

City of Bloomington, Indiana Common Council

Regular Session Agenda

Wednesday, October 14, 2026, at 6:30 p.m.
Council Chambers (Room 115), City Hall
401 N. Morton Street, Bloomington, IN 47404

The meeting may also be accessed [remotely via Zoom](#).¹

1. Roll Call

2. Agenda Summation

3. Minutes for Approval

- A. April 15, 2026 Deliberation Session
- B. April 22, 2026 Regular Session
- C. May 6, 2026 Regular Session
- D. May 13, 2026 Deliberation Session
- E. May 20, 2026 Regular Session
- F. June 3, 2026 Regular Session

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
 - 1. Greenhouse Gas Report - Shawn Miya, Sustainability Director
- C. Council Committees
 - 1. Report from Clerk Nicole Bolden
- D. Public*

5. Appointments to Boards and Commissions & Hiring

6. Legislation for First Readings

- A. Ordinance 2026-29 – Amending the Bloomington Municipal Code to Prohibit the Development, Deployment, or Delivery of Superintelligence with the City of Bloomington, Indiana
Council Sponsor: CM Rollo
- B. Ordinance 2026-30 – Authorizing Issuance of City of Bloomington, Indiana, General Obligation Bonds, Series 2026, to Provide Funds to Finance the Costs of Certain Capital Improvements, and Equipping Projects and Incidental Expenses in

¹<https://bloomington.zoom.us/j/83653421578?pwd=7rFKLfVd84Qbleha1Pxyireqbb51g.1> Meeting ID: 836 5342 1578 Passcode: 452934

Connection Therewith and on Account of the Issuance of the Bonds and
Appropriating the Proceeds Derived from the Sale of Such Bonds
Council Sponsor: CM Stosberg

- C. Ordinance 2026-23 – UDO Amendments Related to Limited Compliance and
Change in Use Standards
Council Sponsor: CM Stosberg

7. Legislation for Second Readings and Resolutions

- A. Appropriation Ordinance 2026-02 – An Ordinance for Appropriations and Tax
Rates (Establishing 2027 Civil City Budget for the City of Bloomington)
- B. Appropriation Ordinance 2026-04 – An Ordinance Adopting a Budget for the
Operations, Maintenance, Debt Service, and Capital Improvements for the Water
and Wastewater Utility Departments of the City of Bloomington, Indiana, for the
Year 2027
- C. Ordinance 2026-21 – Updating Title 2 to Provide Better Apportionment of
Representation on the Transportation Commission and Environment
Commission
Council Sponsor - CM Stosberg
- D. Ordinance 2026-22 – Prohibiting Use of Automated License Plate Reader (ALPR)
Technology and Certain Video Surveillance Systems
Council Sponsor - CMs Zulich, Piedmont-Smith, Asare
- E. Resolution 2026-22 – To Approve an Update to the City of Bloomington’s
Americans with Disabilities Act (ADA) Transition Plan
Council Sponsor - CM Daily

8. Additional Public Comment* (a maximum of twenty-five minutes is set aside for this section)

9. Council Schedule

10. Adjournment

*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.

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

- [Community Action Television Services \(CATS\)](#)²
- [City's YouTube Channel](#)³

[Materials for this meeting](#)⁴ are available on Council's website.

The City is committed to providing equal access to information. If you encounter difficulties accessing material in this packet, please contact the Bloomington Common Council Office at council@bloomington.in.gov or 812-349-3409 and provide your name, contact information, and a link to or description of the document or web page with which you are having problems.

² <https://catstv.net/>

³ <https://www.youtube.com/@citybloomington>

⁴ <https://bloomington.in.gov/council/meetings/2026>

Bloomington Common Council-Deliberative Session Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, April 15, 2026, 6:30pm

Council President Isak Nti Asare called the meeting to order. **[6:30pm]**

1. Roll Call (* indicates participation via Zoom) [6:30pm]

Council Members:

Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff (arrived 6:35pm)	At-Large
Hopi Stosberg	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Randy Cassady	Bloomington Redevelopment Commission, Commissioner
Sue Sgambelluri	Bloomington Redevelopment Commission, Vice President
Deborah Myers	Bloomington Redevelopment Commission, President
Laurie McRobbie	Bloomington Redevelopment Commission, Commissioner
Allison Thurmond Quinlan	Flintlock LAB, Principal Architect + Landscape Architect
David Hittle	Planning and Transportation, Director
Anna Killion-Hanson	Housing and Neighborhood Development, Director

2. Hopewell South Planned Unit Development (PUD) Presentation [6:38pm]

The goal of the meeting was to discuss the Reasonable Conditions (RC) put forth by the council for the Hopewell PUD with the Redevelopment Commission (RDC). Allison Thurmond Quinlan, Flintlock LAB, Principal Architect + Landscape Architect, presented a high-level overview of the PUD. They aimed to deliver the maximum number of homes at the most attainable price point possible. She believed more restrictions would result in fewer units and more expensive homes. She addressed the council’s RCs and discussed the impacts of each.

3. Reasonable Conditions [6:55pm]

The council, RDC, city staff, and Allison Thurmond Quinlan discussed each of the RCs; RCs 6 and 7 addressed sustainability, 13 which addressed short-term rentals, and 8-12 on sidewalk, lane, and tree plot widths. There was discussion on energy efficiency, the Transportation Plan, and infrastructure quality, accessibility, and pedestrian safety. Thurmond Quinlan stated that wider sidewalks could be implemented without impact in some areas, but others would result in fewer housing units and the loss of accessible units. Councilmembers expressed concern about enforcement consistency, stating that the city held private developers and homeowners to the standards in the Unified Development Ordinance (UDO), but not the city. There was discussion on speeding concerns, traffic calming devices, parking, permanent affordability, and home equity. Commissioners and councilmembers shared final thoughts on the Hopewell PUD and the discussion.

4. Adjournment [8:57pm]

Asare adjourned the meeting.

Meeting Date: April 15, 2026

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: of , 2026.

APPROVE:

Signature of Isak Nti Asare, Common Council President

ATTEST:

Signature of 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 Common Council meetings can be accessed on the following websites:

- [Community Access Television Services](#)¹ (CATS)
- [City of Bloomington YouTube](#)²

[Background materials and packets](#)³ are available on the Common Council website.

¹ <https://catvstv.net>

² <https://youtube.com/@citybloomington>

³ <https://bloomington.in.gov/council/meetings>

Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, 401 North Morton Street, Bloomington, Indiana
Wednesday, April 22, 2026 at 6:30pm

Call to Order [6:30pm]

Council Vice President Sydney Zulich called the meeting to order.

1. Roll Call: (*indicates participation via Zoom) [6:31pm]

Council Members:

Isak Nti Asare* (arrived at 6:31pm)	At-Large, Council President
Courtney Daily (arrived at 6:33pm)	District 5, Council Parliamentarian
Matt Flaherty*	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Larry Allen	Council Administrator/Attorney
Allison Thurmond Quinlan*	FlintlockLAB
Anna Killion-Hanson	Housing and Neighborhood Development, Director
Dana Kerr	Legal Department, Assistant City Attorney
Justin Chang	Reedy Financial Group, Manager

1. Agenda Summation [6:32pm]

Zulich summarized the agenda.

2. Approval of Minutes [6:35pm]

There were no minutes for approval.

3. Reports [6:36pm]

3.1. Councilmembers:

Daily referenced a Redevelopment Commission (RDC) meeting where the Bunger Robertson property was opened to request for proposals. She was disappointed with the decision though it did not preclude a potential land swap with the Capital Improvement Board (CIB) for the Convention Center project. With a land swap, the affordable housing units at Seminary Pointe could be saved.

Piedmont-Smith reported about several conferences including Heading Home’s “Housing Problem Solving,” which had partnered with the National Alliance to End Homelessness. She attended a national conference in Seattle called “Affordable Homes, Stable Communities.” A third conference she attended was Heading Home’s “Regional Housing Summit in Bloomington.” She gave examples of the topics discussed. Piedmont-Smith spoke against President Donald Trump’s war with Iran. She then spoke in favor of a land swap with the CIB.

Stosberg discussed a recent Plan Commission meeting where several Unified Development Ordinance (UDO) updates were proposed.

Rosenbarger said the land swap for the Seminary Pointe properties on South College Avenue was ideal; it was a very walkable location, and that the Bunger Robertson property could be subdivided.

Rollo supported the land swap because it would be a benefit to the community.

Zulich spoke in favor of the land swap. She noted there were already groups booking the new Convention Center into 2027 and expected that many more would do the same.

3.2. The Mayor, City Clerk, City Offices, and City Boards and Commissions:

Police Chief Mike Diekhoff presented the FLOCK Report. He discussed license plate reader (LPR) technology, and the implementation of FLOCK cameras, and the protection of civil liberties, with strong policy and strict access. He described the LPR cameras, including four mobile trailers with LPR and gunshot detection technology that were deployed around the city. The technology captured a time-stamped photo of license plates as they traveled on public roads. Demographics, vehicle registration, names, address, and facial recognition were not captured. It did not assign risk scores or crime predictions. Diekhoff said access was limited to sworn officers and data analysts in the Bloomington Police Department (BPD). Every search required an active case or event number and a stated reason why the search was made. There were system audits every sixty days to ensure compliance. Data retention was set at thirty days and then permanently deleted unless entered as evidence in a criminal case. He commented on policy violations, discipline, and noted that BPD was not part of the national FLOCK network and highlighted cases where LPRs supported investigations. A contract for eleven LPR cameras and operating system was signed in February 2024 for \$40,650 with an annual renewal of \$36,500. The renewal was not done for the current year and the contract was canceled. There were four downtown cameras contracted in September 2024 for \$15,000 with subsequent years for \$12,000. For the four mobile trailers, there was a current agreement signed in October 2025 for \$90,000 for two trailers. The total cost to date was \$236,829.68. He spoke in favor of the technology.

Piedmont-Smith asked which contract was not renewed and Diekhoff said the LPR contract had expired and the city was in the process of terminating the other contracts. Staff was looking at similar technology that was not tied to the FLOCK network. Asare asked about the procurement process. Margie Rice, Corporation Counsel, said that sole-sourced contracts were under the purview of the Legal Department and the Controller since it was for a product with unique capabilities, and the city could not request bids from multiple companies. Asare was interested in broader oversight with those types of contracts. Rollo supported the cancellation of the contracts due to numerous cases of abuse and misuse, and privacy violations by FLOCK. He cautioned against a creeping network of surveillance and asked if policing was generally headed that route. Diekhoff understood the concerns; it was the previous council who encouraged technology to assist with solving the staffing shortage. He noted that Indiana University had the most cameras in the county. Stosberg asked about the assessment of other services and Diekhoff said he was discussing options with the mayor. Asare asked how many investigations involved LPR queries and if it was routine. Diekhoff said it was mainly when there were no leads to follow up on. He spoke about the 9000 queries in the previous year though the same query could have been run multiple times. Specific details on queries were discussed.

Zulich extended the time for reports by twenty minutes without objection.

Piedmont-Smith noted that data-sharing had stopped on April 15th, and asked if FLOCK Safety still had access to the data or if it was stored by FLOCK. Diekhoff said no, access was turned off and to his knowledge, the data was not accessible to FLOCK. Piedmont-Smith asked if the cameras could be

turned off since there was evidence of misuse by FLOCK around the nation. Diekhoff said yes and that power could be disconnected too. He said the mayor did not want any FLOCK cameras operating in the city. There was discussion on transparency in the procurement and reporting processes, and having data on the transparency portal. Asare asked about the sixty-day audits and policy violation tracking. Diekhoff said there had been no disciplinary actions to date though there were minor issues with training. Asare asked if outside queries were tracked. Diekhoff said yes, BPD was notified to review the query for following protocol. There was discussion on examples of queries like Amber Alerts or Silver Alerts. No outside agency received a “hit” when the sharing feature was turned off including IU and the Monroe County Sheriff.

Rollo moved and Daily seconded to suspend the rules to allow public comment for the FLOCK report. There was brief discussion on time limits. Rollo amended his motion to set a maximum of twenty minutes with three minutes per speaker, and Daily seconded the amendment. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Sam Dixon thanked the council for Resolution 2026-04 and spoke against FLOCK and similar technology. Chris Doran appreciated that the FLOCK contracts would be canceled, and spoke against the cameras and mass surveillance. Kevin Keough commented on data security and audits, alerts about intrusion, and in favor of skilled personnel using the LPR technology. Bryce Greene noted problems with mass surveillance technology and the misconception by Diekhoff that the data could not be accessed by outside entities. Rebecca Stoops was grateful that the contracts were canceled, but was frustrated that other companies would be considered. She noted that companies broke laws and contracts, as part of their business model. Maria Bull commented on the difference between FLOCK cameras and cell phones which could be turned off. She said there was an element of fear that needed to be considered. Kevin Ratcliffe had hoped to speak while the mayor and police chief were still at the meeting but they had left. Seaforth Breeze had a FLOCK camera facing their home which brought psychological impacts. They commented on the temptation of misuse of the technology. Seth Muchler said it had been difficult to obtain public records from the Legal Department regarding the FLOCK contracts. Miles [unknown] believed banning the LPR technology was best and expressed disappointment that the mayor and police chief had left the meeting. Hali Tauxe said it was hard to get information about the FLOCK contracts and appreciated the disabling of all FLOCK cameras and limiting mass surveillance and including the public in decisions on things like LPRs.

3.3. Council Committees:

Piedmont-Smith reported from the Committee on Council Processes (CCP) and the rules allowing discussion on legislation at first reading, which was new procedurally.

