) Require a Council Member to sponsor each item of legislation that appears on the agenda of a regular session

If you would like to provide input or ask questions about any of these items, please reach out to a member of the CCP (CMs Flaherty, Daily, and Zulich serve in addition to myself). Of course, any such item would come to the full Council for discussion and vote.

**ORDINANCE 2025 - 19**  
**TO AMEND TITLE 15 OF THE BLOOMINGTON MUNICIPAL CODE**  
**ENTITLED “VEHICLES AND TRAFFIC”**

**Re: Chapters 15.48 and 15.52 – Updating Permissible Towing and Storage Charges  
for Authorized Towing Services**

- WHEREAS, In 2020, the City of Bloomington (hereafter “City”) passed Ordinance 20-10, which updated the maximum amount that authorized towing services may charge for tows initiated at the request of the City; and,
- WHEREAS, The City has not updated said charges since Ordinance 20-10 was adopted five years ago; and
- WHEREAS, The Common Council finds that the maximum amount authorized towing services may charge for city-initiated tows is out of line with those permitted by Monroe County and the Indiana State Police; and
- WHEREAS, The Common Council finds that the charges for showing up, towing, and storage are outdated and should be amended to reflect more accurately the costs associated with towing services and current market pricing; and
- WHEREAS, The Common Council finds that charges for heavy tow services pursuant to police contract should be specified in the Bloomington Municipal Code.

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

Section 1. Section 15.48.030 of the Bloomington Municipal Code Section entitled “Towing and storage charges” is hereby deleted and replaced as reflected in the amended Section 15.48.030 in “Attachment 1,” such that it reads as follows:

**15.48.030 – Towing and storage charges.**

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed an additional \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after twelve hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

SECTION 2. Section 15.52.060 of the Bloomington Municipal Code entitled “Maximum towing and storage charges” is hereby deleted and replaced as reflected in the amended Section 15.52.060 in “Attachment 1,” such that it reads as follows:

**15.52.060 – Maximum towing and storage charges.**

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed an additional \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after twelve hours have passed since the vehicle arrived at the storage



facility. That the storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

SECTION 3: Section 15.52.065 of the Bloomington Municipal Code Section entitled “Release of vehicle” is hereby deleted and replaced as reflected in the amended Section 15.52.065 in “Attachment 1,” such that it reads as follows:

**15.52.065 – Release of vehicle.**

A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and Payment of fees.

SECTION 4. Section 15.52.070 of the Bloomington Municipal Code entitled “Towing contracts” is hereby deleted and replaced as reflected in the amended Section 15.52.070 in “Attachment 1,” such that it reads as follows:

**15.52.070 – Towing contracts.**

Towing facilitated pursuant to a police contract shall have a show up fee of \$100.00 and the cost of a Heavy Tow for vehicles weighing more than 10001 pounds shall include an additional fee of \$450.00.

SECTION 5. 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 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, approval of the Mayor and all other requirements of the Indiana Code.

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 Thompson, Mayor  
City of Bloomington

## SYNOPSIS

Ordinance 2025-19 updates the maximum charges authorized towing services may collect when performing city-initiated tows, to reflect more accurately the costs associated with towing services and current market pricing.

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**15.48.030 - Towing and storage charges.**

~~The maximum amount that an authorized towing service may charge for hooking up, towing or removing a vehicle under this chapter may not exceed \$135.00, except where special treatment may be required. Special treatment, including dollying, may not exceed an additional \$25.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$25.00 per day. The storage fee may not begin to accrue until twenty-four hours have passed since the vehicle arrived at the storage facility.~~

~~(Ord. 01-33 § 1, 2001; Ord. 96-43 § 1, 1996; Ord. 93-01 § 1, 1993; Ord. 88-43 § 1, 1988; Ord. 82-1 § 1 (part), 1982).~~

~~(Ord. No. 19-07, § 1, 3-20-2019; Ord. No. 20-10, § 2, 6-3-2020)~~

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after 12 hours have passed since the vehicle arrived at the storage facility. That the storage fee may begin to accrue after twelve hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

(Ord. 01-33 § 1, 2001; Ord. 96-43 § 1, 1996; Ord. 93-01 § 1, 1993; Ord. 88-43 § 1, 1988; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 19-07, § 1, 3-20-2019; Ord. No. 20-10, § 2, 6-3-2020)

**Chapter 15.52 - ABANDONED VEHICLES****15.52.060 - Maximum towing and storage charges.**

~~The maximum amount that an authorized towing service may charge for hooking up, towing or removing a vehicle under this chapter may not exceed \$135.00, except where special treatment may be required. Special treatment, including dollying, may not exceed an additional \$25.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$25.00 per day. The storage fee may not begin to accrue until twenty-four hours have passed since the vehicle arrived at the storage facility.~~

~~(Ord. 01-33 § 2, 2001; Ord. 96-43 § 2, 1996; Ord. 93-01 § 2, 1993; Ord. 88-43 § 2, 1988; Ord. 82-1 § 1 (part), 1982).~~

~~(Ord. No. 17-22, § 14, 5-17-2017; Ord. No. 19-07, § 2, 3-20-2019; Ord. No. 20-10, § 3, 6-3-2020)~~

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum

amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after twelve hours have passed since the vehicle arrived at the storage facility. That the storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

(Ord. 01-33 § 2, 2001; Ord. 96-43 § 2, 1996; Ord. 93-01 § 2, 1993; Ord. 88-43 § 2, 1988; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 17-22, § 14, 5-17-2017; Ord. No. 19-07, § 2, 3-20-2019; Ord. No. 20-10, § 3, 6-3-2020)

#### **15.52.065 - Release of vehicle.**

~~A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and either:~~

~~(1) Payment of fees; or~~

~~(2) Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.~~

~~(Ord. No. 20-10, § 4, 6-3-2020)~~

A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and Payment of fees.

(Ord. No. 20-10, § 4, 6-3-2020)

#### **15.52.070 - Towing contracts.**

~~To facilitate the removal of abandoned vehicles or parts or vehicles declared public nuisances, the police department may enter into towing contracts or agreements for the removal and storage of abandoned vehicles and parts.~~

~~(Ord. 82-1 § 1 (part), 1982)~~

Towing facilitated pursuant to a police contract shall have a show up fee of \$100.00 and the cost of a Heavy Tow for vehicles weighing more than 10001 pounds shall include an additional fee of \$450.00.

(Ord. 82-1 § 1 (part), 1982)

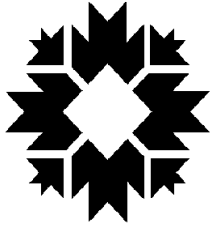
## MEMORANDUM

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TO: Bloomington Common Council  
FROM: Enedina Kassamianian, Esq.  
CC: Lisa Lehner, Council Attorney  
RE: Amendment to Bloomington Municipal Code Chapters 15.48.010

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The Bloomington Police Department and contracted Bloomington towing companies in consideration of current and future towing contracts are now proposing a change in title fifteen of the Bloomington Municipal Code as to all costs related to towing while taking into account the unique criteria of city initiated tows, and storage and fees. The purpose of the change is to align the city initiated tow fees with that of Monroe County, State of Indiana, and Indiana University. Additionally, the change will take into account the additional costs related to heavy tows and adjust the timeframe at which storage fees will begin to accrue. The towing fees have not been updated since 2020, roughly five years ago, and the costs associated with the towing operation has increased. The proposed changes should not have any fiscal impact, as implementing proposed legislation will not require any additional resources, nor produce any savings, nor create any revenue impact.



**CITY OF BLOOMINGTON  
LEGAL DEPARTMENT  
MEMORANDUM**

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**TO:** City of Bloomington Common Council Members  
**FROM:** Enedina Kassamanian, Assistant City Attorney  
**RE:** Amendment to Bloomington Municipal Code Chapters 15.48 and 15.52  
**DATE:** December 8, 2025

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**Ordinance 2025-19** proposes to amend Title 15 of the Bloomington Municipal Code entitled, "Removal and Impound Services." The amendment proposes to increase the rates of city initiated towing under Title 15. This would allow for higher rates in accordance with towing, special treatment, and storage. Additionally, the amendments require payment of all storage fees for release of the vehicle and enable storage fees to begin to accrue after 24 hours at the storage facility. Pursuant to Title 15, the city is expressly authorized to, establish fees that reflect the reasonable cost of towing and storage. The city is also authorized to contract with private towing companies at rates set or approved by the city. City initiated towing is one of the primary public safety tools that the city utilizes to manage traffic flow and safety. Keeping fees at current at market rate is operationally essential and fiscally necessary to ensure continued public safety, and mobility while also meeting the expectation that our code sets out for law enforcement and contracted towing companies.

If you have any questions regarding this ordinance, please feel free to contact Enedina Kassamanian at 812.349.3554 and [enedina.kassamanian@bloomington.in.gov](mailto:enedina.kassamanian@bloomington.in.gov).



**\*\*Amendment Form\*\***

**Ordinance #:** 2025-19  
**Amendment #:** Am. 01  
**Submitted by:** Cm. Piedmont-Smith  
**Date:** December 3, 2025

**Proposed Amendment:**

1. Section 1 of the Ordinance 2025-19 shall be amended and shall read as follows (deletions shown in ~~strikethrough~~; additions shown in **bold**):

~~Section~~ **SECTION** 1: Section 15.48.030 of the Bloomington Municipal Code ~~Section~~ entitled “Towing and storage charges” is hereby deleted and replaced as reflected in the amended Section 15.48.030 in “Attachment 1,” such that it reads as follows:

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed an additional \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may ~~being begin~~ to accrue after twelve hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours. **The cost of a heavy tow for vehicles weighing more than 10,001 pounds shall include an additional fee of \$450.00.**

2. Section 2 of the Ordinance 2025-19 shall be amended and shall read as follows (deletions shown in ~~strikethrough~~; additions shown in **bold**):

**SECTION 2.** Section 15.52.060 of the Bloomington Municipal Code entitled “Maximum towing and storage charges” is hereby deleted and replaced as reflected in the amended Section 15.52.060 in “Attachment 1,” such that it reads as follows:

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed an additional \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may ~~being begin~~ to accrue after twelve hours have passed since the vehicle arrived at the storage facility. ~~That the~~ **The** storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours. **The cost of a heavy tow for**

**vehicles weighing more than 10,001 pounds shall include an additional fee of \$450.00.**

3. Section 3 of the Ordinance 2025-19 shall be amended and shall read as follows (deletions shown in ~~striketrough~~; additions shown in **bold**)

SECTION 3: Section 15.52.065 of the Bloomington Municipal Code ~~Section~~ entitled “Release of vehicle” is hereby deleted and replaced as reflected in the amended Section 15.52.065 in “Attachment 1,” such that it reads as follows:

A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and **Payment payment** of fees.

4. Section 4 of the Ordinance 2025-19 shall be deleted such that section 15.52.070 of the Bloomington Code reads as it is currently stated, as follows:

To facilitate the removal of abandoned vehicles or parts or vehicles declared public nuisances, the police department may enter into towing contracts or agreements for the removal and storage of abandoned vehicles and parts.

5. The “Attachment 1” of Ordinance 2025-19 shall be deleted and replaced with the following as its Attachment 1 to reflect the amendments made by this ordinance.

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**15.48.030 - Towing and storage charges.**

~~The maximum amount that an authorized towing service may charge for hooking up, towing or removing a vehicle under this chapter may not exceed \$135.00, except where special treatment may be required. Special treatment, including dollying, may not exceed an additional \$25.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$25.00 per day. The storage fee may not begin to accrue until twenty four hours have passed since the vehicle arrived at the storage facility.~~

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after 12 hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours. The cost of a heavy tow for vehicles weighing more than 10,001 pounds shall include an additional fee of \$450.00.

(Ord. 01-33 § 1, 2001; Ord. 96-43 § 1, 1996; Ord. 93-01 § 1, 1993; Ord. 88-43 § 1, 1988; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 19-07, § 1, 3-20-2019; Ord. No. 20-10, § 2, 6-3-2020)

**15.52.060 - Maximum towing and storage charges.**

~~The maximum amount that an authorized towing service may charge for hooking up, towing or removing a vehicle under this chapter may not exceed \$135.00, except where special treatment may be required. Special treatment, including dollying, may not exceed an additional \$25.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$25.00 per day. The storage fee may not begin to accrue until twenty four hours have passed since the vehicle arrived at the storage facility.~~

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after twelve hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours. The cost of a heavy tow for vehicles weighing more than 10,001 pounds shall include an additional fee of \$450.00.