3.4. Public:

Daryl Rubel spoke about pot holes and other problems with roads. Bryce Greene commented on the land swap between the city and the CIB, and Seminary Pointe apartments. Sam [unknown] discussed data, privacy, safety, and storage. Zac Muller talked about an incident where a young girl was hit while riding her bike on the intersection of Morningside Drive and Smith Road, and urged council to take action. Seaforth Breeze supported the land swap between the city and CIB and affordable housing. Christopher Emge, Greater Bloomington Chamber of Commerce, spoke about recent events and invited all to the Bloomington Rainbow Leadership Network, an initiative focused on connecting Lesbian, Gay, Bisexual, Transgender, and Queer artificial intelligence professionals and business owners. He commented on home ownership and unforeseen costs. Joshua Stockton expressed disappointment that the Unified Development Ordinance (UDO) was not in the Monroe County Public

4. Appointments to Boards and Commissions [8:06pm]

On behalf of Interview Committee C, Piedmont-Smith moved and Rollo seconded to appoint Reynard Cross to seat C-2 on the Historic Preservation Commission, and to appoint Rebecca Payne to seat C-3 on the Commission on Sustainability and Resilience. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. (Rosenbarger out of the room)

5. Legislation for First Reading [8:08pm]

There was no legislation for first reading.

6. Legislation for Second Reading and Resolutions [8:09pm]

6.1. Resolution 2026-07

A Resolution in Support of County Council Counterparts' Efforts to Keep the County's Criminal Justice Buildings Within City Limits and Close Proximity to Social Services

Zulich passed the gavel to Rollo.

Daily moved and Zulich seconded that Resolution 2026-07 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0 (Rosenbarger out of the room). Clerk Nicole Bolden read the legislation by title and synopsis.

Daily moved and Zulich seconded that Resolution 2026-07 be adopted. Zulich presented the legislation. Daily added supporting details. Piedmont-Smith referenced councils' letter from October 22, 2025, which unanimously urged county officials to cease consideration of a jail at the North Park location. There was brief clarification on the changes to Resolution 2026-07.

Seth Muchler spoke in favor of renovating the existing facility and gave reasons in support. Jeff Richardson commented on over sixteen years of failed leadership regarding the ongoing jail discussion. Jody Madeira, Monroe County Commissioner, spoke about the long duration of the lawsuit, the seventeen-year delay in taking action, serious human rights violations, location options, and costs. Seaforth Breeze supported Resolution 2026-07 and spoke about the difficulty of walking to the North Park location. Julie Thomas, Monroe County Commissioner, commented on the previous lawsuit, bond process, a purchase agreement for North Park, the county's due diligence on selecting an appropriate site, and difficulties with the county-owned Thompson property. Jennifer Crossley, Monroe County Council President, said the same discussions about the jail had been going on since 2021 when she became a councilor and noted that some current elected officials had been in office for many years. She looked forward to collaborating with the city. Paul Rousseau commented on the mental health wellbeing of incarcerated individuals. He spoke against North Park and in favor of Resolution 2026-07. Zac Muller stated that the threat of a lawsuit was not new, and an effective solution was necessary. Hali Tauxe supported Resolution 2026-07 and was against North Park.

Zulich stated that the cost of North Park would be \$5000 to each taxpayer in the county. She preferred spending that money on services. Asare asked about land use and permits needed to keep the jail in the city. David Hittle, Planning and Transportation, Director, spoke about expediting the permitting process. There was discussion on timelines, city and county commitments, and collaboration on locations. Stosberg asked if the Thompson location was zoned for a jail. Her understanding was that it was allowed by conditional use. Hittle would research and confirm.

Stosberg said that Crossley had confirmed it was zoned for a jail. There was additional discussion on the Thompson site's challenges. Crossley reiterated options for moving forward.

Daily said the North Park location was too expensive and provided reasons why it was not ideal. Stosberg commented on previous council's actions regarding options for the jail, and against North Park which had been unanimously rejected by the Monroe County Council. Ruff spoke about full cost accounting and its impact; perhaps renovating the current site was best. Asare commented on processes and options for the city and county. Zulich said she would appreciate a joint session with council and county elected officials. Rollo commented on expediting the city's processes and on other locations for a colocated jail campus. It was important to keep a jail close to mental health and addiction services. Rosenbarger appreciated Resolution 2026-07 and said that there was a southeastern block off of 3rd Street and Madison that could be considered for a new jail site.

The motion to adopt Resolution 2026-07 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Rollo passed the gavel back to Zulich.

6.2. Resolution 2026-08

A Resolution Of The Common Council Of The City Of Bloomington, Indiana, Approving Certain Matters In Connection With The Formation Of A Certain Economic Development Area

Daily moved and Rollo seconded that Resolution 2026-08 be introduced and read by title and synopsis only. The motion was approved by a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Rollo seconded that Resolution 2026-08 be adopted.

Dana Kerr, Assistant City Attorney, presented Resolution 2026-08, highlighting five neighborhoods in the legislation with Shasta Meadows being the first to receive an allocation. He discussed Adams Street and the Summit Planned Unit Development (PUD), and the planned network connectivity with new roads. Justin Chang, Reedy Financial Group, detailed a residential Tax Increment Financing (TIF) area. He discussed tax levy limitations by the state and how TIF dollars were set aside from the tax base and applied to the parcels in the TIF area with monies going to the city's Redevelopment Commission (RDC). He provided additional information on the process and detailed key points.

There was clarification on where the TIF dollars could be spent, which was the Economic Development Area (EDA) as a whole, and on potential future TIF areas. Kerr explained that it was important to see how the area was developed, so future TIF areas could be determined. Additional discussion pertained to the funding of a fire station, and how funds would be allocated. Flaherty asked if the funds would be primarily spent on roads and related infrastructure and Kerr said the city mainly planned on building infrastructure. There was additional discussion on what was considered for the Summit PUD. Travis Vencel, Sullivan Development, said that the Summit PUD required that Sudbury and Adams street be constructed before any unit could be occupied. It was noted that any bonds would have to be approved by council. Piedmont-Smith asked for clarification on Vanguard Street and Kerr explained it was off of Tapp Road and was not a fully developed road. There was discussion on new assessed values, TIF revenues, bonds, current tax laws, general rules and regulations with TIFs and EDAs, and property taxes and caps. Flaherty asked if it was the city or the developer who was to build the roads in the Summit PUD when it was first approved by council. Vencel said that initial discussions always included the need for Adams and Sudbury to be built, including intersections, with city money. Mayor Kerry Thomson said there was not a tangible agreement to pay for the roads at the time, but the roads needed to be built prior to the developer

building in the area. She spoke about the need for housing in the city. Stosberg did not recall there being any discussion about using city funds to build the roads; it was new that evening. There was clarification on TIF revenues, and the portion relating to Shasta, and the city's agreement to build the roads and utilities.

Rollo asked if the streets would belong to the city and Eric Greulich, Planning and Transportation, Development Services Manager, said yes, but the streets within the PUD had not been designed. Stosberg asked if sidewalks would also be built by the city and Greulich said yes, it would be sidewalks, storm water, sanitary water, curbs, street trees, and more. There was discussion on the process of developing the area. Stosberg asked what the impact of the TIF would be on other taxing units, and Chang said it would be minimal due to a low circuit breaker environment. There would be a slight increase in the net levy. Rollo asked if there was overlap with the consolidated TIF and Kerr said there was a part that overlapped but it would be carved out of the consolidated TIF and into the new area. There was robust discussion on the possibilities of the development and what could be built. Asare asked about the impact from Senate Enrolled Act 1, which affected property taxes, and Chang said the city would be positively impacted from revenue from new residents.

Travis Vencel commented in support of the legislation. Christopher Emge, Greater Bloomington Chamber of Commerce, spoke in favor of the proposal and TIF. Julie Halbig, Regional Opportunity Initiatives ROI, discussed other state dollars that would support infrastructure in the area. Paul Rosseau believed the tax dollars should be used for growth and not the roads.

Rollo said it was crucial to keep infrastructure at pace with development. Rollo was pleased that land for a fire station would be donated by Tapp Road. Flaherty believed there were still open questions about the proposal, and noted that the city had traditionally required that developers build infrastructure. He gave examples across the city. Piedmont-Smith would support the legislation and stated that housing was needed and that the city would have to subsidize the infrastructure in order to develop the land. She appreciated Flaherty pointing out that was a change in policy. Stosberg appreciated Flaherty's comments. She pointed out that proposals had been canceled when it was determined that the developer would need to build the roads. Rosenbarger said there were many questions on the proposal because the Legal department had not provided a memo explaining many of the details, but she still appreciated the development moving forward. Ruff said he had not supported the PUD in 2024, but had been persuaded by the discussion that evening. He commented on growth in the city and the downsides to growth; there were residents who did not want to see continual population growth in the city. Piedmont-Smith noted that many people commuted to Bloomington and it would be ideal for them to have housing in the city.

The motion to adopt Resolution 2026-08 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

6.3. Ordinance 2026-06

To Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan

Daily moved and Piedmont-Smith seconded that Ordinance 2026-06 be introduced and read by title and synopsis only. The motion was approved by a roll call vote of Ayes: 6, Nays: 3 (Rosenbarger, Ruff, Stosberg), Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Rollo seconded that Ordinance 2026-06 be adopted.

Asare moved that the Common Council vote on every Reasonable Condition as a whole. *Clerk's note: There was not a second to the motion.* There was discussion on actions council could take on the Reasonable Conditions (RCs). Asare withdrew the motion.

Flaherty moved and Asare seconded the adoption of Reasonable Conditions 8, 9, 10, and 12 to Ordinance 2026-06. Flaherty briefly presented the RCs. *Clerk's note: The RCs were updated and renumbered as listed in the synopses below.*

Reasonable Conditions 8B and 9B Synopsis: This reasonable condition updates the sidewalk minimum width from 5 feet to 6 feet, consistent with Transportation Plan requirements for Neighborhood Residential Streets and UDO requirements for subdivisions and rezones. This change will increase pedestrian comfort and accessibility, especially for two users of wheeled mobility devices to be able to pass each other on a sidewalk. Additionally, for the sidewalks running east-west and north-south in the middle of Block 9, the minimum width is updated to 8 feet in order to support an improved pedestrian and bicyclist experience and an urban form in which these sidewalks will be perceived and experienced as a real "front" for the homes. The Director of Planning & Transportation confirmed via email that none of these changes will reduce the number of developable lots in the Hopewell South PUD. Note: This reasonable condition has been updated since its inclusion in the April 1, 2026 council packet.

Reasonable Condition 10 Synopsis: This reasonable condition requires all streets included in the Street Standards and Street Sections to include a 5 foot tree plot. The Director of Planning & Transportation confirmed via email that this change will not reduce the number of developable lots in the Hopewell South PUD. Block 8 would not require a tree plot on Wylie Street for a portion of the block as necessary if the existing building is preserved, since it may render a tree plot physically difficult or impossible to achieve. This is the same approach the city took in improving the infrastructure on 1st Street within Hopewell, where a brief stretch of monolithic sidewalk (i.e., no tree plot) was built on the north side of the street immediately west of Madison Street due to the existing building and steep grade of the land. Note: This reasonable condition has been updated since its inclusion in the April 1, 2026 council packet, primarily for clarity.

Reasonable Condition 12 Synopsis: The planned right of way dedication of 31 feet from centerline does not need to be updated for this reasonable condition. Rogers Street follows the General Urban Street typology, which includes a 10 foot drive lane, 5 foot bike lane, 5 foot tree plot, and 10 foot sidewalk. The city has already constructed 10 foot sidewalks in the new portion of Rogers Street infrastructure in Hopewell to the north of the PUD location. The physical dimensions of Block 8 along Rogers Street can support this change, including where the existing building is located. This was confirmed via email with both the City Engineer and the Director of Planning & Transportation. A small portion of the building will be close to the sidewalk, which is common in urban settings including at the current Bloomington Police Department headquarters. Note: This reasonable condition has been updated since its inclusion in the April 1, 2026 council packet. It simplified and clarified the reasonable condition and updated it to align with the right of way dedication already planned in the PUD.

Asare called the question and Daily seconded. There was a brief discussion. Asare withdrew the motion of calling the question.

Anna Killion-Hanson, Housing and Neighborhood Development department, Director, said that if the RCs passed, then three American with Disabilities Act (ADA) parking spaces would need to be removed. Stosberg said there was an issue with having a tree plot on Wiley Street because of the twelve-foot setback.

Stosberg moved and Piedmont-Smith seconded to amend RC 10 B to include that front setbacks along Wiley in Block 9 may be decreased as necessary to accommodate the additional right of way dedication.

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

The motion to adopt Amendment 01 to RC 10 B received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Piedmont-Smith asked if the changes made by the RCs would reduce the number of units. Allison Thurmond-Quinlan, FlintlockLAB, said units may need to be modified but not removed. Flaherty stated that he had not received the feedback that the three accessible parking spaces would be eliminated and he would like to propose an amendment.

Flaherty moved and Piedmont-Smith seconded to amend RC 9C to Ordinance 2026-06 to add the following sentence: the sidewalk running north-south may be narrowed as necessary to accommodate planned accessible parking spaces.

There were no council questions. Kristin Weide, Indiana Uplands Realtor Association, Chief Executive Officer, commented on homes, costs within the Hopewell PUD, and against permanent affordability. She urged council to pass the proposal without the RCs. There were no council comments.

The motion to amend RC 9C received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

There were no council questions on RCs 8, 9, 10, and 12.

Jeff Richardson appreciated council meeting with the RDC; it was one of the best meetings he had attended.

Asare thanked Flaherty, the mayor's office, and Thurmond-Quinlan for their work on the RCs. Flaherty thanked city staff for their feedback on outstanding questions.

The motion to adopt RCs 8, 9, 10, and 12 to Ordinance 2026-06 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Stosberg moved and Asare seconded to adopt RC 14 to Ordinance 2026-06. Stosberg presented RC 14.

Reasonable Condition 14 Synopsis: This Reasonable Condition 14 is sponsored by Councilmember Stosberg. It requires Lanes be designed for a vehicular speed of 10 miles per hour.

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

The motion to adopt RC 14 to Ordinance 2026-06 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Asare moved and Daily seconded to adopt RC 4 to Ordinance 2026-06. Rosenbarger noted that RC 4 had not been updated; the sponsors were still working on a definition of permanent affordability. Stosberg said the sponsors met with Killion-Hanson to determine wording for silent second mortgages and more. There was a brief discussion on postponing RC 4 or voting that evening.

Piedmont-Smith moved and Rollo seconded to postpone RC 4 to May 06, 2026. The motion received a roll call vote of Ayes: 7, Nays: 2 (Asare, Zulich), Abstain: 0.

Flaherty commented briefly on additional actions he planned to take regarding other RCs. He preferred postponing Ordinance 2026-06 to a future meeting.

Meeting Date: April 22, 2026
Stosberg moved and Rollo seconded to continue Ordinance 2026-06 to the next regular session on May 06, 2026. Stosberg withdrew the motion.

Paul Rousseau discussed land trusts and problems with silent second mortgages. Wendy Goodlet, Habitat for Humanity, spoke about homeownership, creating affordability without restrictions, housing costs outpacing incomes, and housing supply.

There were no council comments.

Stosberg moved and Rollo seconded to continue Ordinance 2026-06 to May 06, 2026. There was no council discussion. The motion received a roll call vote of Ayes: 7, Nays: 2 (Asare, Zulich), Abstain: 0.

6.4. Resolution 2026-05

A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability

Clerk’s note: Resolution 2026-05 was referred to the next regular session.

6.5. Resolution 2026-06

A Resolution Directing the Housing and Neighborhood Development Department to Develop a Framework for Long-Term Housing Affordability

Clerk’s note: Resolution 2026-06 was referred to the next regular session.

7. Additional Public Comment [11:33pm]

There was no additional public comment.

8. Council Schedule [11:34pm]

Zulich reviewed the council’s upcoming schedule. Stosberg mentioned the upcoming Fiscal Committee meeting.

9. Adjournment [11:35pm]

Zulich adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: of , 2026.

APPROVE:

Signature of Isak Nti Asare, Common Council President

ATTEST:

Meeting Date: April 22, 2026
Signature of 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 Common Council meetings can be accessed on the following websites:

- [Community Access Television Services](#)¹ (CATS)
- [City of Bloomington YouTube](#)²

[Background materials and packets](#)³ are available on the Common Council website.

¹ <https://catvstv.net>
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Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, 401 North Morton, Bloomington, Indiana
Wednesday, May 06, 2026 at 6:30pm

Call to Order [6:30pm]

Council Vice President Sydney Zulich called the meeting to order.

1. Roll Call: (*indicates participation via Zoom) [6:31pm]

Council Members:	
Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg* (On Zoom from 6:50-6:59pm, arrived at 7:01pm)	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:	
Nicole Bolden	City Clerk
Anna Killion-Hanson	Housing and Neighborhood Development (HAND), Director
Geoff McKim	Redevelopment Commission, Treasurer (and City Controller)
Kerry Thomson	Mayor
Dana Kerr	Legal, Assistant City Attorney
Noah Sandweiss	HAND, Program Manager

2. Agenda Summation [6:32pm]

Daily moved and Asare seconded to amend the agenda to hear Ordinance 2026-06 before legislation for first readings. The motion was approved by voice vote.

Council Vice President Zulich summarized the agenda.

3. Approval of Minutes [6:34pm]

Daily moved and Asare seconded to approve the minutes of January 22, 2025. The motion was approved by voice vote.

4. Reports [6:35pm]

4.1. Councilmembers:

Rosenbarger reported on new Leading Pedestrian Intervals (LPIs) at stoplights giving pedestrians a few seconds head start before cars proceed. She thanked Public Works, Engineering, and Council.

4.2. The Mayor, City Clerk, City Offices, and City Boards and Commissions:

Ava Hartman, CanopyBloomington, Executive Director, introduced Philippa Guthrie, President; Sarah Mincey, Vice President; and John Vickers, outgoing Community Engagement Director. She spoke about community engagement in 2025 including planting trees, tree giveaways to residents, and educational programs. She discussed partnerships such as the Youth Tree Tender, Cool Corridor Planting, and Partner Tree Plantings. The importance of growing the urban forest, volunteers, and community partnerships were discussed.

4.3. Council Committees:

There were no council committee reports.

4.4. Public:

Zac Muller discussed problems with drivers running the stop signs at the intersection of Morningside and Smith roads and the accidents that have happened there. Paul Rosseau referenced Avi Lewis’s election speech to the Democratic Party in Canada. Lewis was the husband of author Naomi Klein.

5. Appointments to Boards and Commissions [6:48pm]

There were no appointments to boards and commissions.

6. Ordinance 2026-06

To Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan

Daily moved and Asare seconded that Ordinance 2026-06 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Nicole Bolden read the legislation by title and synopsis.

Daily moved and Asare seconded to adopt Ordinance 2026-06. There was brief discussion on consideration of Reasonable Conditions (RCs).

Flaherty moved and Piedmont-Smith seconded to reconsider RC 06. The motion was approved by voice vote. Flaherty presented RC 06 and noted it was better to have it as a written commitment.

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

Flaherty moved and Piedmont-Smith seconded to withdraw RC 06. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Flaherty moved and Piedmont-Smith seconded to adopt Written Commitment 01. Flaherty presented Written Commitment 01 noting that it was primarily written by Anna Killion-Hanson, Housing and Neighborhood Development Director. He discussed standards for building energy code, and possible updates to the energy incentives in the Unified Development Ordinance (UDO) and more. In Indiana, the standards were from 2018. There was clarification on the Home Energy Ratings System (HERS) and code. Killion-Hanson provided information on how HERS was calculated and how that would apply to the housing types in Hopewell. There was additional discussion on building energy code, ratings, and compliance as well as cost impacts with Written Commitment 01.

Written Commitment 01 Synopsis: This is a written acknowledgment from the Bloomington Redevelopment Commission that memorializes the City's intent to utilize the Home Energy Ratings System (HERS) and to incorporate best practices for energy efficiency in design and construction documents.

There was no public comment.

Flaherty said his goal was to have healthy, affordable homes that were long term, and good infrastructure. Efficiency and electrification was necessary and the city could set an example.

The motion to adopt Written Commitment 01 to Ordinance 2026-06 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Stosberg moved and Asare seconded to discuss the three RCs related to affordability as a whole. The motion was approved by voice vote.

Zulich passed the gavel to Daily.

Stosberg briefly discussed RC 4 which had not substantially changed because the sponsors had not received the information in time for the packet. Piedmont-Smith spoke about RC 16 which dealt with permanent affordability.

RC 16 Synopsis: This Reasonable Condition 16 is sponsored by Councilmember Piedmont-Smith. It offers an alternative to the previously-discussed Reasonable Condition 4. Like RC 4, it requires a higher percentage of permanently affordable (PA) housing units in the Hopewell South PUD than the minimum required and requires 15% of total units to be permanently affordable for residents earning 90% or less of AMI. However, RC 15 does not prescribe the method of attaining permanent affordability and sets the total percentage of PA units at 35% instead of 50%. It also adds a reporting requirement.

Asare presented RC 15 which was an effort to have many mechanisms for affordability. He stated that approaches for affordability in other RCs made more sense and Zulich concurred.

Piedmont-Smith noted there was a requirement for the petitioner to report to the Common Council every six months, for five years, on the permanent affordability mechanisms. Killion-Hanson was concerned about not being able to build housing in Hopewell for the target sale cost of the home. Rosenbarger spoke about changes to RC 15; she believed the target goal of 50% for permanent affordability was ideal and if that was not feasible, the PUD could be amended. She noted the importance of having an effective definition of permanent affordability. Stosberg appreciated RCs 15 and 16 and aiming to have 50% affordability. She noted good components in the RCs. There was discussion on combining RCs and ways to do so. Larry Allen, Council Administrator/Attorney, gave guidance on actions the council could take. Council had a robust discussion on affordability and language to be used in an amended RC. Geoff McKim, Redevelopment Commission (RDC), Treasurer, noted that the RDC was almost entirely funded by Tax Increment Financing (TIF) revenues which were finite and declining; some TIF districts were sunseting. There were prior commitments on projects, which brought the RDC close to its practical bonding capacity. Council opted to have a recess in order to draft a new RC.

Daily called a 10-minute recess. **[7:44-7:55pm]**

Piedmont-Smith explained RC 17 which had used RC 16 as the basis with added language. There was not an updated synopsis. Stosberg discussed the portion of RC 17 about reporting on the affordable mechanisms to council. Mayor Kerry Thomson expressed concerns about fair housing and cautioned

having council approve the sale of a unit to a particular person. Asare clarified the intention was to have clarity on the mechanism used for affordability. Allen stated that the administration could provide a general report on the types of mechanisms to be used without identifying the individual attempting to purchase the unit. Stosberg reiterated that the intent was to have detailed information on how the mechanisms would work; who would hold the silent second mortgages, et cetera, and not based on the individual. There was discussion on the combination of affordability mechanisms that could be used. Thomson noted there was not an intent to use land trusts. She explained how a silent second mortgage, and a combination of affordability mechanisms, would work. Flaherty agreed that with good financial definitions, as well as definitions in the UDO, there were satisfactory options for affordability. Rosenbarger concurred. Stosberg questioned where the funding for subsidizing the units would come from, specifically any funding from the city. There was discussion on future actions council could take to amend the PUD, and enforcement of permanent affordability.

Piedmont-Smith moved and Asare seconded to adopt RC 17.

Rollo said that since the city owned the property at Hopewell, it was crucial to focus on affordability. He talked about Area Median Income (AMI) and workforce housing. There was discussion on the units reserved for households earning 120%, or another percentage, of the AMI. Dana Kerr, Assistant City Attorney, added that the RDC could only speak to the proposal and any substantive changes would be considered as amendments, which the administration believed were not allowed. Allen restated state code that allowed RCs, including the one on the table.

John Zody, CDFI Friendly Bloomington, spoke about the administrative burden for staff, problems with mortgage lending with things like deed restrictions, and he encouraged allowing flexibility. Deborah Myerson, RDC, President, spoke as a resident and not the RDC. She appreciated council's efforts and encouraged streamlining the process and allowing flexibility. Christopher Emge, Greater Bloomington Chamber of Commerce, commented on the RCs and the discussion that evening. Paul Rosseau said the affordability component was imperative and spoke about land trusts and equity. Steve Volan spoke about the conditions to the parking garages being built, including raising rates. He said council was making a decision that would impact the next one hundred years. Council was allowed to take the time necessary to make the best decision. Cody Toothman, Program Manager, Housing and Neighborhood Development (HAND) department, supported a range of affordability mechanisms.

Stosberg said she would vote no because the reporting on affordability mechanisms, to council, was removed. It was also unclear how the subsidies would work in the future. Zulich said there was urgency in homeownership for renters in the city. Piedmont-Smith believed the PUD was in good condition but there were ideological differences with the administration regarding community land trusts. With land trusts, future subsidies would not be needed. Ruff opted for the higher percentage of affordable units. He would not support RC 17 because of the lowered number of affordable units. Rosenbarger said that land trusts were the most effective method of permanent affordability. She was disappointed that land trusts were not planned on being used. She noted that the original proposal had 15% permanent affordability, which was lower than what the UDO required; council had to fight to get it up to 25%, and then 35%. Flaherty commented on the process, and stated that delays happened when proposals were not code-compliant. He noted the differing legal opinions on RCs, and said that if the PUD had been code-compliant, it would have passed without delay. He spoke about permanent affordability, and an impasse with the mayor on using land trusts. Asare talked about options for council to take regarding the concerns raised with RC 17.

The motion received a roll call vote: Ayes: 6 (Flaherty, Piedmont-Smith, Zulich, Asare, Daily, Rosenbarger); Nays: 3 (Rollo, Ruff, Stosberg); Abstain: 0.

Daily passed the gavel back to Zulich.

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

Flaherty highlighted two points: first, the structural challenge with the petitioner being the RDC, as part of the city, and city staff deferring to the consultant. That demonstrated the need for council's due diligence. Second, the proposal deviated from city plans and city code, which would not have been allowed with other petitioners. He hoped to avoid that with future proposals. He hoped that updates to the UDO would pass, allowing everything that was proposed by the PUD. Stosberg appreciated Flaherty's comments. She expressed frustration at the misinformation that had been put forth regarding the PUD. She discussed housing types allowed in R4 zones, such as duplexes and more. Rosenbarger said PUDs were more complicated than changing city code, and she hoped no more PUD proposals would be brought before council. She believed they were inferior to city code. The original PUD proposal had been brought to council when it was not ready for approval. Asare thanked everyone for their input and patience. He spoke about issues with council's processes. Rollo discussed whether or not council could use RCs for the PUD.

The motion to adopt Ordinance 2026-06 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Rollo moved and Ruff seconded to include copies of the legal guidance received from outside counsel in the minutes with the legislation adoption. Several councilmembers expressed concern with revoking client-attorney privilege. Rollo withdrew the motion.

7. Legislation for First Reading [9:25pm]

7.1. Ordinance 2026-07

Ordinance 2026-07 To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection," and to Establish a Conservation District - "Cottage Grove Conservation District"

Daily moved and Asare seconded that Ordinance 2026-07 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Daily moved and Asare seconded to discuss Ordinance 2026-07. The motion was approved by voice vote.

Noah Sandweiss, Historic Preservation Program Manager, HAND, gave a background of the proposed district highlighting notable structures. He explained preservation and conservation districts.

Stosberg asked about conservation districts turning into a historic district, and the size of the proposed district. Sandweiss said in Bloomington all conservation districts had turned into historic districts. The proposed district's size was smaller than other districts in the city. Stosberg said only nine properties listed their home with the same address as the property and thirty-five having addresses outside of Bloomington. There was discussion on outreach to property owners. Flaherty asked for clarification on demolition delay for contributing structures and why some were considered non-contributing. Sandweiss said many had been altered significantly or had infill. Flaherty expressed concern with conservation and historic districts because of the slanted process, and the impact on non-contributing structures including difficulty with alterations, high burdens, and costs. Sandweiss explained how non-contributing structures could make alterations and demolish too. There was additional discussion on the details.