(Ord. 01-33 § 2, 2001; Ord. 96-43 § 2, 1996; Ord. 93-01 § 2, 1993; Ord. 88-43 § 2, 1988; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 17-22, § 14, 5-17-2017; Ord. No. 19-07, § 2, 3-20-2019; Ord. No. 20-10, § 3, 6-3-2020)

**15.52.065 - Release of vehicle.**

~~A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and either:~~

~~(1) Payment of fees; or~~

~~(2) Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.~~

A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and payment of fees.

(Ord. No. 20-10, § 4, 6-3-2020)

**Synopsis:**

This amendment, sponsored by Councilmember Piedmont-Smith, makes typographical corrections and moves the text regarding the \$450 surcharge for a heavy tow from 15.52.070 to 15.48.030 and 15.52.060 for full transparency. It deletes Section 4 of or Ordinance 2025-19, removing any revisions to 15.52.070. Thus, no specific terms are added for Bloomington Police Department's towing contracts for non-consensual tows, since the contract would have to follow BMC 15.52.060 anyway.

**12/03/2025 Regular Session Action: 7-0**



**\*\*Amendment Form\*\***

**Ordinance #:** 2025-19  
**Amendment #:** Am. 04  
**Submitted by:** Cm. Stosberg  
**Date:** December 10, 2025

**Proposed Amendment:**

1. Ordinance 2025-19, as amended by Amendment 01, shall be further amended by adding a new Section 1, which shall read as follows:

SECTION 1. Section 15.48.020 of the Bloomington Municipal Code entitled “Removal and impoundment procedure” is hereby amended as reflected in Section 15.48.020 in “Attachment 1,” such that it reads as follows:

**15.48.020 - Removal and impoundment procedure.**

- (a) Any ~~officer~~ **member** of the Bloomington Police Department or parking enforcement officer discovering a public nuisance as described in Section 15.48.010 shall cause the vehicle to be removed by an authorized towing service. When the owner or operator of a motor vehicle appears personally at the site of the tow before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the site of the tow when the vehicle is already in the process of being towed, the authorized towing service shall give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the authorized towing service would normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.
- (b) A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and ~~either:~~
  - (1) ~~Payments~~ **Payment** of fees, including an administrative towing fee of \$25.00 to the City of Bloomington ~~for towing of vehicles for, and any fees in relation to~~ reserved parking violations and outstanding citation violations.

~~(2) — Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.~~

(Ord. 08-19 § 41 (part), 2008; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 11-03, § 7, 4-6-2011; Ord. No. 14-11, § 142, 7-2-2014; Ord. No. 20-10, § 1, 6-3-2020; Ord. No. 22-20, § 10, 8-3-2022)

2. Section 1 of the Ordinance 2025-19, as amended by Amendment 01, shall be further amended and shall read as follows (deletions shown in ~~striketrough~~; additions shown in **bold**):

SECTION ~~1~~ **2**: Section 15.48.030 of the Bloomington Municipal Code entitled “Towing and storage charges” is hereby deleted and replaced as reflected in the amended Section 15.48.030 in “Attachment 1,” such that it reads as follows:

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after ~~twelve~~ **twenty-four** hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours **as defined in the police contract**. The cost of a heavy tow for vehicles weighing more than 10,001 pounds shall include an additional fee of \$450.00.

3. Section 2 of the Ordinance 2025-19 shall be amended and shall read as follows (deletions shown in ~~striketrough~~; additions shown in **bold**):

SECTION ~~2~~ **3**. Section 15.52.060 of the Bloomington Municipal Code entitled “Maximum towing and storage charges” is hereby deleted and replaced as reflected in the amended Section 15.52.060 in “Attachment 1,” such that it reads as follows:

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed an additional \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after ~~twelve~~ **twenty-four** hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate an additional fee of not to exceed \$75.00 if pick up is made outside of business hours **as defined in the police contract**. The cost of a heavy tow for vehicles weighing more than 10,001 pounds shall include an additional fee of \$450.00.

4. Sections 3, 4, 5 and 6 of the Ordinance 2025-19, as amended by Amendment 01, shall be renumbered as Sections 4, 5, 6 and 7.
5. The “Attachment 1” of Ordinance 2025-19 shall be revised based on the changes made in Sections 1, 2, 3 and 4 of this Amendment 04.

**Synopsis:**

This amendment, sponsored by Councilmember Stosberg, amends the time period after which storage fees may be charged from twelve to twenty-four hours and requires business hours to be defined in the contractual agreement between the police and tow companies.

**12/17/2025 Regular Session Action: Pending**

**ORDINANCE 2025 - 20**  
**TO AMEND CHAPTER 4.32 OF THE BLOOMINGTON MUNICIPAL CODE**  
**ENTITLED “NON-CONSENSUAL TOWING BUSINESS”**

**Re: Updating Towing License Requirements and Permissible Towing and Storage Fees for Non-consensual Towing Services under Chapter 4.32**

- WHEREAS,               The City of Bloomington (hereafter “City”) licenses businesses engaged in non-consensual towing and imposes restrictions and requirements pertaining to the manner in which non-consensual towing is performed within City jurisdiction; and
- WHEREAS,               The Common Council finds that the restrictions and requirements pertaining to non-consensual towing need to be updated to ensure compliance with Indiana law and to reflect best practices in non-consensual tow business licensure; and
- WHEREAS,               The proposed amendment to Title 4 Chapter 4.32 has been duly considered by the Common Council of the City.

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

SECTION 1. Section 4.32.060 of the Bloomington Municipal Code entitled “Non-consensual tow business license – Application” is hereby amended as reflected in the amended Section 4.32.060 in “Attachment 1,” such that it reads as follows:

**4.32.060 Non-consensual tow business license—Application.**

Any person or towing company who wishes to obtain a license under this chapter must first complete an application prescribed by the department of economic and sustainable development.

- (a) An application for a non-consensual towing business shall include the following information:
  - (1) The towing company’s taxpayer identification number;
  - (2) Applicant’s full name and current physical address;
  - (3) The telephone number and e-mail address of the primary place of business;
  - (4) The address, telephone number, and hours of operation of any vehicle storage facility where towed vehicles will be towed and stored; and
  - (5) A telephone number where the principal owner(s) of the towing company can be reached in the event of an emergency;
- (b) Insurance Required. Upon application for the tow business license, a towing company shall provide proof of insurance and meet the requirements of Bloomington Municipal Code Section 4.32.090.
- (c) Change in Licensee Information. In the event that the information provided by the licensee in the licensee’s application changes during the term of the license, the towing company shall give written notice of such changes to the city within fifteen (15) business days of the occurrence of the change.
- (d) Background check. In order to be eligible for a license, a towing company will be subject to a background check. The background check shall be clear of formal violations from any jurisdiction outside of the City of Bloomington within the last 12 months and from outstanding fees.
- (e) Denial or Non-Renewal of License. The license administrator may decline to issue or renew a license issued under this chapter if the license administrator finds:
  - (1) The applicant has previously violated any provision of this chapter and has been subject to any of the penalties listed under Bloomington Municipal Code Section 4.32.160(a); or

- (2) The applicant has been previously found to be in violation of any other similar law promulgated by a different governmental entity; or
- (3) The applicant has previously had a license issued under this chapter suspended or revoked.

(Ord. No. 20-03, § 1, 2-19-2020)

SECTION 2. Section 4.32.110 of the Bloomington Municipal Code entitled “Signs required to be posted at parking lot; exception” is hereby amended as reflected in the amended Section 4.32.110 in “Attachment 1,” such that it reads as follows:

**4.32.110 Signs required to be posted at parking lot; exception.**

- (a) It shall be unlawful for any tow business or tow truck operator to tow a vehicle unless the parking lot in which the vehicle is parked has signage, posted in plain view and visible to the public at each entrance and exit. The signs must be installed for a minimum of twenty-four hours prior to any vehicle being removed. Such signage shall provide the following information:
  - (1) A statement that the area in the immediate vicinity of the sign is a tow-away zone;
  - (2) The name of the towing company licensed in the City of Bloomington;
  - (3) A twenty-four-hour phone number vehicle owners may call to locate their vehicle; and
  - (4) A description of persons permitted to park in the affected area, if applicable.
- (b) Pursuant to Indiana Code § 24-14-4-2 and notwithstanding the provisions of subsection (a) above, a private property owner may have a motor vehicle towed from the owner's commercial private property without first displaying signage if the vehicle is removed under Indiana Code § 9-22-1-16.

(Ord. No. 20-03, § 1, 2-19-2020)

SECTION 3. Section 4.32.120 of the Bloomington Municipal Code entitled “Additional requirements” is hereby amended as reflected in the amended Section 4.32.120 in “Attachment 1,” such that it reads as follows:

**4.32.120 Additional requirements.**

- (a) A towing company and a tow truck operator must comply with all applicable federal, State of Indiana, and City of Bloomington laws.
- (b) A towing company and a tow truck operator must display their city-issued license in a conspicuous fashion visible from the exterior of the vehicle.
- (c) The practice of booting or otherwise disabling a vehicle to hold it for towing is prohibited.
- (d) All vehicles that are towed under this chapter shall be towed directly to a vehicle storage facility leased or owned by the towing company, and shall not be placed or kept in any temporary holding area.
- (e) All vehicles towed must be stored within Monroe County.
- (f) A towed vehicle shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle, and payment of fees, in accordance with Indiana Code 24-14-7-2.
- (g) A towing company and tow truck operator shall allow the vehicle’s owner a reasonable amount of time to inspect the vehicle or to remove or retrieve personal property or possessions that are not affixed from a vehicle. The inspection or retrieval of possessions may be at the scene of the tow or at the vehicle storage facility prior to payment. A towing company or tow truck operator is prohibited from charging a fee for this inspection or retrieval as prohibited under Indiana Code § 24-14-9-2 or from refusing to allow retrieval of such possessions.
- (h) A release or waiver of liability of any kind is prohibited as a condition of the release of the vehicle. A tow business may require proof of identification of the person retrieving a vehicle. The person retrieving the vehicle shall be the vehicle's owner, as defined in Section 4.32.030.



(Ord. No. 20-03, § 1, 2-19-2020)

SECTION 4. Section 4.32.130 of the Bloomington Municipal Code entitled “Towing and storage fees” is hereby amended as reflected in the amended Section 4.32.130 in “Attachment 1,” such that it reads as follows:

**4.32.130 – Towing and storage fees.**

- (a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:
  - (1) For the towing of a vehicle, the maximum fee shall be \$150.00 so long as the weight of the vehicle is under 10,001 pounds. For vehicles weighing more than 10,001 pounds the cost shall be an additional fee of \$450.00.
  - (2) Fees for special treatment, including dollies and skates, shall not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00.
  - (3) For the storage of a towed vehicle the maximum fee for each twenty-four-hour period of storage shall be \$30.00; provided however, that a storage fee may not begin to accrue until twelve hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate additional fee not to exceed \$75.00 if pick up is made outside of business hours.
- (b) This fee limitation does not restrict fees being charged for other services, provided that said other services are requested by the vehicle’s owner.
- (c) Notwithstanding the provisions of subsection (a) of this section, the fee limitation does not apply to a towed vehicle having a gross vehicle weight of thirteen thousand pounds or greater.
- (d) If it is determined that a vehicle is towed in violation of this chapter, towing and storage fees which have been paid may be recovered by the vehicle’s owner. Liability for damage to a towed vehicle is not limited by the provisions of this chapter.
- (e) It is unlawful for a person, including a towing company or tow truck operator to offer, pay, or rebate money or other valuable consideration to the owner of a parking lot for the authority to tow vehicles from that owner’s parking lot.
- (f) When the owner or operator of a motor vehicle is present and desires to instead personally operate and remove his/her own vehicle from a parking lot before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the location of the motor vehicle when it is already in the process of being towed, the towing company shall, pursuant to Indiana Code § 24-14-4-4, give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the towing company may normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.

(Ord. No. 20-03, § 1, 2-19-2020)

SECTION 5. 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 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, approval of the Mayor and all other requirements of the Indiana Code.

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

Ordinance 2025-20 updates the maximum fees authorized towing services may charge when performing non-consensual towing and imposes additional requirements for licensing and operation of towing companies within the City’s jurisdiction.

Title 4 - BUSINESS LICENSES AND REGULATIONS  
Chapter 4.32 NON-CONSENSUAL TOWING BUSINESSES

## Chapter 4.32 NON-CONSENSUAL TOWING BUSINESSES

### 4.32.060 Non-consensual tow business license—Application.

Any person or towing company who wishes to obtain a license under this chapter must first complete an application prescribed by the department of economic and sustainable development.