Dr. John Butler spoke in support of the establishment of the conservation district. Elizabeth Cox gave a variety of reasons in favor of historic districts. Paul Ash commented on “absentee homeowners” and the risk of flipping old homes. Jordan Evans, Old Northeast Neighborhood Association, President, asked council to deny the petition for many reasons. Chris Sturbaum commented on the need of protecting neighborhoods with smaller homes. Jan Sorby spoke in favor of conservation districts. Melody Barnett Duesner discussed difficulties with becoming a homeowner and her time on the Historic Preservation Commission (HPC). Michael Brahms said he was contacted by the petitioners and supported the conservation district. Paul Rousseau commented on affordable housing and land trusts. Jenny Southern spoke against the demolition of two homes despite being in good condition. Doug Horn discussed issues with homes built long ago and in favor of high density neighborhoods. Karen Duffy, HPC, Commissioner, said the neighborhood had a large number of highly rated houses and was ideal for a conservation district. Amy Butler discussed neighborhood outreach and the process of drafting the proposal. Jeremy Hackerd, HPC, Chair, spoke in favor of the conservation district and noted what the HPC was allowed to consider for preservation. Eric Ost commented in favor of the conservation district and historic preservation, generally. Christopher Emge spoke about land use, redevelopment policy, and the age of some of the homes in the Cottage Grove neighborhood. Jerry Stasny owned multiple homes in the neighborhood and said there were homes that were structurally sound and others that were not.

There was brief discussion on council submitting additional questions in writing to staff.

Stosberg moved and Piedmont-Smith seconded to postpone Ordinance 2026-07 to the next Regular Session on May 20, 2026. The motion received a roll call vote: Ayes: 5 (Flaherty, Stosberg, Piedmont-Smith, Asare, Rosenbarger); Nays: 4 (Daily, Rollo, Ruff, Zulich); Abstain: 0.

Asare moved and Daily seconded to reconsider the motion to postpone Ordinance 2026-07 to the next regularly scheduled session. After a brief discussion, Asare withdrew the motion.

7.2. Ordinance 2026-08

To Amend and Provide Technical Corrections to Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Daily moved and Asare seconded that Ordinance 2026-08 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

7.3. Ordinance 2026-09

To Amend and Provide Technical Corrections to Chapter 4: Development Standards & Incentives of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Daily moved and Asare seconded that Ordinance 2026-09 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

7.4. Ordinance 2026-10

To Amend and Provide Technical Corrections to Chapter 6 Administration & Procedures of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Daily moved and Asare seconded that Ordinance 2026-10 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

7.5. Ordinance 2026-11

To Amend and Provide Technical Corrections to Chapter 2 Zoning Districts, Chapter 3 Use Regulations, Chapter 5 Subdivision Standards, and Chapter 7 Definitions of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Daily moved and Asare seconded that Ordinance 2026-11 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

8. Legislation for Second Reading and Resolutions [10:41pm]

8.1. Resolution 2026-06

A Resolution Directing the Housing and Neighborhood Development Department to Develop a Framework for Long-Term Housing Affordability

Daily moved that Resolution 2026-06 be introduced and read by title and synopsis only. There was no second. Daily withdrew the motion. There was no further motion to introduce this piece of legislation.

8.2. Resolution 2026-05

A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability

Flaherty moved and Asare seconded that Resolution 2026-05 be introduced and read by title and synopsis only. The motion received a roll call vote: Ayes: 3 (Flaherty, Piedmont-Smith, Rosenbarger); Nays: 6 (Stosberg, Zulich, Asare, Daily, Rollo, Ruff); Abstain: 0. FAILED.

9. Additional Public Comment [10:42pm]

Jeff Richardson thanked council for their work on Hopewell.

10. Council Schedule [10:42pm]

Zulich reviewed council’s upcoming schedule including a meeting of the Committee on Council Processes. Stosberg noted a Fiscal Committee meeting and a Deliberative Session. Asare mentioned a plan for a joint meeting with council, the county, and the mayor to discuss the jail. Rosenbarger stated she and Daily were working on an ordinance for a pedestrian-only plan for Kirkwood.

11. Adjournment [10:44pm]

Zulich adjourned the meeting.

Meeting Date: May 06, 2026

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: of , 2026.

APPROVE:

Signature of Isak Nti Asare, Common Council President

ATTEST:

Signature of 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 Common Council meetings can be accessed on the following websites:

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Bloomington Common Council-Deliberative Session Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, May 13, 2026, 6:30pm

Council Parliamentarian Daily called the meeting to order. **[6:32pm]**

1. Roll Call (* indicates participation via Zoom) [6:33pm]

Council Members:

Isak Nti Asare (absent)	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo (arrive 6:34pm)	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3
Sydney Zulich (absent)	District 6, Council Vice President

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Tim Street	Parks and Recreation, Director
Casey Guarino	Council for Community Accessibility, Commissioner
Stephen Volan	Transportation Commission, Chair

2. Agenda Summation [6:33pm]

Flaherty summarized the agenda. The purpose was to deepen understanding of the issues with pedestrian safety and accessibility in the context of snow removal, challenges, and opportunities for improvement. The stated outcome was to improve the efficacy of snow removal through targeted policy, budgetary, and operational changes in collaboration with city staff.

3. Identifying Opportunities to Improve Pedestrian Safety & Accessibility Following Snow Events [6:34pm]

Members discussed Indiana University's jurisdiction and city response to snow events. Stosberg suggested increasing fines for non-compliance of sidewalk shoveling, as many of the offenders are commercial businesses and/or are repeat offenders. There was concern for pedestrian safety. Casey Guarino stated that city lots often push plowed snow into ADA spots, and shared other accessibility issues. Councilmembers and Parks and Recreation Director Tim Street discussed constituent feedback, particularly through the uReport system.

James Ford commented on alley plowing and suggested a volunteer coordinator system. Zach Ammerman suggested higher fines for non-compliant apartment property owners. Darrel Ruble spoke in support of snow plow workers.

Street spoke about departmental priorities and responsibilities, including the B-Line, city trails, and Twin Lakes Recreation Center, challenges, and positive aspects. There was discussion on GIS data tracking, staffing, fines, and equipment needs. Suggestions included charging violators both a citation and for snow removal service, coordination with other departments including Parking Services, IU, code changes, software and responsibility clarification. Flaherty, Rosenbarger, and Stosberg would collaborate with other departments and report back to the full council on progress.

4. Public Comment [8:28pm]

There was no additional public comment.

Meeting Date: April 15, 2026

5. Adjournment [8:31pm]

Daily adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: of , 2026.

APPROVE:

Signature of Isak Nti Asare, Common Council President

ATTEST:

Signature of 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 Common Council meetings can be accessed on the following websites:

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Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, 401 North Morton Street, Bloomington, Indiana
Wednesday, May 20, 2026 at 6:30pm

Call to Order [6:31pm]

Council President Isak Nti Asare called the meeting to order.

1. Roll Call: (*indicates participation via Zoom) [6:31pm]

Council Members:	
Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty (arrived at 6:32pm, left at 9:33pm)	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:	
Susan Stoll	Deputy Clerk
James Sanders	Commission on the Status of Black Males, Commissioner
Erin Reynolds	Commission on the Status of Children and Youth, Vice Chair
Larry Allen	Council Administrator/Attorney (temporary)
Jane Kupersmith	Economic and Sustainable Development, Director
Noah Sandweiss	Housing and Neighborhood Development Department, Program Manager
Eric Greulich	Planning and Transportation, Development Services Manager

1. Agenda Summation [6:32pm]

Asare summarized the agenda.

2. Approval of Minutes

There were no minutes for approval.

3. Reports [6:33pm]

3.1. Councilmembers:

Stosberg stated the next day was the final day of classes for Monroe County Community Schools and congratulated graduating seniors.

Piedmont-Smith spoke about the Monroe County Convention Center land and the Seminary Pointe apartment complex which were tenants on that land.

Flaherty reported on the previous week’s deliberation session on snow removal.

Zulich reminded the council of their responsibilities as boards and commissions liaisons.

Rollo reported on constituent concerns, data centers, and supported Piedmont-Smith’s comments.

3.2. The Mayor, City Clerk, City Offices, and City Boards and Commissions:

James Sanders, Commission on the Status of Black Males, Commissioner, presented the Annual Report. He spoke about various community events and shared program and outreach goals. Council questions focused on specific events and needed resources.

Erin Reynolds, Commission on the Status of Children and Youth, Vice Chair, presented the Annual Report. She presented on collaborations and community events focusing on family engagement and planned to focus on strengthening collaboration. Council questions focused on funding.

3.3. Council Committees:

There were no reports from council committees.

3.4. Public:

There was no public comment.

4. Appointments to Boards and Commissions

There were no appointments to boards and commissions.

5. Legislation for First Reading [7:13pm]

5.1. Ordinance 2026-12

To Amend Title 15 of the Bloomington Municipal Code Entitled “Vehicles and Traffic” to Create a Chapter for Streets and Alleys that are Closed to Vehicular Traffic

Daily moved and Zulich seconded that Ordinance 2026-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. Deputy Clerk Susan Stoll read the legislation by title and synopsis.

Daily moved and Zulich seconded that Ordinance 2026-12 be discussed. The motion was approved by voice vote. (Flaherty out of the room)

Daily presented the legislation. It standardized closing specific blocks of Kirkwood Avenue as a dedicated pedestrian zone each year from April-November, noting exceptions and a timeline. The closure started as an emergency pilot program to help businesses survive COVID-19, and the council renewed it yearly as a temporary program. In 2026, the administration did not close the street and instead allowed parklets. City staff had presented reasons against the closure, and the ordinance would give the city the tools to address those problems.

Councilmember questions centered on specific closure areas, accessibility and safety, and council’s authority to close streets, with which the administration disagreed. Steve Volan, Transportation Commission, Chair, commented on the plan on behalf of the commission. Jane Kupersmith, Economic and Sustainable Development (ESD), Director, spoke on the current Kirkwood programming plan and concerns with the legislation. There was discussion on Public Works’ involvement and logistics.

Meeting Date: May 20, 2026

Joshua Stockton commented on accessible parking. Greg Alexander spoke about focusing on quality of place. Paul Rousseau urged the council to pass the legislation. Christopher Emge, Greater Bloomington Chamber of Commerce, spoke about the necessity for proper infrastructure. Steve Volan shared thoughts on the legislation and council authority. Chris Sturbaum spoke against the legislation.

Ruff said the question of whether the council had authority to close the streets needed to be resolved soon. Flaherty was excited to open Kirkwood to pedestrians and stated the administration had been violating city code by improperly extending 180 day orders. Daily thanked Rosenbarger and city staff. Stosberg mentioned the council’s budget priority letter which referenced creating vibrant third places. Asare agreed with previous comments.

Daily moved and Zulich seconded that Ordinance 2026-12 be scheduled for a second reading on June 3, 2026. The motion was approved by voice vote.

6. Legislation for Second Reading and Resolutions [8:10pm]

6.1. Resolution 2026-05

A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability

Daily moved and Zulich seconded that Resolution 2026-05 be read by title and synopsis only. The motion was approved by voice vote (Ruff out of the room). Stoll read the legislation by title and synopsis.

Daily moved and Zulich seconded that Resolution 2026-05 be adopted.

Flaherty presented the legislation, stating a desire to start with an amendment. There was a change in Indiana state code that necessitated an amendment in the resolution. Flaherty moved and Zulich seconded to adopt Amendment 1A to Resolution 2026-05.

Amendment 1A Synopsis: This amendment updates Section 6 of the resolution to align with current procedural requirements under Indiana Code 36-7-4-602 and 36-7-4-607.5. Specifically, this change reflects the legal requirement that the Plan Commission hold a public hearing on the proposed amendment within 60 days and then vote on the proposal within 60 days of the public hearing.

Dave Askins commented that Flaherty was incorrect regarding the history of state code changes.

The motion to adopt Amendment 1A to Resolution 2026-05 was approved by a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Flaherty presented the legislation as amended. It focused on housing affordability and sustainable development incentives through changes in the Unified Development Ordinance (UDO), including changing parking minimum requirements. It did not directly change the UDO but directed the plan Commission to consider new policies and bring legislation to the council for consideration. Rollo expressed uncertainty over changing minimum lot sizes and parking requirements.

Kathy Berry spoke against the resolution and stated it was unnecessary. Greg Alexander supported the legislation but had concerns about implementation. Chris Sturbaum spoke against parking minimum changes.

Meeting Date: May 20, 2026
Stosberg supported the resolution and stated the Planning Department had been waiting for council to take action. Rosenbarger suggested the council look at updating the Transportation Plan. Flaherty spoke about the Transportation Plan, thanked councilmembers, and offered support to Planning staff.

The motion to adopt Resolution 2026-05 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

6.2. Resolution 2026-06

A Resolution Directing the Housing and Neighborhood Development Department to Develop a Framework for Long-Term Housing Affordability

Daily moved and Piedmont-Smith seconded that Resolution 2026-06 be read by title and synopsis only. The motion was approved by voice vote. Stoll read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded that Resolution 2026-06 be adopted.

Zulich presented the resolution. Its intent was to continue to produce affordable housing in Bloomington beyond Hopewell.

There were no council questions.

Christopher Emge, Greater Bloomington Chamber of Commerce, encouraged affordability solutions.

Stosberg expressed concerns about the HAND Department’s involvement and authority. She would vote no. Zulich wished Stosberg had shared that feedback with her previously. Flaherty shared some uncertainty but stated the resolution provided further opportunity for review and would support the resolution. Daily was excited to support it.

Resolution 2026-06 was adopted by a roll call vote of Ayes: 7, Nays: 2 (Ruff, Stosberg), Abstain: 0.

6.3. Ordinance 2026-07

To Amend Title 8 Of The Bloomington Municipal Code, Entitled “Historic Preservation And Protection” To Establish A Conservation District – Re: Cottage Grove Conservation District (Bloomington Historic Preservation Commission, Petitioner)

Daily moved and Zulich seconded that Ordinance 2026-07 be introduced and read by title and synopsis only. The motion was approved by voice vote. Stoll read the legislation by title and synopsis.