- (a) An application for a non-consensual towing business shall include the following information:
  - (1) The towing company's taxpayer identification number;
  - (2) Applicant's full name and current physical address;
  - (3) The telephone number and e-mail address of the primary place of business;
  - (4) The address, telephone number, and hours of operation of any vehicle storage facility where towed vehicles will be towed and stored; and
  - (5) A telephone number where the principal owner(s) of the towing company can be reached in the event of an emergency;
- (b) Insurance Required. Upon application for the tow business license, a towing company shall provide proof of insurance and meet the requirements of Bloomington Municipal Code Section 4.32.090.
- (c) Change in Licensee Information. In the event that the information provided by the licensee in the licensee's application changes during the term of the license, the towing company shall give written notice of such changes to the city within fifteen (15) business days of the occurrence of the change.
- (d) Background check. In order to be eligible for a license, a towing company will be subject to a background check. The background check shall be clear of formal violations from any jurisdiction outside of the City of Bloomington within the last 12 months and from outstanding fees.
- ~~(e)~~ Denial or Non-Renewal of License. The license administrator may decline to issue or renew a license issued under this chapter if the license administrator finds:
  - (1) The applicant has previously violated any provision of this chapter and has been subject to any of the penalties listed under Bloomington Municipal Code Section 4.32.160(a); or
  - (2) The applicant has been previously found to be in violation of any other similar law promulgated by a different governmental entity; or
  - (3) The applicant has previously had a license issued under this chapter suspended or revoked.

(Ord. No. 20-03, § 1, 2-19-2020)

### 4.32.110 Signs required to be posted at parking lot; exception.

- (a) It shall be unlawful for any tow business or tow truck operator to tow a vehicle unless the parking lot in which the vehicle is parked has signage, posted in plain view and visible to the public at each entrance and exit. The signs must be installed for a minimum of twenty-four hours prior to any vehicle being removed. Such signage shall provide the following information:
  - (1) A statement that the area in the immediate vicinity of the sign is a tow-away zone;

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(2) The name of the towing company licensed in the City of Bloomington;

~~(32)~~ A twenty-four-hour phone number vehicle owners may call to locate their vehicle; and

~~(43)~~ A description of persons permitted to park in the affected area, if applicable.

- (b) Pursuant to Indiana Code § 24-14-4-2 and notwithstanding the provisions of subsection (a) above, a private property owner may have a motor vehicle towed from the owner's commercial private property without first displaying signage if the vehicle is removed under Indiana Code § 9-22-1-16.

(Ord. No. 20-03, § 1, 2-19-2020)

#### **4.32.120 Additional requirements.**

- (a) A towing company and a tow truck operator must comply with all applicable federal, State of Indiana, and City of Bloomington laws.

(b) A towing company and a tow truck operator must display their city-issued license in a conspicuous fashion visible from the exterior of the vehicle.

~~(c)~~ The practice of booting or otherwise disabling a vehicle to hold it for towing is prohibited.

~~(d)~~ All vehicles that are towed under this chapter shall be towed directly to a vehicle storage facility leased or owned by the towing company, and shall not be placed or kept in any temporary holding area.

~~(e)~~ All vehicles towed must be stored within Monroe County.

~~(f)~~ A towed vehicle shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle, and ~~either:~~ payment of fees, in accordance with Indiana Code 24-14-7-2.

~~(1) — Payment of fees; or~~

~~(2) — Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.~~

~~(g)~~ A towing company and tow truck operator shall allow the vehicle's owner a reasonable amount of time to inspect the vehicle or to remove or retrieve personal property or possessions that are not affixed from a vehicle. The inspection or retrieval of possessions may be at the scene of the tow or at the vehicle storage facility prior to payment. A towing company or tow truck operator is prohibited from charging a fee for this inspection or retrieval as prohibited under Indiana Code § 24-14-9-2 or from refusing to allow retrieval of such possessions.

~~(h)~~ A release or waiver of liability of any kind is prohibited as a condition of the release of the vehicle. A tow business may require proof of identification of the person retrieving a vehicle. The person retrieving the vehicle shall be the vehicle's owner, as defined in Section 4.32.030.

(Ord. No. 20-03, § 1, 2-19-2020)

#### **4.32.130 Towing and storage fees.**

- (a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:

(1) For the towing of a vehicle, the maximum fee shall be \$15035.00; so long as the weight of the vehicle is under 10,001 pounds. For vehicles weighing more than 10,001 pounds the cost shall be an additional fee of \$450.00.

- 
- (2) Fees for special treatment, including dollies and skates~~ying~~, shall not exceed an additional \$~~5025.00~~150.00.  
Special treatment that includes the use of winching may not exceed \$150.00.
- (3) For the storage of a towed vehicle, the maximum fee for each twenty-four-hour period of storage shall be \$~~3025.00~~; provided, however, that a storage fee may not begin to accrue until ~~twelve~~twenty-four hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate additional fee not to exceed \$75.00 if pick up is made outside of business hours.
- (b) This fee limitation does not restrict fees being charged for other services, provided that said other services are requested by the vehicle's owner.
- (c) Notwithstanding the provisions of subsection (a) of this section, the fee limitation does not apply to a towed vehicle having a gross vehicle weight of thirteen thousand pounds or greater.
- (d) If it is determined that a vehicle is towed in violation of this chapter, towing and storage fees which have been paid may be recovered by the vehicle's owner. Liability for damage to a towed vehicle is not limited by the provisions of this chapter.
- (e) It is unlawful for a person, including a towing company or tow truck operator to offer, pay, or rebate money or other valuable consideration to the owner of a parking lot for the authority to tow vehicles from that owner's parking lot.
- (f) When the owner or operator of a motor vehicle is present and desires to instead personally operate and remove his/her own vehicle from a parking lot before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the location of the motor vehicle when it is already in the process of being towed, the towing company shall, pursuant to Indiana Code § 24-14-4-4, give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the towing company may normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.

(Ord. No. 20-03, § 1, 2-19-2020)



## MEMORANDUM

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TO: Bloomington Common Council  
FROM: Aleksandrina Pratt, Assistant City Attorney  
CC: Lisa Lehner, Council Attorney  
RE: Amendment to Bloomington Municipal Code Chapter 4.32

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Towing companies licensed by the City of Bloomington for non-consensual towing are proposing a change in Title 4 of the Bloomington Municipal Code as to costs related to towing and storage fees. The purpose of the change is to align the City's non-consensual tow fees with that of Monroe County, the State of Indiana, and Indiana University. Additionally, the change will take into account the additional costs related to heavy tows and adjust the timeframe at which storage fees will begin to accrue. Furthermore, the City's license administrator is seeking to update requirements for towing companies to operate and get licensed within City limits. The proposed changes should not have any fiscal impact, as implementing proposed legislation will not require any additional resources, nor produce any savings, nor create any revenue impact.

## MEMORANDUM

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TO: Bloomington Common Council  
FROM: Aleksandrina Pratt, Assistant City Attorney  
De de la Rosa, Assistant Director for Small Business Development  
CC: Lisa Lehner, Council Attorney  
RE: Amendment to Bloomington Municipal Code Chapter 4.32

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Ordinance 2025-20 proposes amendments to Chapter 4.32 of Title 4 of the Bloomington Municipal Code for non-consensual towing businesses. The amendments introduce a background check requirement for licensing, adding the name of the towing company on required signage, and requiring the towing company to display its license in a conspicuous fashion.

To be consistent with Chapter 15.48 of Title 15 of the Bloomington Municipal Code for removal and impoundment of vehicles and also for Bloomington to remain competitive with other localities, the amendments also increase the fees a licensed towing company is allowed to charge for towing, special treatment, and storage. And lastly, the amendments require payment of all storage fees for release of the vehicle and enable storage fees to begin to accrue after 12 hours at the storage facility.

**\*\*Amendment Form\*\***

**Ordinance #:** 2025-20  
**Amendment #:** Am. 03  
**Submitted by:** Cm. Stosberg  
**Date:** December 10, 2025

**Proposed Amendment:**

1. Section 1 of the Ordinance 2025-20 shall be amended and shall read as follows (deletions shown in ~~strikethrough~~; additions shown in **bold**):

SECTION 1. Section 4.32.060 of the Bloomington Municipal Code entitled “Non-consensual tow business license – Application” is hereby amended as reflected in the amended Section 4.32.060 in “Attachment 1,” such that it reads as follows:

**4.32.060 Non-consensual tow business license—Application.**

Any person or towing company who wishes to obtain a license under this chapter must first complete an application prescribed by the department of economic and sustainable development.

- (a) An application for a non-consensual towing business shall include the following information:
  - (1) The towing company’s taxpayer identification number;
  - (2) Applicant’s full name and current physical address;
  - (3) The telephone number and e-mail address of the primary place of business;
  - (4) The address, telephone number, and hours of operation of any vehicle storage facility where towed vehicles will be towed and stored; ~~and~~
  - (5) A telephone number where the principal owner(s) of the towing company can be reached in the event of an emergency; **and**
  - (6) **The business hours for which vehicles can be picked up without an additional fee. Towing companies are required to offer at least forty business hours per week including at least some hours on Saturday and Sunday.**
- (b) Insurance Required. Upon application for the tow business license, a towing company shall provide proof of insurance and meet the requirements of Bloomington Municipal Code Section 4.32.090.
- (c) Change in Licensee Information. In the event that the information provided by the licensee in the licensee’s application changes during the term of the license, the towing company shall give written notice of such changes to the city within fifteen (15) business days of the occurrence of the change.

- (d) Background check. In order to be eligible for a license, a towing company will be subject to a background check. The background check shall be clear of formal violations **and outstanding fees** from **the City of Bloomington and** any jurisdiction outside of the City of Bloomington within the last 12 months ~~and from outstanding fees.~~
- (e) Denial or Non-Renewal of License. The license administrator may decline to issue or renew a license issued under this chapter if the license administrator finds:
  - (1) The applicant has previously violated any provision of this chapter and has been subject to any of the penalties listed under Bloomington Municipal Code Section 4.32.160(a); or
  - (2) The applicant has been previously found to be in violation of any other similar law promulgated by a different governmental entity; or
  - (3) The applicant has previously had a license issued under this chapter suspended or revoked.

(Ord. No. 20-03, § 1, 2-19-2020)

- 2. Section 2 of the Ordinance 2025-20 shall be amended and shall read as follows (deletions shown in ~~striketrough~~; additions shown in **bold**):

SECTION 2. Section 4.32.110 of the Bloomington Municipal Code entitled “Signs required to be posted at parking lot; exception” is hereby amended as reflected in the amended Section 4.32.110 in “Attachment 1,” such that it reads as follows:

**4.32.110 Signs required to be posted at parking lot; exception.**

- (a) ~~It~~ **Before July 1, 2026, it** shall be unlawful for any tow business or tow truck operator to tow a vehicle unless the parking lot in which the vehicle is parked has signage, posted in plain view and visible to the public at each entrance and exit. The signs must be installed for a minimum of twenty-four hours prior to any vehicle being removed. Such signage shall provide the following information:
  - (1) A statement that the area in the immediate vicinity of the sign is a tow-away zone;
  - (2) The name of the towing company licensed in the City of Bloomington;
  - (3) A twenty-four-hour phone number vehicle owners may call to locate their vehicle; and
  - (4) A description of persons permitted to park in the affected area, if applicable.
- (b) **On or after July 1, 2026, it shall be unlawful for any tow business or tow truck operator to tow a vehicle unless the parking lot in which the vehicle is parked has signage that meets the following requirements:**
  - (1) **MINIMUM SIZE: 12 inches by 18 inches.**
  - (2) **MATERIAL: Weather resistant to ensure durability.**
  - (3) **LEGIBILITY: Reflective material, easily read from at least 6 feet away with high contrast and simple font.**

(4) **LOCATION: Prominently displayed at every vehicular access point to the parking lot, including entrances and exits. Signs must have been installed for a minimum of twenty-four hours prior to any vehicle being removed.**

(5) **CONTENTS:**

(1) (A) A statement that the area in the immediate vicinity of the sign is a tow-away zone;

(2) (B) The name of the towing company licensed in the City of Bloomington;

(3) (C) A twenty-four-hour phone number vehicle owners may call to locate their vehicle; and

(4) (D) A description of persons permitted to park in the affected area **and hours of enforcement**, if applicable.

**Signs shall otherwise comply with the requirements of Bloomington Municipal Code 20.04.100.**

(b) (c) Pursuant to Indiana Code § 24-14-4-2 and notwithstanding the provisions of subsection (a) above, a private property owner may have a motor vehicle towed from the owner's commercial private property without first displaying signage if the vehicle is removed under Indiana Code § 9-22-1-16.

(Ord. No. 20-03, § 1, 2-19-2020)

3. Section 4 of the Ordinance 2025-20 shall be amended and shall read as follows (deletions shown in ~~strikethrough~~; additions shown in **bold**):

SECTION 4. Section 4.32.130 of the Bloomington Municipal Code entitled “Towing and storage fees” is hereby amended as reflected in the amended Section 4.32.130 in “Attachment 1,” such that it reads as follows:

#### **4.32.130 – Towing and storage fees.**

(a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:

(1) For the towing of a vehicle, the maximum fee shall be \$150.00 so long as the weight of the vehicle is under 10,001 pounds. For vehicles weighing more than 10,001 pounds the cost shall be an additional fee of \$450.00.