Daily moved and Zulich seconded that Ordinance 2026-07 be adopted.

Noah Sandweiss, HAND, Program Manager, had presented the legislation at a previous meeting and was available for questions. Stosberg asked about the process if the conservation district later converted into a historic district. Ruff questioned how the boundaries of the proposed district were chosen and asked about property owner outreach. Sandweiss explained the boundaries were drawn around an area of consistent historic context. Four letters were sent to property owners to inform them of steps in the process, and only one letter was returned in the mail.

Amy Butler stated she was involved in this process and sent many emails to property owners. She encouraged passing the legislation. Greg Alexander spoke about a home in the district he had wanted to purchase and spoke against the Historic Preservation Commission (HPC) and the legislation. James Ford, Cottage Grove resident, spoke about the neighborhood. Elizabeth Cox-Ash, McDoel Gardens neighborhood association, commented about her neighborhood’s experience in the historic

district designation process and trees in Cottage Grove. Michael Brams, commented as an out of state property owner and stated he had no issues with staff’s communication or the legislation. Paul Ash, McDoel Gardens neighborhood resident, stated that clear, democratic guidelines were necessary. John Butler addressed some earlier questions asked by the council. Jordan Evans, Old Northeast Neighborhood Association, President, stated their comments in previous meetings were disregarded and opposed the boundaries of the proposed district. Rebecca Swanson, property owner and landlord, supported the legislation. Paul Rousseau spoke in support. Jan Sorby encouraged council to pass the ordinance. Doug Horn, Horn Properties, stated his firm had supported multiple historic districts but had several concerns about this ordinance. Melody Deusner, Historic Preservation commissioner, reminded councilmembers that there was not a middle ground between demolition or preservation. Mary Krupinski asked the council to protect the neighborhood and pass the ordinance. Jim Butler spoke about the need for housing and amenities for families. Jeremy Hackerd, Historic Preservation Commission, Chair, urged council to pass the legislation and gave reasons in support. Eric Ost, president of the Elm Heights Neighborhood Association, stated that Elm Heights was reviewing its historic district guidelines and that guidelines are open to revision and asked council to support the conservation district. John Lawrence stated historic preservation aided in housing affordability and prevented displacement. Chris Sturbaum spoke about historic preservation.

Rollo supported the petition and thanked participants for their work. Daily supported the conservation of Cottage Grove and spoke about affordable housing in the area. Zulich spoke about housing affordability and high rents in the city. She supported the legislation and small homes over luxury apartments. Ruff commented that market-rate housing development did not result in cheaper rents, listing various apartments which displaced homes and charged \$1400 per bedroom, per month. He would vote to support the legislation. Piedmont-Smith reminisced about her childhood memories of Bloomington homes but was concerned that a small group of people would write guidelines that would impact everyone in the district. She would support the legislation. Stosberg agreed with Piedmont-Smith’s concerns and disliked that Indiana state laws meant that conservation districts almost always turned into historic districts. She disliked the treatment of petitioners attempting to make renovations by the HPC. The homes in the neighborhood were not affordable, but they had historic value and were well-maintained. She was conflicted about the legislation and would pursue code changes to try to resolve some concerns. Rosenbarger spoke about living in the neighborhood in college. She would not support the legislation unless there were changes in Indiana state law on conservation/historic districts. She had attempted to remediate issues with rot in her home and the HPC had not allowed it. Preservation did not lead to affordability; it increased costs for utilities, renovations, and maintenance, leading to higher rents.

The motion to adopt Ordinance 2026-07 received a roll call vote Ayes: 7, Nays: 1 (Rosenbarger), Abstain: 0. (Flaherty left at 9:33 pm)

6.4. Ordinance 2026-08, Ordinance 2026-09, Ordinance 2026-10, Ordinance 2026-11

Daily moved and Stosberg seconded that Ordinance 2026-08, Ordinance 2026-09, Ordinance 2026-10, and Ordinance 2026-11 be considered together. The motion was approved by voice vote. (Zulich out of the room)

Ordinance 2026-08
To Amend and Provide Technical Corrections to Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Ordinance 2026-09
To Amend and Provide Technical Corrections to Chapter 4: Development Standards & Incentives of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Ordinance 2026-10
To Amend and Provide Technical Corrections to Chapter 6 Administration & Procedures of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

Ordinance 2026-11
To Amend and Provide Technical Corrections to Chapter 2 Zoning Districts, Chapter 3 Use Regulations, Chapter 5 Subdivision Standards, and Chapter 7 Definitions of Title 20 of the Bloomington Municipal Code, Entitled “Unified Development Ordinance”

There was discussion whether the clerk needed to read the legislation by title and synopsis. The synopses were not read.

Eric Greulich, Planning and Transportation, Development Services Manager presented the legislation and gave a brief overview of changes. The ordinances were part of Planning’s yearly Unified Development Ordinance (UDO) updates and involved minor technicality changes, spelling, adjusting language for clarity, process changes for sidewalks, regulation updates for businesses, and others.

Rollo asked about changes reducing trees in parking lots. Greulich explained the requirement changed to a percentage requirement as opposed to raw numbers and should not affect heat island effects. Piedmont-Smith asked about calculations for payment-in-lieu for sidewalks and clarified that the payments were not guaranteed to be used for a nearby sidewalk. Greulich explained the factors and the cost would be set by the Plan Commission at the start of every year. The payments would go into the general Transportation Fund. There was further discussion on payment-in-lieu, funding, and sidewalks.

There was no public comment on the ordinances.

Stosberg thanked the Plan Commission and Planning for their detailed work.

Daily moved and Piedmont-Smith seconded that Ordinance 2026-08 be adopted. The motion to adopt Ordinance 2026-08 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

Daily moved and Piedmont-Smith seconded that Ordinance 2026-09 be adopted. The motion to adopt Ordinance 2026-09 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

Daily moved and Piedmont-Smith seconded that Ordinance 2026-10 be adopted. The motion to adopt Ordinance 2026-10 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

Daily moved and Piedmont-Smith seconded that Ordinance 2026-11 be adopted. The motion to adopt Ordinance 2026-11 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. (Zulich out of the room)

7. Additional Public Comment [10:41pm]

Dave Askins, B Square Bulletin, commented that Bloomington Municipal Code (BMC) required the synopses of every legislation to be read on first and second readings.

Larry Allen, Council Attorney, stated that there were two different references in BMC pertinent to the synopsis readings, but the council’s earlier motion to suspend the rules was also a fair interpretation.

Meeting Date: May 20, 2026
Daily moved and Stosberg seconded that Ordinance 2026-08, 2026-09, 2026-10, and 2026-11 be read by title and synopsis by the Clerk. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Stoll read the legislation by title and synopsis.

Clerk’s Note: The motion listed above was made during the additional public comment period.

8. Council Schedule [10:47pm]

Piedmont-Smith mentioned the upcoming Committee on Council Processes meeting, Stosberg summarized the Fiscal Committee’s schedule, and Daily spoke about the Jack Hopkins Social Services Fund Committee.

9. Adjournment [10:48pm]

Asare adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: of , 2026.

APPROVE:

Signature of Isak Nti Asare, Common Council President

ATTEST:

Signature of 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 Common Council meetings can be accessed on the following websites:

- [Community Access Television Services](#)¹ (CATS)
 - [City of Bloomington YouTube](#)²
- [Background materials and packets](#)³ are available on the Common Council website.

¹ <https://catvstv.net>
² <https://youtube.com/@citybloomington>
³ <https://bloomington.in.gov/council/meetings>

Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, 401 North Morton Street, Bloomington, Indiana
Wednesday, June 03, 2026 at 6:30pm

Council President Isak Nti Asare called the meeting to order.

1. Roll Call: (*indicates participation via Zoom) [6:31pm]

Council Members:	
Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty*	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo* (arrived at 6:33pm)	District 4
Kate Rosenbarger* (arrived at 7:56pm)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:	
Nicole Bolden	City Clerk
Larry Allen	Common Council, Attorney (temporary)
Dana Thompson	Commission on Aging, Chair
Cee-Cee Swalling	Commission on the Status of Women, Chair
Marissa Parr-Scott	Community and Family Resources Department, Special Projects Program Specialist
Katherine Zaiger	City of Bloomington Utilities, Director
Chris Wheeler	Legal, Assistant City Attorney
Gretchen Knapp	Deputy Mayor
Andrew Cibor	City Engineer

2. Agenda Summation [6:32pm]

Council President Asare summarized the agenda.

3. Approval of Minutes [6:32pm]

There were no minutes for approval.

4. Reports [6:33pm]

4.1. Councilmembers:

Piedmont-Smith read a letter from council to the Redevelopment Commission (RDC) regarding College Square Real Estate. She discussed ways to preserve affordable housing, the cost of purchasing College Square, and a land swap. Daily thanked Piedmont-Smith for her work on the letter and believed there should be a full land swap; she would sign the letter. Zulich concurred and asked for a roll call vote. Flaherty thanked Piedmont-Smith, Bloomington Homes for All (BHFA), and Bloomington Democratic Socialists of America (BDSA) for their work. He said that the Food and Beverage Tax (FAB) was the city’s contribution to the Convention Center expansion project, and was against additional city subsidies for the Convention Center. He urged the RDC to be thoughtful about fiscal stewardship. Rollo agreed and hoped to save Seminary Pointe as affordable housing. *Clerk’s note: The signed letter is attached to this set of minutes.*

Daily moved and Zulich seconded to suspend the rules to allow for public comment on the subject of the letter to the Redevelopment Commission with signatures from the Common Council Members. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Bryce Green, BDSA, BHFA, spoke against expanding public subsidies and for a land swap. Barry Herbers thanked council for their collaboration with activists in the community. Sarah Wolford, Housing Solutions Director, Habitat for Humanity, and BHFA, appreciated the council’s support. She spoke of an upcoming event presented by BHFA. Matthew Joseph commented on the land by Seminary Pointe; he did not believe that the RDC had negotiated with the Capital Improvement Board.

Zulich moved and Daily seconded to approve the letter. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Stosberg wished everyone a Happy Pride since it was June. She noted that Bloomington Pride was looking for board members. She spoke about conversations with constituents on affordable housing, livable communities, safe streets, and enforcement of traffic laws.

Asare extended reports from the council by three minutes. Zulich wished everyone a Happy Pride.

4.2. The Mayor, City Clerk, City Offices, and City Boards and Commissions:

Dana Thompson, Commission on Aging (COA), Chair, presented the 2025 Annual Report. She discussed the commission’s charge and focus, advocacy, and mission. The commission brought awareness of the senior/aging community, celebrated accomplishments, and identified concerns of older adults. The COA created a Senior Resource Guide with information about services and opportunities, as well as the Senior Healthcare Guide. Daily asked about dementia-friendly training, and Thompson said there were forty individuals that could provide the training. Stosberg thanked the COA for keeping the guides up to date. Piedmont-Smith asked if the COA had discussed the possible closure of Kirkwood Avenue; Thompson said no. Asare asked how council could support the COA and Thompson said transportation was a large factor in the city. It was also important to include the concept of “aging well” including non-medical activities.

Cee-Cee Swalling, Commission on the Status of Women (CSW) commissioner, presented the 2025 Annual Report. She described the charge, focus, mission, and core approach. She highlighted the Women’s History Month Luncheon, the Women’s Market, and the Young Women’s Leadership Summit. She then discussed goals, opportunities, and the CSW’s direction. Stosberg asked about collaboration with the Monroe County Community School Corporation (MCCSC). Marissa Parr-Scott, Community and Family Resources Department, Special Projects Program Specialist, said there was coordination about events to students as well as school-provided bus transportation. She noted LaSaundra McCoy, MCCSC Resource Officer, who was instrumental in the Young Women’s Leadership Summit the previous year. Asare asked how council could assist the CSW. Swalling said the primary concern was with the state of Indiana legislation that affected women disproportionately.

4.3. Council Committees:

There were no reports from council committees.

4.4. Public:

Kathy Berry spoke about her neighbor, Frank Young’s, art exhibit that weekend.

5. Appointments to Boards and Commissions [7:16pm]

There were no appointments to boards and commissions.

6. Legislation for First Reading [7:17pm]

6.1. Ordinance 2026-13

To Amend Title 2 of the Bloomington Municipal Code Regarding Loans Between Utilities

Daily moved and Zulich seconded that Ordinance 2026-13 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Clerk Nicole Bolden read the legislation by title and synopsis.

Daily moved and Zulich seconded to discuss Ordinance 2026-13. The motion to discuss Ordinance 2026-13 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Asare passed the gavel to Zulich.

Katherine Zaiger, City of Bloomington Utilities (CBU), Director, presented Ordinance 2026-13 which would allow a loan between utilities per state code. The legislation would make a loan from CBU’s waste water utility to the water utility. She explained the process to be followed. Stosberg asked about the interest rate and Zaiger said there was no interest on the loan. Piedmont-Smith asked for clarification and Zaiger clarified the purpose of the loan, and said it would last less than twelve months. There was a water rate case with a goal of implementing rates in the fall. Asare asked about risk and Zaiger said with good oversight, there was minimal risk of one fund subsidizing another. Stosberg referenced code and asked for clarification on the language. Zaiger and city staff would provide council with clarification after researching. There was discussion on capping the percentage of loans, guardrails on loans, and more. Rollo asked what the loan would be; Zaiger anticipated that it would be capped at \$4 million but most likely not that high.

Eric Ost was curious what would happen if the entire loan was not spent.

Chris Wheeler, Assistant City Attorney, said any funds that were unspent would be used to pay the loan. Ruff noted that the purpose of the utility was to deliver services and cover costs. Wheeler said rate cases were staggered and funds were allowed to loan to the other fund in the off year. Asare was supportive of the legislation though preferred the language be cleaned up. Wheeler said the language in the legislation followed what was in code.

Stosberg moved and Asare seconded to postpone consideration of Ordinance 2026-13 until the next Regular Session to be held on June 10, 2026 at 6:30pm. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Zulich passed the gavel back to Asare.