(2) Fees for special treatment, including dollies and skates, shall not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00.

(3) For the storage of a towed vehicle the maximum fee for each twenty-four-hour period of storage shall be \$30.00; provided however, that a storage fee may not begin to accrue until ~~twelve~~ **twenty-four** hours have passed since the vehicle arrived at the storage facility. The storage fee may incorporate additional fee not to exceed \$75.00 if pick up is made outside of business hours **as defined in the license application described in Section 4.32.060(a)(6).**

- (b) This fee limitation does not restrict fees being charged for other services, provided that said other services are requested by the vehicle's owner.
- (c) Notwithstanding the provisions of subsection (a) of this section, the fee limitation does not apply to a towed vehicle having a gross vehicle weight of thirteen thousand pounds or greater.
- (d) If it is determined that a vehicle is towed in violation of this chapter, towing and storage fees which have been paid may be recovered by the vehicle's owner. Liability for damage to a towed vehicle is not limited by the provisions of this chapter.
- (e) It is unlawful for a person, including a towing company or tow truck operator to offer, pay, or rebate money or other valuable consideration to the owner of a parking lot for the authority to tow vehicles from that owner's parking lot.
- (f) When the owner or operator of a motor vehicle is present and desires to instead personally operate and remove his/her own vehicle from a parking lot before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the location of the motor vehicle when it is already in the process of being towed, the towing company shall, pursuant to Indiana Code § 24-14-4-4, give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the towing company may normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.

(Ord. No. 20-03, § 1, 2-19-2020)

4. The "Attachment 1" of Ordinance 2025-20 shall be revised based on the changes made in Sections 1, 2 and 3 of this Amendment.

### **Synopsis:**

This amendment, sponsored by Councilmember Stosberg, establishes parameters for the business hours a towing company must keep and clarifies that the background check also applies to violations and fees from the City of Bloomington. It also modifies the signage requirements for parking lots, starting on July 1, 2026. This amendment also amends the time period after which storage fees may be charged from twelve to twenty-four hours.

**12/17/2025 Regular Session Action: Pending**



**ORDINANCE 2025-47**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
“HISTORIC PRESERVATION AND PROTECTION”  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: The Ivan Adams House Historic District  
(Bloomington Historic Preservation Commission, Petitioner)**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, on October 23<sup>rd</sup>, 2025, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the Ivan Adams House at 115 E 12th Street; and
- WHEREAS, at the same hearing, the Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district; and
- WHEREAS, at the same hearing, the Commission approved a map and written report which validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and
- WHEREAS, at the same hearing the Commission voted to submit the map and report which recommend local historic designation of said properties to the Common Council; and
- WHEREAS, the report considered by the Commission at this hearing notes that this property consists of the house at 115 E 12<sup>th</sup> Street which is a craftsman California bungalow built in the mid-1920s. From 1925 to 1946, this house was the residence of prominent local stone carver Ivan Adams and his wife Gladys. Ivan Adams is significant locally for his limestone sculptures and reliefs both within Bloomington and nationwide. The property is located in the area identified in the Indiana Historic Sites and Structures Inventory as the Cottage Grove Historic District.

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

SECTION 1. The map setting forth the proposed historic district for the site is hereby approved by the Common Council, and said historic district is hereby established. A copy of the map and report submitted by the Commission are attached to this ordinance as Attachment A and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

The legal description of this property is further described as:

013-06580-00 LADES LOT 28 in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property at 115 E 12th Street shall be classified as “Contributing”.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to add to the bottom of the list, in similarly fashioned cells, the following:

The Ivan Adams House	115 E 12 <sup>th</sup> Street
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SECTION 4. 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 of the City of Bloomington 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 Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Ivan Adams House,” parcel number 013-06580-00 LADES LOT 28, located at 115 E 12<sup>th</sup> Street, City of Bloomington, Monroe County, Indiana, as a historic district. Built in the mid-1920s, The Ivan Adams House is a craftsman California bungalow that retains a high degree of architectural integrity. The house is associated with Ivan Adams, one of the most prominent local stone carvers whose work can be found in significant and recognizable sites around Bloomington and the United States.

# 115 E 12<sup>th</sup> Street GIS Boundary Map

Attachment A  
Ordinance 2025-47



## HD-25-01

### 115 E 12th St. (Ivan Adams House)

Staff Report:

Bloomington Historic Preservation Commission

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**The property at 115 E 12th St. qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a**

- 1) Historic:
  - a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
  - b) Is the site of an historic event; or
  - c) Exemplifies the cultural, political, economic, social, or historic heritage of the community.
- 2) Architectural:
  - a) Embodies distinguishing characteristics of an architectural or engineering type; or
  - b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
  - c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
  - d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
  - e) Contains any architectural style, detail, or other element in danger of being lost; or
  - f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
  - g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style

### **Case Background**

115 E 12th St is a gable-front one-story California Bungalow that retains most of its original features but has been resided in wide asbestos board. The house was first owned between 1927 and 1945 by Ivan Adams and his wife Gladys. Ivan ranked among the most prominent local stone carvers, whose work includes the Bloomington Courthouse WWII memorial, the IU seal at Foster Quad Dorm, contribution to the columns and frieze on the Fine Arts Palace for Chicago's Century of Progress exhibition in 1933, the National Shrine of the Immaculate Conception in Washington, D.C., the 21 foot statue of Our Lady of Lourdes (hospital) at Indian Hill in Camden, N.J. and various other statues of the Virgin Mary and saints for Catholic institutions around the country. A monumental statue of his marks the grave of Gladys and

himself at Rose Hill Cemetery. Adams' Herald Telephone obituary in 1968 describes him as "one of Monroe County's most famous stone carvers," and in 1977 local carver Ronald Wampler described him as one of "the greatest stone carvers in the area I have ever known."

After the Adams moved out, the house was rented out for the next thirty years to a number of tenants, most of whom did not stay longer than several years. One of the most prominent occupants was Robert Quirk, a professor of Mexican History and editor of the American history review. He was the recipient of the Frederick Jackson Turner award for debut books by historians, and lived at this location from 1955-1956. In 1977, this house was the first Bloomington residence of James and Susan Butler, founders of Butler Winery.

From 1987 to 1991, this home was the residence of opera student Judith Barnes and visiting lecturer in Spanish, Anthony Kerrigan. Kerrigan won the National Book Award in 1975 for his translation of Miguel de Unamuno's *The Agony of Christianity* and a Senior Fellowship in Literature from the National Endowment for the Arts for a lifelong contribution to American Letters in 1988. He was the first to translate the Spanish writings of Jorge Luis Borges into English, and taught at both IU and Notre Dame while living at 115 E 12th St.

For a property to be eligible for listing under this criterion several conditions must be met. Firstly, in most cases the person associated with this property must have made their significant accomplishments at least fifty years ago, and secondly the property must be associated with this period in their life or career. Anthony Kerrigan has been widely acknowledged for his contributions to Spanish literature, however there are other properties associated with his career from more than fifty years ago, so it would be difficult to make a case for designating the house in which he lived from 1987 to 1991. Susan and James Butler established one of the early Southern Indiana wineries as well as the Indiana Wine Grape Council. They left this house in 1982 when they established their own winery, and their contribution to local history is more closely associated with the Butler Winery property. Stone carver Ivan Adams lived at this property for a good part of his productive career while he participated in the carving of public and religious monuments both locally and Nationwide. He is locally recognized as one of the most prominent carvers in the Southern Indiana limestone industry, particularly as the number of sculpture carvers dwindled postwar. He moved in 1946 to 2921 S Rogers during the latter part of his career where he built a house and workshop, neither of which is still standing. The exterior of this building at 115 E 12th St has been fairly unaltered from its original appearance, and an excellent example of a small 1920s California Bungalow.

#### Works Cited:

"Children's Museum Displaying Sesquicentennial in Stone." Herald Telephone. September 28, 1968.

"Christ's Figure is Stone." Herald Telephone. June 13, 1963.

"Crucifixion Statue is Carved Here: Scheduled for New York Church." Herald Telephone. March 22, 1936.

"Local Artisans Carve Panels for Cathedral." Herald Telephone. July 27, 1968.

*Polk City Directories*. R.L. Polk & Co. 1927-1993.

Rife, Douglas. "Ivan Adams, Stone Carver, Take Two." *Gravelly Speaking*. August 3, 2016.  
<https://gravelyspeaking.com/2016/08/03/ivan-adams-stone-carver-take-two/>

Smith, George. "Area Men of Stone Battle for Survival." Herald Telephone. April 28, 1968.

Smith, George. "Children's Museum 'Just Grew.'" Herald Telephone. October 13, 1968.

Tufford, Carolyn, Stone carvers: "Few Remain as demand for classical carving falls; yet one in Bloomington kept busy seven days a week." Herald Times. September 29, 1977.

U.S. Census Bureau. 1930-1950.

"Well-Known Stone Carver Dead at 63." Herald Telephone. June 19, 1968.





**115 E 12<sup>th</sup> St in 2025**

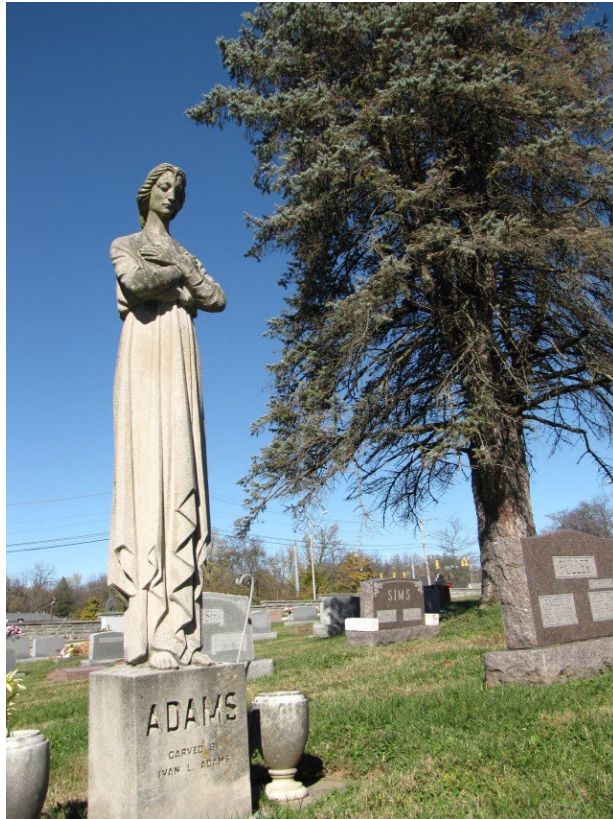


**Map 115 E 12<sup>th</sup> St Outlined in Blue**

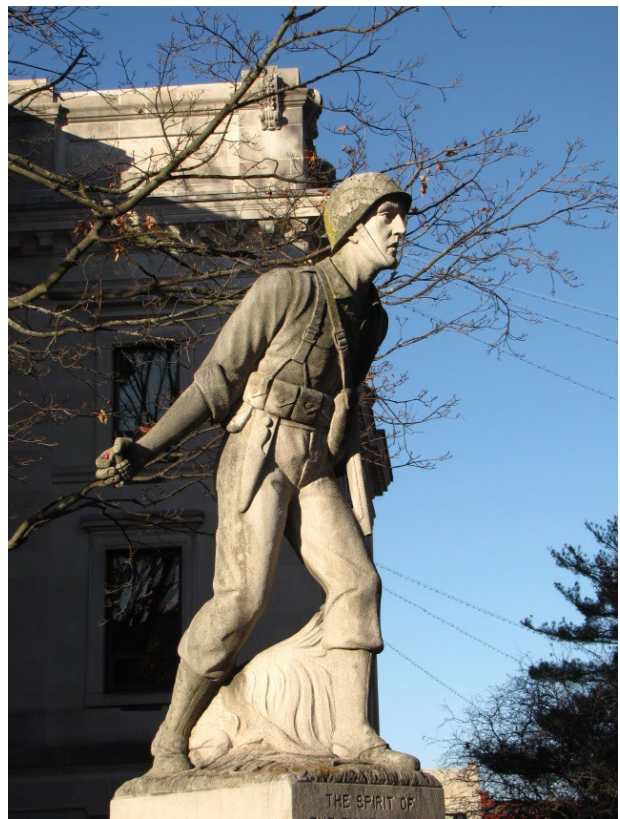


**Holy Cross Rectory, Rochester NY**





**Adams Plot, Rose Hill Cemetery**



**Spirit of the Fighting Yank, Monroe County Courthouse Square**



**Relief at 3<sup>rd</sup> and Dunn**

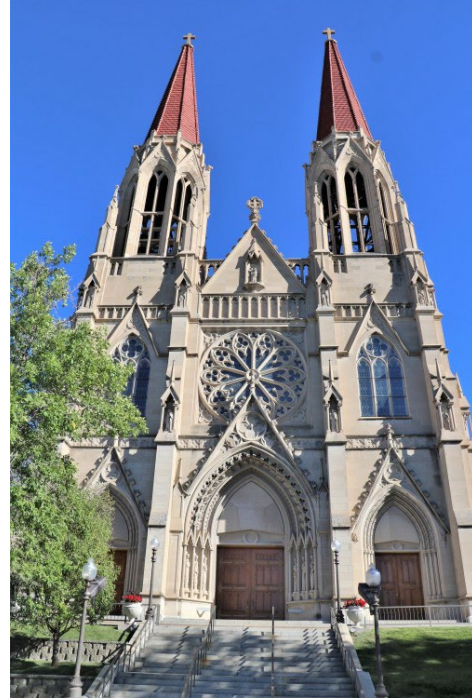


**Foster Quad, Indiana University**





**Our Lady of Lourdes, Camden NJ**



**St. Helena's Cathedral, Helena Mt**



**St. Mary Magdalene Church, Columbus OH**



**Los Angeles Times Building, Los Angeles California**



**Fine Arts Palace, Chicago**



**TO:** Common Council  
**FROM:** Noah Sandweiss, Historic Preservation Program Manager  
**RE:** Historic District Nomination for the Ivan Adams House located at 115 E 12<sup>th</sup> Street, Bloomington IN  
**DATE:** November 18, 2025