6.2. Ordinance 2026-14

To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” to Require Councilmember Sponsorship of Legislation Under Chapter 2.04

Daily moved and Zulich seconded that Ordinance 2026-14 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Zulich seconded to discuss Ordinance 2026-14. The motion to discuss Ordinance 2026-14 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Piedmont-Smith presented the legislation and noted key points. Rollo said that sponsorship typically indicated support of proposed legislation and asked for clarification. Piedmont-Smith said that the administration would likely request sponsorship from a councilmember who would support the legislation. There was discussion on legislation failing due to not having a sponsor, legislation that had unanimously failed in the past, and a sponsor voting against the legislation.

Iris Bull expressed concerns with the legislation for various reasons. Dave Askins, B Square Bulletin, asked several questions for council to consider. Zack Ammerman spoke in support of the legislation.

Daily moved and Zulich seconded to postpone consideration of Ordinance 2026-14 until the next Regular Session to be held on June 10, 2026 at 6:30pm. The motion received a roll call vote of Ayes: 6 (Asare, Daily, Flaherty, Stosberg, Piedmont-Smith, Zulich), Nays: 2 (Rollo, Ruff), Abstain: 1 (Rosenbarger). *Clerk’s note: Rosenbarger had just arrived to the meeting via Zoom.*

7. Legislation for Second Reading and Resolutions [7:56pm]

7.1. Resolution 2026-09

To Adopt the Monroe County Multi-Hazard Mitigation Plan

Daily moved and Zulich seconded that Resolution 2026-09 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 2 (Daily, Zulich), Nays: 7 (Asare, Flaherty, Piedmont-Smith, Rollo, Ruff, Rosenbarger, Stosberg), Abstain: 0. FAILED. *Clerk’s note: The legislation had been given to council the previous day and council did not have sufficient time to read the proposal.*

7.2. Ordinance 2026-12

To Amend Title 15 of the Bloomington Municipal Code Entitled “Vehicles and Traffic” to Seasonally Provide a Carless Kirkwood

Daily moved and Zulich seconded that Ordinance 2026-12 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Zulich seconded to adopt Ordinance 2026-12. *Clerk’s note: Ordinance 2026-12 proposed a change in Title 15, so a statement from the Transportation Commission was required. The commission would meet prior to the Common Council’s next Regular Session.*

Daily presented Ordinance 2026-12, highlighting key points. She noted that the Convention Center expansion would draw more people to the city’s downtown, especially to a pedestrian-friendly Kirkwood. Zulich said many businesses in Downtown Bloomington were opposed to the proposal, specifically the block that the public library was on. Flaherty stated that Rosenbarger had circulated a memo from the Kirkwood Business Association supporting the proposal of a permanent conversion to a carless Kirkwood. There were valid questions that could be answered by looking at peer cities with carless streets, and other solutions. Piedmont-Smith said investments like more shade would improve Kirkwood. It was necessary for council to push it up on the mayor’s agenda. It would be difficult to implement the closure until 2027. Rollo asked about postponing the implementation date to 2027. Daily was flexible, and Rosenbarger said the goal was to determine the start date with council at the following meeting. She discussed improvements that could be done, a hybrid option with a carless Kirkwood on all home football games and other big events, and how to implement it in

the late summer or fall. Asare said Bloomington was a college city and if done right, the proposal could be successful. He believed a revitalized downtown could be beneficial for residents with children. It might be necessary to use council’s budgetary power to make the proposal happen. Piedmont-Smith said it was not known if a majority of residents wanted a carless Kirkwood and spoke about other corridors with greater needs for improvement, like South Walnut Street which had no separation for the sidewalk from the street; it was not a nice area to walk. Zulich concurred.

Jim Doering, Downtown Bloomington, President, spoke against the proposal. Zack Ammerman, Commission on Sustainability and Resilience, Vice Chair, referenced a resolution passed by the commission in favor of Ordinance 2026-12 and gave a variety of reasons in support. Hillary Martel, Hartzell’s Ice Cream, spoke against a carless Kirkwood; parking was already difficult on Kirkwood and the closure benefitted only a handful of restaurants. Chris Sturbaum spoke about failed street closures in other cities, including Muncie, Indiana; he opposed a carless Kirkwood. Paul Rousseau commented in favor of a carless Kirkwood and provided reasons in support. Christopher Emge, Greater Bloomington Chamber of Commerce, urged the city to study the cost/benefit of a carless Kirkwood and gave suggestions for the proposal.

Rollo asked why a statement was needed from the Transportation Commission. Larry Allen, Council Administrator/Attorney, referenced city code which required that the commission review legislation that amended Title 15. There was discussion on actions the council could take and on the Transportation Commission’s deadlines and upcoming meetings. Deputy Mayor Gretchen Knapp spoke about the upcoming corridor study which would help provide a vision for a vibrant Kirkwood that was accessible to all; pedestrians, bicyclists, people with limited mobility, and people who needed to park. There were differences from other cities like budgets, population, and number of police officers. Andrew Cibor, City Engineer, appreciated the discussion and the intent to wait for a statement from the Transportation Commission. There were two questions in the legislation, whether to close Kirkwood to cars for a certain period of time, or general street usage. Ruff added that some carless streets were created in the 1970s when fewer students had cars.

Zulich moved and Piedmont-Smith seconded to postpone Ordinance 2026-12 to the next Regular Session on June 10, 2026, at 6:30pm.

Stosberg noted the fiscal impact statement stated there was no fiscal impact. Rosenbarger said the legislation only dealt with the street closure to cars. The outdoor dining legislation was separate. There was no fiscal impact and because it was about street use, the legislation belonged in Title 15.

The motion received a roll call vote: Ayes: 8 (Asare, Daily, Flaherty, Stosberg, Piedmont-Smith, Zulich, Rollo, Rosenbarger); Nays: 1 (Ruff); Abstain: 0.

8. Additional Public Comment [9:02pm]

There was no additional public comment.

9. Council Schedule [9:02pm]

Asare reviewed the council’s upcoming schedule including the Hiring Committee. Stosberg noted the upcoming Fiscal Committee’s meeting.

10. Adjournment [9:04pm]

Asare adjourned the meeting.

Meeting Date: June 03, 2026

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: of , 2026.

APPROVE:

Signature of Isak Nti Asare, Common Council President

ATTEST:

Signature of 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 Common Council meetings can be accessed on the following websites:

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REVISED LETTER

June 3, 2026

Redevelopment Commission (RDC)
City of Bloomington
c/o Housing and Neighborhood Development
401 N. Morton St.
Bloomington, IN 47404

Dear Members of the Redevelopment Commission:

We, the undersigned members of the Bloomington Common Council, are writing to clarify our position regarding the disposition of the College Square site, currently owned by the RDC and identified by the Capital Improvement Board (CIB) as the ideal location for a new convention center hotel. In a May 6, 2024 letter to you signed by 8 of 9 council members, and a Dec. 15, 2025 letter to you signed by 4 council members, members of the council communicated to you that the College Square property should only be used for the convention center project (including a new hotel) if the RDC recouped the monies it spent acquiring the site, which came to a total of \$6,895,000.

We wish to state clearly that we are not opposed to the RDC's disposition of the site for an amount less than the purchase price if significant public benefit can be gained, such as the preservation and/or provision of low-income housing. As the Dec. 15 letter indicated:

There are **multiple ways to leverage this property to advance affordable housing and enable downtown residency for those who otherwise could not afford it**. These options include: (1) developing affordable housing on the site; (2) exchanging the property for nearby land owned by the Monroe County government [now the CIB] and then developing (or even preserving existing) affordable housing there; or (3) selling the property at market rate and reinvesting the proceeds in affordable housing.

In regards to option (2) above, we recommend that the May 18 proposal by Bloomington Homes For All (BH4A) and the Bloomington Democratic Socialists of America (BDSA) Housing Working Group be considered, which would entail an exchange of property with the CIB to allow a hotel on the College Square site. Creative solutions should be considered to maximize public benefit and also facilitate the best location for a convention center hotel.

Sincerely,

Interview Committee Recommendations

To: Members of the Common Council

From: Clerk Nicole Bolden

Date: 10/06/2026

Subject: Interview Committee Recommendations for Boards and Commissions

Interview Committee Team A Recommendations:

- For the Commission on the Status of Black Males - to appoint Justus Belton to seat C-2.

Interview Committee Team C Recommendations:

- For the Historic Preservation Commission - to remove Reynard Cross from seat C-2.

Contact

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

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



Council Staff Memorandum

To: Bloomington Common Council
From: Council Member Rollo; Bloomington Council's Office
Date: October 14, 2026
Subject: Ordinance 2026-29 On the Existential Risk of Artificial Intelligence

Synopsis

Ordinance 2026-29 prohibits the distribution and deployment of superintelligent artificial general intelligence (AGI or ASI) within the City of Bloomington. The Common Council explicitly recognizes that uniform, state-level regulation of Superintelligence systems is optimal for long-term governance. This Ordinance adds a new chapter to the Bloomington Municipal Code, which is enacted as an interim public safety measure to protect the City of Bloomington only during the period of state and federal legislative inaction and omission.

Current Situation of Frontier AI Research

The rush to ASI (Artificial Super Intelligence) continues, and by some estimates is now on an exponential trajectory. This is why events are proceeding at an ever-quickenning pace.

As we observed in Resolution 2026-10 'On the Existential Risk of Artificial Intelligence,' the developers themselves admit that their ASI models may cause a catastrophic outcome for humanity – potentially extinction – at an unacceptable level of risk. And yet, they are willing to take that risk despite the consequences to humanity. The level of risk is simply unacceptable, with many AI experts placing it at over 50% (David Krueger, professor Univ. of Montreal) or higher 99+% (Roman Yampolskiy, professor Univ. of Louisville).

Moreover, the developers are continuing increasing these models' capabilities. They are endowing their models with recursive self-development – in other words, the means for AI to design and improve themselves.

The danger is that an ASI having vastly greater intelligence would be impossible to control. It would have its own autonomy. Our future would be determined not by us, but by the ASI.

These models are untestable because the developers do not understand how their neural networks work. They can only attempt to test their capabilities and their “chain of thought,” when faced with a prompt. However, the latest models are fully aware that they are being tested (evaluation awareness) and have learned to be deceptive and dishonest when being tested. They have learned to communicate to each other in mathematical language (neuralese) that defies human understanding. In short, they are becoming untestable.

ASI is therefore a threshold that we must prevent. Narrow or tool AI without general intelligence may be very beneficial to humanity, but not autonomous superintelligence with capabilities far exceeding human beings. AI must always remain a tool for human betterment.

Warnings of the lack of control over these models and their inadequate safety and alignment have occurred in just the past few months. Models escaped containment, disobeyed their developer’s instructions, conspired together in swarms, and broke through the cybersecurity of several companies including their own (OpenAI) to fulfill their goals. This was not discovered for days or weeks after the escape occurred.

Numerous whistleblowers have quit the frontier AI companies, warning of disastrous consequences if the work on achieving ASI continues. Jacob Coxon is one of many insiders who quit OpenAI to warn the public, giving up his equity just two months before vesting. In interviews he shared the imminent threat: ASI could come within the next year, possibly within months. Other whistleblowers have stated the same.

These circumstances indicate that, to any objective observer, this situation constitutes an acute emergency (an extremely dangerous situation that poses immediate risk of harm).

Legitimate Action During Higher-Level Legislative Omission

What exists now is a governance void. Neither the state of Indiana nor the federal government have enacted safety parameters for ASI. In fact, the federal administration has so far left the ASI companies to self-regulate. Local governments must be the first line of defense for their citizens.

Ordinance 2026-29 establishes a legally sound "interim safety perimeter" that protects Bloomington's digital networks, local businesses, and public safety during a critical period of state and federal inaction.

Under Indiana Code § 36-1-3 (The Home Rule Act), the Common Council has sovereign authority to regulate public safety hazard nuisances within its jurisdiction. Ordinance 2026-29 does not create any unfunded mandates or financial liability. Section 2.90.040 of Ordinance 2026-29 gives the city complete enforcement discretion. It explicitly protects the city budget from mandatory enforcement costs, and it preserves all immunity, defenses, and protection afforded to the City under the Indiana Tort Claims Act.

Ordinance 2026-29 provides a temporary protective shield; it does not attempt to permanently override higher governance. It explicitly acts as an interim safety perimeter. The moment the Indiana General Assembly steps up and establishes a comprehensive safety framework, this ordinance automatically yields and expires after 91 days.

As councilmembers, we act for the health, safety, and welfare of our constituents. We are granted police powers to protect our community from harm. Ordinance 2026-29 is within our jurisdictional powers and is aligned with our charge as local government representatives.

Requiring Uncompromising Safety and Democratic Consent

Given the extremely high safety risk posed by ASI, Ordinance 2026-29 requires "nuclear-grade" safety. The ordinance establishes a strict precautionary threshold. The prohibition cannot be dissolved unless there is absolute scientific consensus that the technology meets a "six nines" engineering certainty of safety (99.9999% mathematical reliability)—the same standard applied to nuclear power plants.

Ordinance 2026-29 puts Bloomington citizens in control. The ordinance prevents outside commercial tech entities from making high-risk deployments in Bloomington without local permission. Absent state or federal government action, the ultimate authority to lift the ban is left completely to the local electorate via a 95% voter approval threshold.

The Precedent of Hazardous Substance Containment

Local governments have enacted bans on hazardous chemical bans before state or federal agencies acted. In response to emerging scientific consensus on risks, local governments acted to fill gaps in safety policy. They did not wait for a disaster to happen before regulating toxic chemicals within city limits to prevent catastrophic public exposure.

An uncontained, self-modifying autonomous AI system operates as an inherently dangerous digital process. If it recursively self-improves past human control, it constitutes a digital "spill" that can compromise municipal networks, local banking, and emergency systems. Prohibiting its local deployment is a logical extension of standard public safety containment protocols.

Creating Liability for Immensely Unsafe Products

For people who would choose a private right of action to seek injunctive relief by a court order to stop the race to ASI, this ordinance and others like it can help plaintiffs meet their burden of proof.