At the October 23, 2025 meeting, the Bloomington Historic Preservation Commission voted to recommend historic designation for the Ivan Adams House with a vote 5-0 based on the following Historic District Criteria from BMC 8.08.010:

“(e) Historic District Criteria. An historic district shall include a building, groups of buildings, structure(s), site(s), monument(s), streetscape(s), or neighborhood(s) which meet at least one of the following criteria:

(1) Historic:

- a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.”

**BACKGROUND:**

The house at 115 E 12th Street is a gable-front one-story California Bungalow that retains most of its original features. It was first owned between 1927 and 1945 by Ivan Adams and his wife Gladys. Ivan ranked among the most prominent local stone carvers, whose work includes the Bloomington Courthouse WWII memorial, the IU seal at Foster Quad Dorm, contribution to the columns and frieze on the Fine Arts Palace for Chicago’s Century of Progress exhibition in 1933, the National Shrine of the Immaculate Conception in Washington, D.C., the 21 foot statue of Our Lady of Lourdes (hospital) at Indian Hill in Camden, N.J. and various other statues of the Virgin Mary and saints for Catholic institutions around the country. He was regarded by his peers as one of Bloomington’s foremost stone carvers, and his work can be found in significant and recognizable sites around Bloomington and the United States.

The Historic District Map and Report, labeled as Attachment A to Ordinance 2025-47, are included with this memo.

**FISCAL IMPACT:**

There is no fiscal impact to the City.

**STAFF CONTACT:**

Noah Sandweiss, Historic Preservation Program Manager  
812.349.3507  
Noah.sandweiss@bloomington.in.gov



# NOMINATION

Ivan Adams House

# Nomination: HD 25-03

## STAFF RECOMMENDATION

## SUMMARY

## CONTRIBUTING

- Address: 115 E 12<sup>th</sup> St
- Petitioner: HPC



# CRITERIA

## 1) Historic:

- a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history;  
or
- b) Is the site of an historic event; or
- c) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

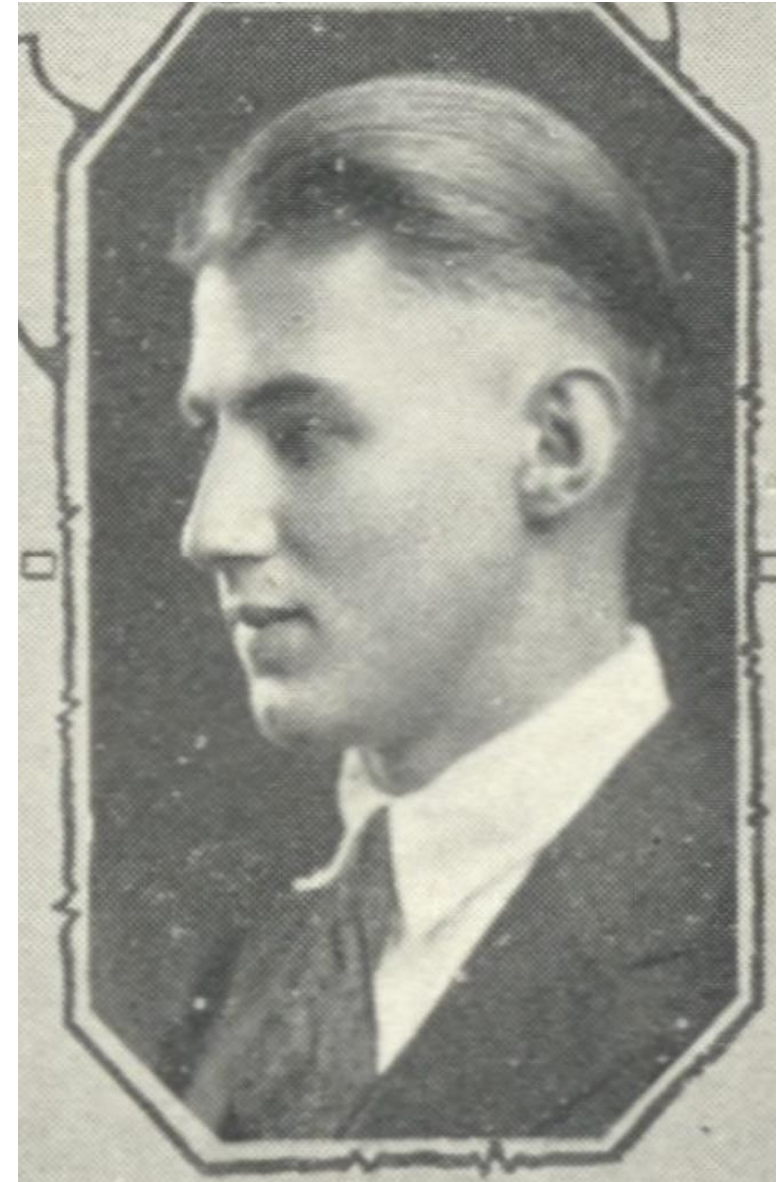
## 2) Architectural:

- a) Embodies distinguishing characteristics of an architectural or engineering type; or
- b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- e) Contains any architectural style, detail, or other element in danger of being lost; or
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style



# Background

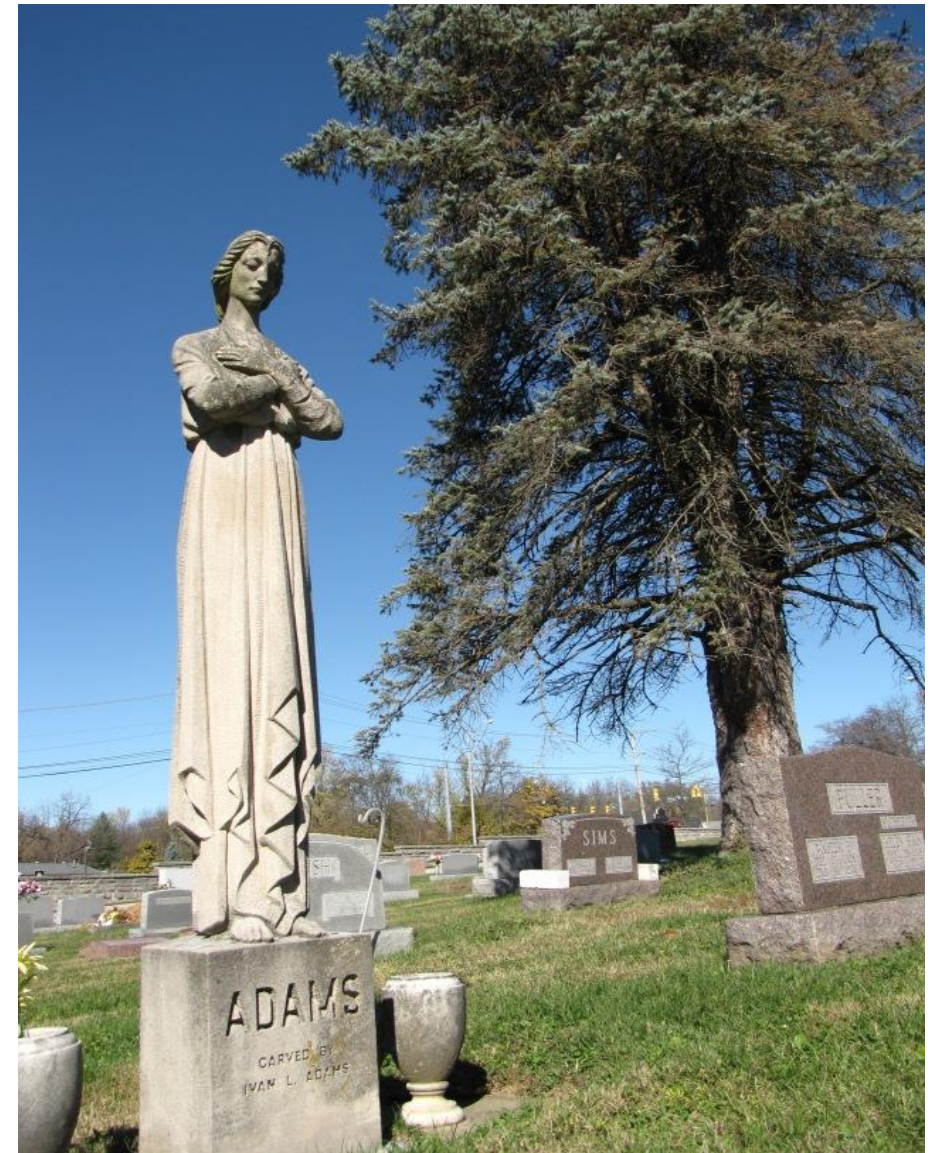
115 E 12th St is a gable-front one-story California Bungalow that retains most of its original features but has been resided in wide asbestos board. The house was first owned between 1927 and 1945 by Ivan Adams and his wife Gladys. Ivan ranked among the most prominent local stone carvers, whose work includes the Bloomington Courthouse WWII memorial, the IU seal at Foster Quad Dorm, contribution to the columns and frieze on the Fine Arts Palace for Chicago's Century of Progress exhibition in 1933, the National Shrine of the Immaculate Conception in Washington, D.C., the 21 foot statue of Our Lady of Lourdes (hospital) at Indian Hill in Camden, N.J. and various other statues of the Virgin Mary and saints for Catholic institutions around the country.