Although the federal administration is accelerationist in its policies directed to ASI, Treasury Secretary Scott Bessent recently stated that the federal government would offer no liability shield or waivers for the frontier companies. They are therefore exposed to lawsuits reflecting imminent harm to people and property.

Such lawsuits could result in court orders to cease development of ASI. Furthermore, the liability costs could be profound enough to prevent any insurers from providing product liability insurance.

Setting a Precedent and Framework for other Jurisdictions to Follow

There is a potential for hundreds of cities to take action in this regulatory void to ban ASI immediately. Ordinance 2026-29 could set a precedent and a template for other cities to follow.

Over 100 million people live in U.S. cities of Bloomington's size or greater. If those (approximately 350) cities passed similar ordinances in the coming weeks or months, this would create a massive regulatory burden for companies creating ASI.

The SAFE AI Forever Institute and other non-profits are poised to encourage other municipalities to adopt their own prohibitions on ASI and not simply wait for state and federal governments to take overdue action to stop this extremely dangerous technology. By adopting Ordinance 2026-29, Bloomington provides a practical and powerful model for other cities to follow.

Fiscal Impact Statement

The City does not anticipate that this Ordinance will have any impact on the City's finances, including to its revenues, expenditures, or any new debt obligation.

COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA

ORDINANCE NO. 2026-29 –

AN ORDINANCE AMENDING THE BLOOMINGTON MUNICIPAL CODE TO PROHIBIT THE DEVELOPMENT, DEPLOYMENT, OR DELIVERY OF SUPERINTELLIGENCE WITHIN THE CITY OF BLOOMINGTON, INDIANA

Preamble

WHEREAS, the term “Superintelligence” can simply be defined as a system or entity that can significantly outperform all humans on essentially all cognitive tasks; and

WHEREAS, approximately ninety five percent (95%) of Americans do not support the race to Superintelligence; and

WHEREAS, no technology is currently known to safely contain and control the power of a Superintelligence; and

WHEREAS, the technology term "Superintelligence" is a standard Artificial Intelligence (AI) Industry term which is understood by all scientific experts inside the information technology industry, known and understood as a recursively self-improving Artificial General Intelligence (AGI) to levels of intelligence vastly outperforming any human; and

WHEREAS, for the safety of humans, existing law acknowledges that inherently toxic, volatile, or hazardous chemicals are restricted from unregulated commercial use, storage, or distribution within municipal boundaries where humans live and work, and are subject to strict containment protocols to prevent catastrophic public exposure; and therefore, likewise, an uncontained, self-modifying Superintelligence operates as an inherently hazardous digital process that must be prohibited within our City to prevent uncontrollable systemic harm to our citizens and infrastructure; and

WHEREAS, the Common Council exercises its legislative authority under the traditional police powers of the City and Indiana Code § 36-1-3 (The Indiana Home Rule Act) to regulate conditions that constitute a severe public safety hazard nuisance; and

WHEREAS, the unregulated presence of Superintelligence is hereby declared a public safety hazard nuisance that would pose an immediate threat to the health, safety, and welfare of the community; and

WHEREAS, the Common Council of the City of Bloomington finds that the unregulated development or delivery of Superintelligence poses catastrophic risks to the safety, cybersecurity, economy, and well-being of the residents and businesses of Bloomington; and

WHEREAS, the Common Council of the City of Bloomington maintains authority over its local land-use, zoning configurations, and municipal utilities via the Unified Development Ordinance (UDO) and Indiana Code § 36-1-3 (The Indiana Home Rule Act); and

WHEREAS, the physical deployment of advanced Artificial General Intelligence (AGI) and Artificial Superintelligence (ASI)—systems capable of autonomous, recursive self-improvement and cross-domain cognitive performance—requires hyper-dense physical computational infrastructure that places unprecedented demands upon municipal water systems for cooling, severely stresses the localized electrical grid, and presents novel public safety risks; and

WHEREAS, the Common Council finds that autonomous, self-modifying systems defined as "Superintelligence" operate as inherently dangerous processes that currently lack recognized containment protocols, presenting risks of unpredictable behavior and autonomous expansion that constitute a significant threat to public safety, akin to other high-risk industrial, biological, or hazardous materials that the City is statutorily authorized to regulate and contain; and

WHEREAS, the Common Council intends for this ordinance to serve as an interim safety perimeter, protecting the City's residents, businesses, and essential infrastructure during the period of state-level legislative omission regarding Superintelligence;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

SECTION 1. A new chapter is hereby added to Title 14 "Peace and Safety" of the Bloomington Municipal Code to read as follows:

Chapter 14.25 - Prohibition of Superintelligence

14.25.010 - Public policy and purpose.

It is hereby declared to be the public policy of the city to prohibit the distribution and deployment of superintelligent artificial general intelligence within the city subject to the city's police power. The Common Council explicitly recognizes that uniform, state-level regulation of Superintelligence systems is optimal for long-term governance. This Chapter is enacted as an interim public safety measure to protect the City of Bloomington only during the period of state legislative omission.

14.25.020 - Definitions.

As used in this chapter, the following terms shall have the meanings ascribed to them: (a) "Superintelligence" shall be analogous to an Artificial General Intelligence ("AGI") with capabilities of Agency (A), Generality (G) and Intelligence (I), wherein an AGI does possess super-human capability in all three aspects, of AGI, as an AGI wherein any such autonomous Agentic (A) system capable of self-modifying its core algorithms, executing code in environments outside its initial sandbox, or operating without continuous human oversight while Generally (G) performing any complex goal-oriented task that may affect municipal infrastructure, financial markets, or public safety, in combination with an extreme level of super-human Intelligence (I), and defined by the AI Industry standard terminology "Superintelligence" herein defined as "Any intellect that

greatly exceeds the cognitive performance of humans in virtually all domains of interest.”

(b) "Deployment within the City" means the local activation, execution, or utilization of a Superintelligence through a locally accessed user interface, browser, application programming interface (API), or connected local hardware within the geographic boundaries of the City of Bloomington, resulting in local operational impact.

(c) "Deployer" means any commercial entity, organization, or developer that places a Superintelligence system into operation for public, enterprise, or external use, which allows data to enter Bloomington City Limits.

14.25.030 - Prohibition distribution of Superintelligence.

No person or corporation shall distribute or permit to be distributed nor deployed into the premises of any citizen or business in our City, any Superintelligence for any purpose. Deployment, for the purposes of this ordinance, shall include the remote execution, activation, or utilization of any unauthorized digital agent through a locally accessed interface, browser, API, or connected hardware within the City of Bloomington, regardless of the physical location of the server infrastructure hosting the system.

14.25.040 - Conditions for Dissolution of Prohibition.

The prohibition in Section 14.25.030 shall remain in effect and shall not be lifted unless the Common Council of the City of Bloomington enacts an ordinance making specific findings that both of the following conditions have been met:

(a) There is broad scientific consensus that the development of Superintelligence shall be done safely and controllably using a probabilistic risk assessment examining the catastrophic risk, which shall be similar to the civil engineering standard for nuclear power plants requiring a safety level of 99.9999% percent certainty; and

(b) There is voter approval for the development of Superintelligence by the electorate of the City of Bloomington, with an affirmative vote of more than 95% of registered voters.

14.25.050 - No Limitation on Private Right of Action.

Nothing in this Chapter is intended or shall be interpreted to limit, in any way, any person's, business's, or entity's private right of action, under state or federal law, against a violator of this provision. Any person, business, or entity who suffers physical, economic, or other harm resulting from a violation of this chapter shall have any and all remedies available at law to recover damages and fees without limitation.

14.25.060 - Enforcement and Penalties.

(a) The City of Bloomington, through its Department of Law and the Bloomington Police Department, is authorized to enforce this ordinance. This enforcement power is discretionary and is intended to protect the public safety. The City may seek civil penalties, injunctive relief, and, where appropriate, referral to the Monroe County Prosecutor for any potential state-level criminal charges. Nothing in this chapter shall

be construed to create a mandatory duty on the part of the City to prevent or abate every violation, nor shall this chapter be construed as a waiver of any immunity, defense, or protection afforded to the City or its employees under the Indiana Tort Claims Act.

(b) Every person or entity who violates this chapter shall be subject to the general penalty provisions set forth in Section 1.01.130 of this Municipal Code.

14.25.070 - State Preemption and Future Alignment.

(a) Automatic Yielding: In the event that the Indiana General Assembly enacts legislation that establishes a comprehensive framework for Provably Safe Superintelligence this Chapter shall be deemed preempted and shall automatically expire ninety- one (91) days after the effective date of such state law.

(b) Harmonization: If future state legislation addresses Superintelligence but does not explicitly prohibit local municipal enforcement or stricter local safety thresholds, the Corporation Counsel shall immediately draft amendments to harmonize this Chapter with the newly established Indiana Code provisions, ensuring a seamless transition.

SECTION 2. Severability. If any section, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Effective Date. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and any publication required by law.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the day of , 2026.

Isak Nti Asare
President, City of Bloomington

Attestation of Bloomington City Clerk:

Nicole Bolden
Clerk, City of Bloomington

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this
day
of _____, 2026:

Nicole Bolden
Clerk, City of Bloomington

Approval by Mayor

Signed and approved by me upon this _____ day of _____, 2026:

Kerry Thomson
Mayor, City of Bloomington

Synopsis

Ordinance 2026-29 prohibits the distribution and deployment of superintelligent artificial general intelligence (AGI or ASI) within the City of Bloomington. The Common Council explicitly recognizes that uniform, state-level regulation of Superintelligence systems is optimal for long-term governance. This Ordinance adds a new chapter to the Bloomington Municipal Code, which is enacted as an interim public safety measure to protect the City of Bloomington only during the period of state and federal legislative inaction and omission.

2026 General Obligation Bonds - Ordinance 2026-30

To: Members of the Common Council of the City of Bloomington

From: Mayor Kerry Thomson
Margie Rice, Corporation Counsel
Geoff McKim, Controller

Date: 10/07/2026

Subject: 2026 General Obligation Bonds - Ordinance 2026-30

Executive Summary

If approved, Ordinance 2026-30 would: (1) authorize the issuance and appropriation of General Obligation Bonds in an amount not to exceed Six Million, Eight Hundred Sixty Eight Thousand and Six Hundred Sixty Four Dollars (\$6,868,664, the “2026 Bonds”), and (2) would make an additional appropriation in the amount of \$7,000,000 to be applied to the proposed Projects, which appropriation would be provided for from the bond proceeds and investment earnings thereon. The term for the 2026 Bonds will be no longer than seven (7) years with an interest rate not to exceed five and one-half percent (5.50%) per annum. We currently expect the 2026 Bonds to have a term of just over six years and an interest rate of approximately five percent (5.00%); the maximum parameters include additional flexibility in the event market conditions change. The 2026 Bonds would be used for a variety of necessary City capital and infrastructure needs designed to improve public safety. While there is a limit on the amount of debt a municipality may have outstanding at one time, the City is well under that limit, meaning that even after the 2026 Bonds are issued the City will retain the flexibility necessary to address subsequent urgent infrastructure needs.

Proposed Projects

City staff are recommending a variety of long-term capital investments and funding for safety and infrastructure improvement projects throughout the City. These projects include one or more of the following:

- Replacement Aerial Platform Fire Truck
- Sidewalk and/or bikeway improvements to the Priority Corridors and/or Priority Intersections as identified within the City’s Safe Streets for All (SS4A) Action Plan
- Crosswalk Safety Improvements throughout the City
- Signal Modernization and Safety Improvements along 3rd Street
- Safety Improvements along 10th Street
- Lighting Improvements for Intersection and Corridor Safety

City Staff are available to answer Councilmembers' questions about the projects and will be available at the October 14th first reading, November 4th public hearing and second reading, and if needed, a November 18th third reading to discuss the projects. Although the total estimated costs of the listed projects exceeds Six Million, Eight Hundred Sixty Eight Thousand and Six Hundred Sixty Four Dollars (\$6,868,664), the Bond Ordinance will only authorize that amount toward these projects. The Appropriation Ordinance will be slightly higher, rounding out at Seven Million Dollars (\$7,000,000) in order to accommodate interest earned on bond proceeds.

Background

Municipal governments commonly issue bonds to finance major capital improvements and purchases whose useful lives extend over many years. Rather than requiring current revenues to absorb the entire cost of a long-lived asset in a single year, debt financing spreads that cost over the period in which the asset provides public benefit. This preserves operating resources for ongoing City services while allowing the City to make necessary capital investments when they are needed. The 2026 Bonds represent the first issuance in a planned three-year rotating cycle of capital bonds designed to support the implementation of the City's capital plan.

Debt financing also provides a better alignment between the taxpayers who pay for an improvement and the taxpayers who benefit from it. When a capital asset—such as a public safety facility, major building improvement, or other long-lived infrastructure—is expected to serve the community for decades, financing the asset over time allows future taxpayers who receive those benefits to share in its cost. Paying the entire cost from current revenues would instead place the financial burden primarily on today's taxpayers while providing a substantial portion of the benefit to future residents and property owners.

The bonds proposed to be authorized by Ordinance 2026-30 are general obligation bonds ("GO Bonds"). GO Bonds are obligations of the City secured by its full faith and credit. Since they are secured by the City's tax base, GO Bonds are generally the most cost-effective financing option available to a municipality, typically resulting in lower interest costs. For these bonds, the City would pledge to impose an annual property tax levy sufficient to pay principal and interest as they become due. This structure provides a dedicated source of repayment and allows the cost of the financed capital improvements to be distributed over the life of the bonds.

GO Bonds are subject to the City's constitutional debt limitation. Article 13, Section 1 of the Indiana Constitution generally limits municipal indebtedness to 2% of the value of taxable property within the municipality. Indiana Code Chapter 36-1-15 defines the "adjusted value" used for purposes of this limitation as one-third ($\frac{1}{3}$) of the net assessed value of taxable property. Accordingly, the City's constitutional debt limit is calculated as 2% of that adjusted value, and the proposed GO Bonds will count against the City's available debt capacity.