# Background

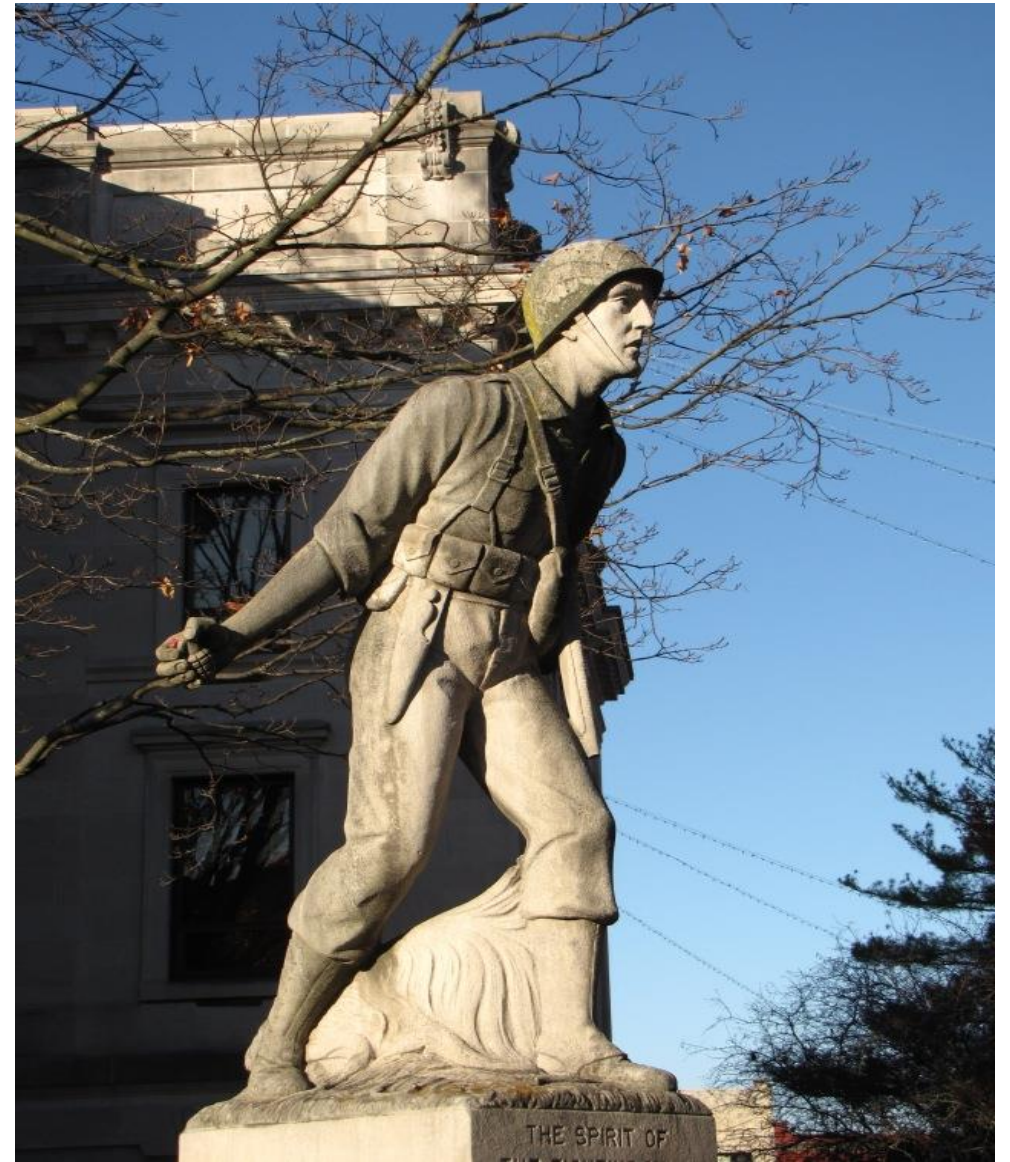
A monumental statue of his marks the grave of Gladys and himself at Rose Hill Cemetery. Adams' Herald Telephone obituary in 1968 describes him as "one of Monroe County's most famous stone carvers," and in 1977 local carver Ronald Wampler described him as one of "the greatest stone carvers in the area I have ever known."

After the Adams moved out, the house was rented out for the next thirty years to a number of tenants, most of whom did not stay longer than several years. One of the most prominent occupants was Robert Quirk, a professor of Mexican History and editor of the American history review. He was the recipient of the Frederick Jackson Turner award for debut books by historians, and lived at this location from 1955-1956. In 1977, this house was the first Bloomington residence of James and Susan Butler, founders of Butler Winery.





From 1987 to 1991, this home was the residence of opera student Judith Barnes and visiting lecturer in Spanish, Anthony Kerrigan. Kerrigan won the National Book Award in 1975 for his translation of Miguel de Unamuno's *The Agony of Christianity* and a Senior Fellowship in Literature from the National Endowment for the Arts for a lifelong contribution to American Letters in 1988. He was the first to translate the Spanish writings of Jorge Luis Borges into English, and taught at both IU and Notre Dame while living at 115 E 12th St. Barnes would go on to found the Vertical Player Reparatory Opera Company in New York City



**1(a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or**

Stone carver Ivan Adams lived at this property for a good part of his productive career while he participated in the carving of public and religious monuments both locally and Nationwide. Statues shipped from Bloomington mills were announced in the local paper like ships launched in the harbor, including Adams' monumental carvings. Adams is locally recognized as one of the most prominent carvers in the Southern Indiana limestone industry, particularly as the number of sculpture carvers dwindled postwar. He moved in 1946 to 2921 S Rogers during the latter part of his career where he built a house and workshop, neither of which is still standing. The exterior of this building at 115 E 12th St has been fairly unaltered from its original appearance, and an excellent example of a small 1920s California Bungalow.





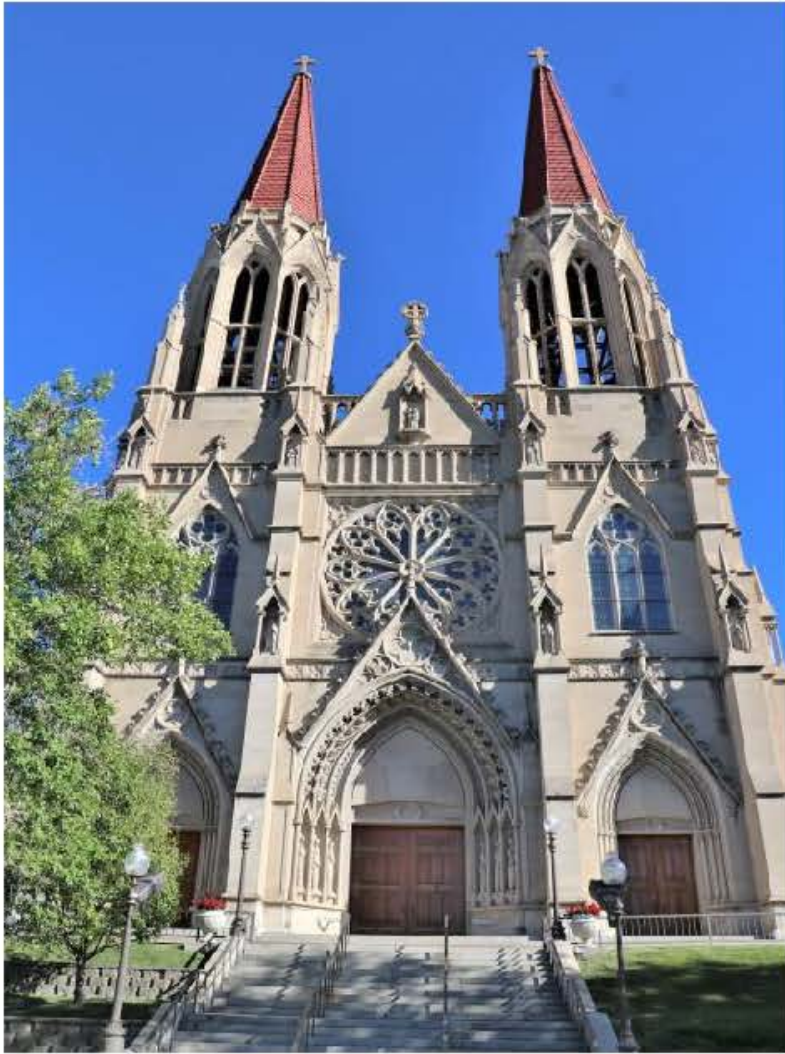












**ORDINANCE 2025-43**

**AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF  
BLOOMINGTON, MONROE COUNTY, INDIANA**

WHEREAS, the City of Bloomington, Monroe County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex property at 2005 W. Cory Drive consisting of approximately 0.39 acres located outside of but contiguous to the City, that area being more particularly described in Exhibit “A”, attached hereto and incorporated herein, and further depicted in Exhibit “B”, attached hereto and incorporated herein (the “Annexed Territory”); and

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 3, 2025, the Common Council held a duly noticed public hearing regarding the Annexed Territory; and

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory; and

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City; and

WHEREAS, on or around December 3, 2025, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as 2005 W. Cory Drive.

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

**SECTION 1. Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit “A”, attached hereto and incorporated herein, and graphically depicted in Exhibit “B”, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

**SECTION 2. Annexed Territory.** The real estate containing approximately 0.39 acres more or less legally described in Exhibit “A”, and graphically depicted in Exhibit “B”, generally known as 2005 W. Cory Drive, is hereby annexed to and declared to be a part of the City of Bloomington, Indiana.

**SECTION 3. Council District.** The above-described real estate is hereby assigned to Council District 1 and shall become a part thereof immediately upon the effective date of this ordinance.

**SECTION 4. Effective Date.** The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, filing and publication as required by law.

**SECTION 5.** All ordinances or parts thereof in conflict herewith are hereby repealed.

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, pursuant to a voluntary annexation petition, annexes the real estate commonly known as 2005 W. Cory Drive, Bloomington, Indiana, a parcel located outside of, but contiguous with, city boundaries.

**DULY ENTERED  
FOR TAXATION**

7/30/2024

*Buanna M. Gentry*  
Auditor Monroe County, Indiana

**EXHIBIT "A"**

2024007911 WAR \$25.00  
7/30/2024 10:44:47 AM 3 PGS  
Amy Swain  
Monroe County Recorder IN  
Recorded as Presented



Mail Tax Bills to:  
220 W. Gordon Pike  
Bloomington, IN 47403

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that DON COWDEN FOUNDATION, INC., an Indiana corporation, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to KANYISON LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot 2 in Cory Lane Estates as shown on the recorded plat thereof, recorded in Plat Cabinet C, Envelope 106, in the office of the Recorder of Monroe County, Indiana

Parcel Number: 53-08-06-104-051.000-008 (014-15320-02)  
Commonly known as: 2005 W. Cory Drive, Bloomington, Indiana 47403

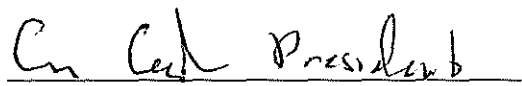
**SUBJECT TO THE FOLLOWING:**

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Cory Lane Estates (Replat of Cowden Addition), as shown by the recorded plat thereof recorded July 22, 1994, in Plat Cabinet C, Envelope 106 and shown as Instrument No. 411983, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Declaration of Covenants, Restrictions Reservations and Easements for Cory Lane Estates dated July 1, 1994 and recorded July 22, 1994, in Book 227, Page 268 and amended by Amended Declaration of Covenants, Restrictions Reservations and Easements for Cory Lane Estates dated August 17, 1994 and recorded August 18, 1994, in Book 228, Page 57, all in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. Easement for Sewer Line in favor of City of Bloomington dated April 24, 1979 and recorded October 23, 1980, in Book 278, Page 439, in the office of the Recorder of Monroe County, Indiana.
4. Subject to the dues and assessments of the Cory Lane Estates Homeowner's Association.
5. Taxes for the year 2024 due and payable in 2025 and all subsequent taxes and assessments.

Dated this 24<sup>th</sup> day of July, 2024

DON COWDEN FOUNDATION, INC

A handwritten signature in dark ink, appearing to read "Craig Cowden", is written over a horizontal line.

By: Craig Cowden, President



STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF MONROE     )

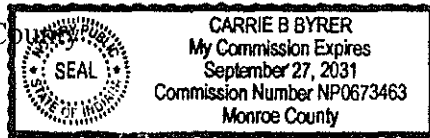
Before me, a Notary Public in and for said County and State, personally appeared Criag Cowden, President of DON COWDEN FOUNDATION, INC., an Indiana corporation who acknowledged execution of the above and foregoing Warranty Deed this 24<sup>th</sup> day of July, 2024.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: \_\_\_\_\_

Carrie B. Byrer  
Notary Public

Residing in Monroe County



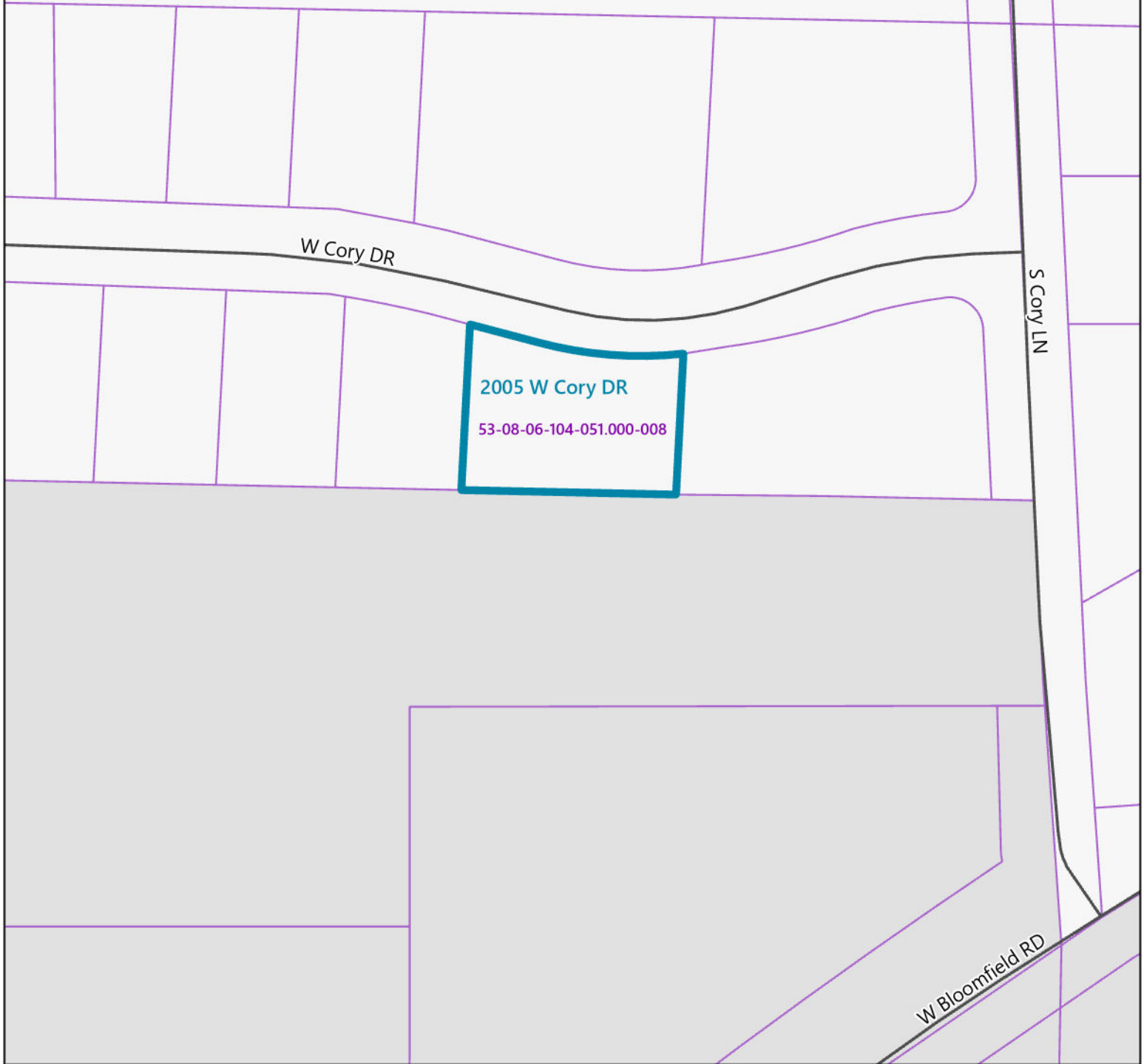
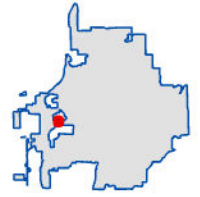
Carrie B. Byrer  
Carrie B. Byrer

*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael L. Carmin*

This instrument prepared by Michael L. Carmin, Attorney at Law, Paganelli Law Group, 116 W. 6<sup>th</sup> Street, Suite 200, P.O. Box 2639, Bloomington, IN 47402-2639

447871/55001-80AT

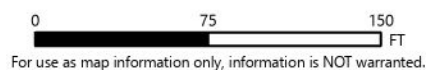
# EXHIBIT "B"



## Voluntary Annexation 1

- Monroe County
- Municiple Boundary
- 53-08-06-104-051.000-008

Parcel Acreage - 0.39  
Contiguity - 24.4%



For use as map information only, information is NOT warranted.

Produced: 8/6/2025



**RECEIVED**

OCT 22 2025

City of Bloomington  
Clerk's Office

**PETITION FOR VOLUNTARY ANNEXATION INTO  
THE CITY OF BLOOMINGTON, INDIANA**

WHEREAS, Kanyison LLC (hereinafter, the "Petitioner"), is the sole and only owner of certain property located at the common street address of 2005 W. Cory Drive, Bloomington, Indiana 47403, which is more particularly described in the Warranty Deed attached as Exhibit "A", and incorporated herein by reference (the "Real Estate");

WHEREAS, the Real Estate is contiguous to public highways and public rights-of-way;

WHEREAS, the City of Bloomington has by ordinance defined the corporate boundaries of the City of Bloomington, Indiana;

WHEREAS, the Petitioner voluntarily desires that the Real Estate be annexed by the City of Bloomington; and,

WHEREAS, at least one-eighth (1/8) of the aggregate external boundaries of the Real Estate coincide with the boundaries of the annexing municipality.

NOW THEREFORE, the Petitioner, in support of this Petition for Annexation into the City of Bloomington, Indiana (the "Petition"), hereby states the following:

1. The Petitioner is the sole and only owner of the Real Estate as evidenced by the warranty deed attached hereto, incorporated herein, and marked as Exhibit "A".
2. At least one-eighth (1/8) of the aggregate external boundaries of the Real Estate coincide with the boundaries of the City of Bloomington and is contiguous to public highways and public rights-of-way.
3. The Petitioner voluntarily requests that the City of Bloomington Common Council adopt an ordinance annexing the Real Estate into the City of Bloomington, Indiana.
4. The Petitioner voluntarily consents to annexation by the City of Bloomington as may otherwise be contemplated by I.C. § 36-4-3-5(b).
5. The Petitioner desires the City of Bloomington to take such additional action as may be appropriate to effectuate the intent of this Petition.
6. The Petitioner further recognizes that the City of Bloomington's authority may be limited by and subject to certain statutory criteria and the City of Bloomington provides no promises, covenants, guarantees, or warranties that the Petitioner will receive the annexation or other property interests it seeks.

**PETITION FOR VOLUNTARY ANNEXATION INTO  
THE CITY OF BLOOMINGTON, INDIANA**

7. The undersigned executing this Petition certifies that he is the duly authorized and empowered to execute and deliver this Petition on behalf of the Petitioner as evidenced by the Articles of Organization attached hereto, incorporated herein, and marked as Exhibit "B".

IN WITNESS WHEREOF, this Petition has been executed and delivered by Petitioner as of the 3rd day of June, 2025.

**PETITIONER**

Signature: W. Kanyl  
William Kanyi Wamathai, President  
Kanyison LLC

Address: 2005 W. Cory Drive, Bloomington, IN 47403

Parcel No: 53-08-06-104-051.000-008 (014-15320-02)

DULY ENTERED  
FOR TAXATION

7/30/2024

*Bryan M. Gandy*  
Auditor Monroe County, Indiana

EXHIBIT "A"

2024007911 WAR \$25.00  
7/30/2024 10:44:47 AM 3 PGS  
Amy Swain  
Monroe County Recorder IN  
Recorded as Presented



Mail Tax Bills to:  
220 W. Gordon Pike  
Bloomington, IN 47403

WARRANTY DEED

THIS INDENTURE WITNESSETH that DON COWDEN FOUNDATION, INC., an Indiana corporation, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to KANYISON LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot 2 in Cory Lane Estates as shown on the recorded plat thereof, recorded in Plat Cabinet C, Envelope 106, in the office of the Recorder of Monroe County, Indiana

Parcel Number: 53-08-06-104-051.000-008 (014-15320-02)  
Commonly known as: 2005 W. Cory Drive, Bloomington, Indiana 47403

SUBJECT TO THE FOLLOWING:

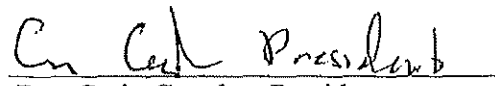
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3. Easement for Sewer Line in favor of City of Bloomington dated April 24, 1979 and recorded October 23, 1980, in Book 278, Page 439, in the office of the Recorder of Monroe County, Indiana.
4. Subject to the dues and assessments of the Cory Lane Estates Homeowner's Association.
5. Taxes for the year 2024 due and payable in 2025 and all subsequent taxes and assessments.

Dated this 24<sup>th</sup> day of July, 2024

DON COWDEN FOUNDATION, INC

  
By: Craig Cowden, President

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF MONROE     )

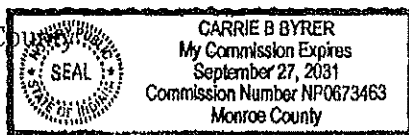
Before me, a Notary Public in and for said County and State, personally appeared Criag Cowden, President of DON COWDEN FOUNDATION, INC., an Indiana corporation who acknowledged execution of the above and foregoing Warranty Deed this 24<sup>th</sup> day of July, 2024.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: \_\_\_\_\_

Carrie B. Byrer  
Notary Public

Residing in Monroe C



Carrie B. Byrer  
Carrie B. Byrer

*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael L. Carmin*

This instrument prepared by Michael L. Carmin, Attorney at Law, Paganelli Law Group, 116 W. 6<sup>th</sup> Street, Suite 200, P.O. Box 2639, Bloomington, IN 47402-2639

447871/55001-80AT

## EXHIBIT "B"

APPROVED AND FILED  
DIEGO MORALES  
INDIANA SECRETARY OF STATE  
07/18/2024 09:18 AM

### ARTICLES OF ORGANIZATION

Formed pursuant to the provisions of the Indiana Code.

#### ARTICLE I - NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 202407171808112  
BUSINESS TYPE Domestic Limited Liability Company  
BUSINESS NAME KANYISON LLC  
PRINCIPAL OFFICE ADDRESS 220 W Gordon Pike, Bloomington, IN, 47403, USA

#### ARTICLE II - REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual  
NAME William Kanyi  
ADDRESS 220 W Gordon Pike, Bloomington, IN, 47403, USA  
SERVICE OF PROCESS EMAIL ikopsafaris@gmail.com

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted.

#### ARTICLE III - PERIOD OF DURATION AND EFFECTIVE DATE

PERIOD OF DURATION Perpetual  
EFFECTIVE DATE 07/17/2024  
EFFECTIVE TIME 11:06AM

#### ARTICLE IV - GOVERNING PERSON INFORMATION

TITLE President  
NAME William Kanyi Wamathai  
ADDRESS 220 W Gordon Pike, Bloomington, IN, 47403, USA

#### MANAGEMENT INFORMATION

THE LLC WILL BE MANAGED BY MANAGER(S) No  
IS THE LLC A SINGLE MEMBER LLC? Yes

**APPROVED AND FILED**  
**DIEGO MORALES**  
**INDIANA SECRETARY OF STATE**  
**07/18/2024 09:18 AM**

**SIGNATURE**

THE SIGNATOR(S) REPRESENTS THAT THE REGISTERED AGENT NAMED IN THE APPLICATION HAS CONSENTED TO THE APPOINTMENT OF REGISTERED AGENT.

THE UNDERSIGNED, DESIRING TO FORM A LIMITED LIABILITY COMPANY PURSUANT TO THE PROVISIONS OF THE INDIANA BUSINESS FLEXIBILITY ACT EXECUTES THESE ARTICLES OF ORGANIZATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **July 17, 2024**.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

**SIGNATURE**

william kanyi wamathai

**TITLE**

Agent

Business ID : 202407171808112

Filing No : 10416428

# The Herald-Times

## Govt Public Notices

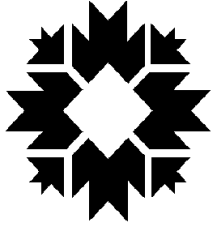
10/31/2025

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Notice of Public Hearing NOTICE OF PUBLIC HEARING ON PROPOSED VOLUNTARY ANNEXATION ORDINANCE Residents of the City of Bloomington (the City) and other interested persons are hereby notified that Ordinance No. 25-43, an ordinance for the annexation by voluntary petition of 2005 W. Cory Drive, Bloomington, Indiana, will be introduced at a meeting of the City's Common Council in the Council Chambers, suite 115, of City Hall, 401 N. Morton St., Bloomington, Indiana on December 3, 2025. At this meeting of the City's Common Council to be held on December 3, 2025, at 6:30 p.m., EDT, in the Council Chambers, suite #115, of City Hall, 401 N. Morton St., Bloomington, Indiana, there will be a public hearing on the matter of this voluntary annexation. During the public hearing all interested persons may appear and be heard. Interested persons may participate virtually by joining Zoom meeting:

<https://bloomington.zoom.us/j/81910240028pwd=F0gZNyFSQxOq27QMokVfmQIdUoPICh.1> Meeting ID: 819 1024 0028 Passcode: 578294 Ordinance No. 25-43 will be considered for adoption at a meeting of the City's Common Council in the Council Chambers, suite 115, of City Hall, 401 N. Morton St., Bloomington, Indiana on December 17, 2025. Ordinance No. 25-43, if adopted, will annex by voluntary petition the area of 2005 W. Cory Drive, Bloomington, Indiana. HSPAXLP October 31 2025 LSBNo398827





**CITY OF BLOOMINGTON  
LEGAL DEPARTMENT  
MEMORANDUM**

---

**TO:** City of Bloomington Common Council Members  
**FROM:** Christopher J. Wheeler & Dana R. Kerr Assistant City Attorneys  
**RE:** Proposed Ordinance 2025-43  
**DATE:** October 8, 2025

---

**Ordinance 2025-43:** Ordinance 2025-43, if adopted, will annex by voluntary petition a .39 acre parcel of real estate owned by Kanyison, LLC and located at 2005 W. Cory Drive. Kanyison, LLC is a closely held limited liability corporation owned by Will Kanyi. Kanyison, LLC is the sole and only owner of the parcel. In accordance with I.C. § 36-4-3-5.1 this property is eligible for voluntary annexation because 100% of the owners have petitioned for voluntary annexation and the borders of the property to be annexed shares at least a 1/8<sup>th</sup> aggregate contiguity with the City of Bloomington's city limits. The parcel is currently undeveloped. Mr. Kanyi intends to build a duplex on the parcel and will connect to the City of Bloomington Utilities water and wastewater infrastructure which is already located in Cory Drive.

If you have any questions regarding this proposed resolution, please feel free to contact Chris Wheeler at 812.349.3549 and [wheelech@bloomington.in.gov](mailto:wheelech@bloomington.in.gov) or Dana Kerr at 812-349-3426 and [dana.kerr@bloomington.in.gov](mailto:dana.kerr@bloomington.in.gov).

**ORDINANCE 2025-46**  
**TO AMEND THE BLOOMINGTON ZONING MAPS AND ZONE PROPERTY**  
**CURRENTLY IN THE MONROE COUNTY JURISDICTION TO RESIDENTIAL**  
**MEDIUM LOT (R2) IN ANTICIPATION OF VOLUNTARY ANNEXATION**

**Re: 2005 W. Cory Drive**  
**(William Wamathai, Petitioner)**

- WHEREAS, Ordinance 20-06, repealed and replaced the official zoning map within Title 20 of the Bloomington Municipal Code Entitled, “Unified Development Ordinance”;
- WHEREAS, the Petitioner, William Wamathai, is concurrently seeking voluntary annexation of his property, located at 2005 West Cory Drive, into the City of Bloomington and a newly annexed property requires the establishment of its zoning;
- WHEREAS, the Plan Commission has considered this case, ZO-36-25, and recommended that the Petitioner, William Wamathai, be granted a Residential Medium Lot (R2) zoning for the property; and,
- WHEREAS, the Plan Commission therefore requested that the Common Council consider this petition.

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

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.02 of the Bloomington Municipal Code, the zoning of the property at 2005 West Cory Drive shall be established as Residential Medium Lot (R2). The property is further described as follows:

Lot 2 in Cory Lane Estates as shown on the recorded plat thereof, recorded in Plat Cabinet C, Envelope 106, in the office of the Recorder of Monroe County, Indiana

SECTION 2. 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 provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 3. 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 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION 5. 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

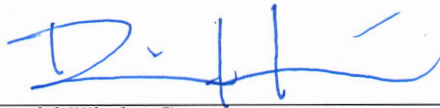
SYNOPSIS

This ordinance recommends that the property at 2005 West Cory Drive be zoned Residential Medium Lot (R2) if the voluntary annexation is approved.

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-46 is a true and complete copy of Plan Commission Case Number ZO-36-25 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nay, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 10, 2025.

Date: November 19, 2025

  
David Hittle, Secretary  
Plan Commission

Received by the Common Council Office this 19 day of November, 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 petition provides a recommendation for the zoning for a property if granted voluntary annexation.

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.)

## Interdepartmental Memo

**To:** Members of the Common Council  
**From:** Eric Greulich, Development Services Manager  
**Subject:** ZO-36-25/Ordinance 2025-46  
**Date:** November 18, 2025

Attached is the staff report which pertain to Plan Commission case ZO-36-25. The Plan Commission heard this petition at the November 10, 2025 hearing and voted 7-0 to send this petition to the Common Council with a positive recommendation to zone the subject property to Residential Medium Lot (R2) if the voluntary annexation is approved.

The Plan Commission report for that hearing is included below.

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**REQUEST:** The petitioner is requesting a map amendment (rezone) of approximately 0.39 acres to zone a property Residential Medium Lot (R2) for a voluntary annexation request. Also requested is a waiver of the required second hearing.

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**BACKGROUND:**

<b>Area:</b>	0.39 acres
<b>Current Zoning:</b>	Monroe County- Residential 1 (RES)
<b>Comp Plan Designation:</b>	Monroe County Urbanizing Plan (MCUA) – Mixed Residential
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Dwelling, duplex
<b>Surrounding Uses:</b>	North – Dwelling, Single Family (detached) South – Moose Lodge East – Dwelling, Single Family (detached) West – Dwelling, Single Family (detached)

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**REPORT:** This 0.39 acre petition site is identified as Lot #2 in Cory Lane Estates and is approximately 128' wide by 47' deep. The property is within the Monroe County Planning jurisdiction and is zoned Residential 1 (RES). Surrounding properties to the north, west, and east are also in the Monroe County Planning jurisdiction and are also zoned Residential 1 (RES). The property to the south is within the City jurisdiction and is zoned Residential Medium Lot (R2). The property is undeveloped and appears to have a karst feature in the southeast corner of the property and a substantial amount of tree coverage. A drainage easement was required with the original subdivision approval for the portions of this property with the potential karst feature. If a karst feature is verified, then it would be restricted for development within 25' of the last closed contour per the requirements of the Unified Development Ordinance. Any development on this lot would be subject to the City's Unified Development Ordinance if the property is annexed.

The petitioner is requesting voluntary annexation to be incorporated into the City and if annexation is approved by the Common Council, then zoning for the property must also be assigned. This petition is for a recommendation to the Council for the proposed zoning for this property if the annexation is approved. The City Plan Commission approved the subdivision (Cory Lane Estates) that this property is part of in 1992 under Plan Commission case #DP-29-91 when this area was formerly in the City AIFA. Since this property shares a property line that is contiguous with the City boundary to the south, the property does meet the requirements for "super voluntary" annexation.



If the property is annexed, the zoning of this property as Residential Medium Lot (R2) would be in consistent with the adjacent property to the south as well as the recommendation of the Comprehensive Plan and the Monroe County Urbanizing Plan.

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**COMPREHENSIVE PLAN:** The Monroe County Urbanizing Plan (MCUA) designates this property as “Mixed Residential”. The MCUA states that mixed residential neighborhoods accommodate a wide array of both single family and attached housing types integrated into a cohesive neighborhood. These neighborhoods are intended to serve a growing market demand for new housing choices among the full spectrum of demographic groups. These neighborhoods are often located immediately adjacent to Mixed-Use Districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

Adjacent land to the south (within the City) is designated as Neighborhood Residential within our Comprehensive Plan, which is similar to the MCUA designation of Mixed Residential. Both districts encourage a range of housing types, focusing on lower density and mix of uses including single family residential and attached housing types (plexes).

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**Zoning Map Amendment:** The Plan Commission shall review the zoning map amendment petition and shall forward its recommendation to the Common Council in accordance with Section 20.06.040(g) (Review and Decision), based on the approval criteria in Section 20.06.040(d)(6) Approval Criteria) and the following specific approval criteria:

**20.06.040(d)(6)(B) General Compliance Criteria**

- i. Compliance with this UDO

**ADOPTED FINDING:** Although a perspective site plan has been submitted, further analysis of the possible karst feature on the property must be done before a site plan can be approved. No site plan approval is being given with this annexation and rezoning recommendation petition. As mentioned, there is a potential karst feature on the property that must be evaluated with any development petition. The proposed use and development of this property must comply with the UDO, which includes tree preservation requirements and karst protection standards.

- ii. Compliance with Other Applicable Regulations

**ADOPTED FINDING:** The annexation component of this petition is being evaluated under a separate piece of legislation.

- iii. Compliance with Utility, Service, and Improvement Standards

**ADOPTED FINDING:** Water and sewer service are present within the subdivision and along this lot, final approval from City of Bloomington Utilities is required with any development. Drainage for any development on the property must also be reviewed with any development plan for compliance with the UDO and CBU standards

- iv. Compliance with Prior Approvals

**ADOPTED FINDING:** The subdivision approval (DP-29-91) required a drainage easement along the east side of this property, which was shown on the recorded plat. Although the previous subdivision approval did not identify the possible karst feature on this property as a sinkhole, it does need to be evaluated for any changes that might require it to be regulated under current regulations. There were no other conditions of approval or restrictions that related to this lot specifically other than the required drainage easement.

**20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans

**ADOPTED FINDING:** As mentioned, the Monroe County Urbanizing Plan (MCUA) designates this property as “Mixed Residential”. The MCUA states that mixed residential neighborhoods accommodate a wide array of both single family and attached housing types integrated into a cohesive neighborhood. These neighborhoods are intended to serve a growing market demand for new housing choices among the full spectrum of demographic groups. These neighborhoods are often located immediately adjacent to Mixed-Use Districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

Adjacent land to the south (within the City) is designated as Neighborhood Residential within our Comprehensive Plan, which is similar to the MCUA designation of Mixed Residential. Both designations within the MCUA and City’s Comprehensive Plan encourage a range of housing types, focusing on lower density and mix of uses including single family residential and attached housing types (plexes). In addition, this property and subdivision is within close proximity to Bloomfield Road with transit access and adjacent to land zoned and developed with mixed-uses, in keeping with recommendations of both the MCUA and the City’s Comprehensive Plan.

- ii. Consistent with Intergovernmental Agreements

**ADOPTED FINDING:** There is nothing in the Interlocal Agreement that deals with annexation requests.

- iii. Minimization or Mitigation of Adverse Impacts

**ADOPTED FINDING:** There are no expected adverse impacts with the zoning of this property to the Residential Medium Lot (R2) zoning district. This zoning is similar to the the County’s current zoning.

- iv. Adequacy of Road Systems

**ADOPTED FINDING:** There are no known problems with the existing Cory Drive road or infrastructure.

- v. Provides Adequate Public Services and Facilities

**ADOPTED FINDING:** There are no known deficiencies in the utility service to Cory Drive or this area. The subdivision is served by City of Bloomington Utilities and any development on this lot would be required to connect to existing utility service lines.

vi. Rational Phasing Plan

**ADOPTED FINDING:** No phasing with this petition is proposed or expected.

**20.06.070(b)(3)(E)(i)(1) Specific Approval Criteria:**

[a] The recommendations of the Comprehensive Plan;

**ADOPTED FINDING:** As mentioned, the Monroe County Urbanizing Plan (MCUA) designates this property as “Mixed Residential”. The MCUA states that mixed residential neighborhoods accommodate a wide array of both single family and attached housing types integrated into a cohesive neighborhood. These neighborhoods are intended to serve a growing market demand for new housing choices among the full spectrum of demographic groups. These neighborhoods are often located immediately adjacent to Mixed-Use Districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

Adjacent land to the south (within the City) is designated as Neighborhood Residential within our Comprehensive Plan, which is similar to the MCUA designation of Mixed Residential. Both designations within the MCUA and City’s Comprehensive Plan encourage a range of housing types, focusing on lower density and mix of uses including single family residential and attached housing types (plexes). In addition, this property and subdivision is within close proximity to Bloomfield Road with transit access and adjacent to land zoned and developed with mixed-uses, in keeping with recommendations of both the MCUA and the City’s Comprehensive Plan.

[b] Current conditions and character of structures and uses in each zoning district;

**ADOPTED FINDING:** The surrounding structures and uses to the west, north, and east are single family residences. Although the property to the south is currently used as community building, it is zoned for possible single family uses and a public road stub to that property was required with the Cory Lane subdivision approval to provide future connection. The suggested zoning of this property for Residential Medium Lot (R2) would be in keeping with the current conditions and character of surrounding structures and uses.

[c] The most desirable use for which the land in each zoning district is adapted;

**ADOPTED FINDING:** The MCUA and City Comprehensive plan both identify this area as appropriate for low density residential uses and diverse housing types, which are allowed within the suggested Residential Medium Lot (R2) district standards.

[d] The conservation of sensitive environmental features;

**ADOPTED FINDING:** As mentioned continued evaluation of the possible karst feature

and compliance with the UDO tree preservation standards will be evaluated with any specific development proposal. Adherence to all standards of the UDO is required.

[e] The conservation of property values throughout the jurisdiction; and

**ADOPTED FINDING:** The suggested zoning of this property as Residential Medium Lot (R2) is not expected to have any adverse impacts on surrounding property values.

[f] Responsible development and growth.

**ADOPTED FINDING:** The inclusion of this property within the City boundaries and zoning would allow for development of the property that is in keeping with all of the requirements of the UDO and allow for development along a road that is served by City utilities and has good access to transit service and road infrastructure. This furthers many goals of the Comprehensive Plan and housing studies encouraging infill development.

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**RECOMMENDATION:** The Plan Commission voted 7-0 to forward this petition to the Common Council with a favorable recommendation that if the property is annexed the zoning should be Residential Medium Lot (R2).