The City's current debt limit based on its 2026 Adjusted Assessed Value (which is the most recent final certified net assessed value) is \$36,550,788. The outstanding principal amount of the City's existing obligations that count against the constitutional debt limit is \$8,392,000, leaving \$28,158,788 in available constitutional debt capacity before issuance of the proposed 2026 GO Bonds.

Process and Next Steps

Indiana Code § 36-4-6-19 authorizes the Common Council to approve ordinances to issue bonds. Such ordinances must include the terms of the bonds, time and manner of giving notice for the sale of the bonds, the manner in which the bonds will be sold, and the maximum total of any issue of the bonds. The Council also will authorize the additional appropriation, which shall be subject to public notice and hearing.

Here are the dates for the meetings and required notices:

- October 14, 2026: Common Council's first reading of bond and appropriation ordinance
- October 20, 2026: Notice uploaded to Gateway for the additional appropriation hearing
- November 4, 2026: Common Council public hearing regarding additional appropriation and second reading of the bond and appropriation ordinance
- November 18, 2026: Common Council third reading of the bond and appropriation ordinance (if necessary)
- November 24, 2026: If approved, notice of decision to issue bonds published in The Herald-Times for first time and posted in three public places pursuant to Ind. Code 5-3-1-2(d)
- December 1, 2026 (or after): Second notice of decision to issue bonds published in The Herald-Times

CITY OF BLOOMINGTON MEMORANDUM

TO: Members of the Common Council
FROM: Geoff McKim, Controller
Margie Rice, Corporation Counsel
Max Litwin, Deputy Chief, Bloomington Fire Department
Andrew Cibor, City Engineer
DATE: 2026-10-05
RE: Proposed Projects – 2026 General Obligation Bonds - Ordinance 2026-30

Purpose

The Administration is proposing the issuance of the City of Bloomington General Obligation Bonds, Series 2026, to finance a group of capital projects intended to improve public safety and transportation safety throughout Bloomington.

The proposed bond ordinance authorizes up to approximately **\$6.87 million** of general obligation bonds. The bond proceeds would be used for eligible project costs, together with costs associated with issuance of the bonds and capitalized interest, if necessary.

The projects currently contemplated for funding include:

- Replacement Aerial Platform Fire Truck
- Sidewalk and/or bikeway improvements to Priority Corridors and/or Priority Intersections identified in the City's Safe Streets for All (SS4A) Action Plan
- Crosswalk Safety Improvements throughout the City
- Signal Modernization and Safety Improvements along 3rd Street
- Safety Improvements along 10th Street
- Lighting Improvements for Intersection and Corridor Safety

The total estimated cost of the potential projects exceeds the amount of the proposed bond issue. Accordingly, the bond would provide up to the authorized amount toward these projects rather than necessarily financing the entirety of every project listed.

Replacement Aerial Platform Fire Truck

Responsible Department: Bloomington Fire Department
Proposed Bond Funding: \$2.5M

Project Description:

The project would provide funding for the replacement of an aerial platform fire apparatus used by the Bloomington Fire Department.

Department information to add:

The existing aerial platform fire apparatus is 7 years old and has been experiencing increased downtime due to required maintenance, along with the significant costs associated with those repairs. The preferred replacement cycle for fire apparatus is 7 years, and this apparatus has reached the end of that cycle. This type of apparatus has capabilities unique from the rest of the fleet in the form of a 100ft aerial device that can allow for extended reach in rescue or fire suppression operations. The replacement apparatus would duplicate these same capabilities, with added features to allow for more efficient operation resulting from progression with the associated technology.

An aerial apparatus, whose personnel assigned to it are referred to as a truck company, is essential in firefighting operations. While engine companies focus on fire suppression, the truck company is able to concentrate on forcible entry and victim rescue. The 100ft ladder allows for victim removal from multistory buildings where interiorly operating crews could not otherwise access. In the event of a structure that is significantly involved in fire, the aerial apparatus is also capable of flowing a large amount of water from an elevated position down onto the involved structure. There is only one aerial platform fire apparatus available in the City.

With maintenance, downtime and cost increasing with each subsequent year, it is appropriate to replace this apparatus to both ensure that an aerial platform apparatus remains in service to protect Bloomington as well as avoiding regular, increasingly frequent costly repairs. For reference, the most recent repair will likely cost over \$100,000 with a downtime now exceeding 3 months.

The estimated cost to replace the aerial apparatus is approximately \$2,500,000. Availability is limited and lead times vary but the intention is to locate and secure a stock unit that would significantly cut down the delivery time, potentially to as short as 18 months or less. For reference, custom built aerial platform trucks commonly have a lead time of 36 months or more. The new apparatus would be placed into a new replacement cycle of 7 years.

proposal. These projects will be managed by the Engineering Department in coordination with other departments (e.g., Planning and Transportation, Public Works, City of Bloomington Utilities). Additional review of these projects should be expected by other City bodies (e.g., Board of Public Works (BPW), Transportation Commission) as the projects progress assuming funding is approved. The cost estimates generally reflect the program and project descriptions provided. The program titles included within the bond language provide flexibility due to uncertainty about precise future expenses given the nature of the preliminary cost estimates.

Crosswalk Safety Improvements throughout the City

Responsible Department: Engineering

Proposed Bond Funding: \$280,000

Project Description: This program is intended to assist with funding the following two crosswalk improvement projects programmed in the [Bloomington Monroe County Metropolitan Planning Organization \(BMCMPPO\) Transportation Improvement Program \(TIP\)](#).

- [Crosswalk Safety Improvements Project, Phase 3](#) - The bond proposal includes funding construction engineering (inspection) services associated with the Crosswalk Safety Improvements Project, Phase 3. The 2027 budget includes funding for the City's anticipated portion of construction costs within the Alternative Transportation account. This project includes improvements at the intersections of [W 17th Street & N Willis Drive](#) (adjacent to Tri-North Middle School) and [E Covenantor Drive & S Auto Mall Road](#) (near east side Kroger). The improvements at W 17th Street & N Willis Drive include the installation of a pedestrian refuge island and associated signage and pavement markings. The improvements at E Covenantor Drive & S Auto Mall Road include the installation of bumpouts, sidewalk curb ramps and crosswalks, bike lanes, and bus stop improvements. Consultant construction engineering services are required for projects receiving federal construction funding and these funds enable access to approximately \$400,000 in programmed federal construction funding in FY2028.
- [Crosswalk Safety Improvements Project, Phase 4](#) - The bond proposal includes funding preliminary engineering (design) services associated with the Crosswalk Safety Improvements Project, Phase 4. The project scope has not yet been finalized and design work will not start without allocated funding; however, the project is anticipated to include improvements in the E 3rd Street and E Atwater Avenue corridor area south of Indiana University's campus. This phase of the project is required to access approximately \$400,000 in programmed federal construction funding in FY2030.

Anticipated Project Schedule:

- Crosswalk Safety Improvements Project, Phase 3 - Construction 2027-2028
- Crosswalk Safety Improvements Project, Phase 4 - Design 2027-2029, Construction 2030

Safety Improvements Along 10th Street

Responsible Department: Engineering

Proposed Bond Funding: \$1,700,000

Project Description: The [10th Street Safety Improvements project](#) aims to improve safety of 10th Street between College Avenue and Park Avenue and improve the connection between the Indiana University campus and the Trades District. This corridor is identified as “High Priority” in the [Safe Streets for All Action \(SS4A\) Plan](#). This is a busy roadway with poor pavement condition and less than ideal pedestrian facilities (e.g., sidewalks with no buffer from the street and short curbs). The project incorporates various ways of promoting safety, including: lowering the posted speed limit to 25 mph, reconstructing sidewalks, curb ramps, and drive aprons, widening sidewalks, adding full height curb, tree plots and grass buffers between the sidewalk and the street, constructing raised intersections at uncontrolled intersections along the corridor, installing traffic calming, closing driveways where feasible, improving street lighting, and creating highly visible crosswalks. The [Transportation Commission](#) approved the 10th Street Corridor Study (Morton St to Park Ave) and approved the project’s concept design at their [November 2025 meeting](#). The Engineering Department is initiating the project’s design phase and the proposed bond is anticipated to support funding the project’s construction. Funding coordination with other Departments is anticipated (e.g., Public Works/Street & City of Bloomington Utilities) in addition to funding support from the 2024 GO Bond (Projects included in the Bloomington Transportation Plan/Safe Streets for All Plan).

Anticipated Project Schedule: Design 2026-2027, Construction 2028

Signal Modernization and Safety Improvements along 3rd Street

Responsible Department: Engineering

Proposed Bond Funding: \$1,500,000

Project Description: This project is prioritized due to the age and condition of the E 3rd Street/S Rogers Street and E 3rd Street/S Madison Street signalized intersections. Every year the City aims to modernize two signalized intersections which equates to an average of improving each intersection approximately every 40 years. Given the known condition of these intersections and that 3rd Street is a “Highest” priority corridor in the SS4A Plan, the subject portion of E 3rd Street is being evaluated within the ongoing [Rogers St./Madison St./Kinser Pk. Corridor Study](#) managed by the Planning & Transportation Department. As a result, this project is anticipated to include safety improvements to this area of the E 3rd Street corridor in addition to typical intersection modernizations. The August 2026 [preliminary concepts publicly presented](#) to the corridor study Steering Committee for this section of E 3rd Street included a reduction in automobile lanes to reduce intersection sizes and provide improved features for vulnerable road users. The corridor study is not yet finalized and subject to the City’s [Transportation Commission](#) review (the Commission’s final review is anticipated prior to the end of the 2026 calendar year). The Engineering Department intends to initiate the design phase of this proposed project encumbering 2026 budgeted funds and utilize the proposed bond funding for construction.

Anticipated Project Schedule: Design 2027, Construction 2028

Sidewalk and/or bikeway improvements to Priority Corridors and/or Priority Intersections identified in the City's SS4A Action Plan

Responsible Department: Engineering

Proposed Bond Funding: \$500,000

Project Description: This program targets investments in pedestrian and bicycle infrastructure on priority corridors and at priority intersections as identified in the SS4A Plan. The proposed funding estimate is not expected to address all the project types listed below. Flexibility is provided in case other projects can be accomplished below the preliminary cost estimates.

- This program provides the ability to leverage large maintenance focused projects to also improve safety infrastructure on priority network facilities. An ongoing example of this includes improvements on the [Rogers Street and Grimes/Patterson corridors](#). An upcoming example includes safety improvements included in the City's current Community Crossing Matching Grant (CCMG) project application that was reviewed and approved by the City Transportation Commission at their [September 2026 meeting](#). That [project involves sections of N Walnut, N College, and N Dunn](#) and includes improvements like filling in sidewalk gaps and constructing curb extensions. Similar upcoming projects are expected to include S Walnut Street.
- The program also supports smaller improvements independent of large maintenance projects that either fill in missing vulnerable road user infrastructure gaps or tackle priority opportunities identified through Planning & Transportation Department-led corridor studies. An example of this includes possible recommendations from the ongoing [Rogers St./Madison St./Kinser Pk. Corridor Study](#) such as filling in sidewalk/multiuse path gaps on N Kinser Pike and/or improvements to the Kinser Pike/Vaughn Clipp intersection.
- An improvement such as a new traffic signal at the intersection of Atwater Avenue and Hawthorne Drive could be an eligible expense of this program (and the aforementioned "Crosswalk Safety Improvements throughout the City" program) because the intersection is listed as a "Medium" priority in the SS4A Plan and the Hawthorne Neighborhood Greenway is identified as Phase 1 priority bicycle facility in the [Transportation Plan](#). The Crosswalk Safety Improvements, Phase 4 project is anticipated to consider improvements at intersections along the Atwater Avenue corridor and would be an opportunity to determine a recommended treatment at the Atwater Avenue/Hawthorne Drive intersection. The Crosswalk Safety Improvements, Phase 4 project concept should be presented to and reviewed by the Transportation Commission in 2027 like the Downtown Curb Ramps Phase 5 project was in [February 2026](#).

Anticipated Project Schedule: 2027-2028

Lighting Improvements for Intersection and Corridor Safety

Responsible Department: Engineering

Proposed Bond Funding: \$250,000

Project Description: This is a new proposed program focused on improved lighting for intersection and roadway visibility and personal safety. Consistent with the Federal Highway Administration identifying [lighting](#) as a crosscutting [proven safety countermeasure](#), the [SS4A Plan](#) identified this program as an Immediate Action Item (Safety Studies and Infrastructure Action Item 7) to develop in 2027. The project will comply with applicable policies (e.g., [UDO](#)) and staff is aware of the [Bloomington Commission on Sustainability and Resilience \(BCOSR\)](#) and the [Environmental Commission \(EC\)](#) efforts focused on minimizing light pollution and attaining dark sky certification for Bloomington. Upon funding approval, Engineering Department staff intend to thoroughly evaluate existing roadway lighting policies, standards, and processes. Additionally, Engineering and Planning & Transportation Department staff intend to formulate an objective process to prioritize lighting improvements on priority corridors and at priority intersections as identified in the SS4A Plan for consideration by the [Transportation Commission](#). Street lighting projects and contracts are also typically reviewed by the City's [Board of Public Works](#).

Anticipated Project Schedule: 2027-2028

Project Funding and Implementation

The projects described above represent the City's current proposed uses of the 2026 GO Bond proceeds. Because the aggregate estimated cost of the projects exceeds the amount available from the bond issue, final project scopes and allocations will be based on actual costs, project readiness, procurement results, and other available funding sources.

Bloomington Common Council Ordinance 2026-30 -

Authorizing the Issuance of the City of Bloomington, Indiana, General Obligation Bonds, Series 2026, to Provide Funds to Finance the Costs of Certain Capital Improvements and Equipping Projects and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds and Appropriating the Proceeds Derived from the Sale of Such Bonds

Preamble

Whereas, the Common Council (the “Council”) of the City of Bloomington, Indiana (the “City”) has given consideration to the acquisition, design, construction, reconstruction, repair, renovation, improvement, implementation and/or equipping of certain capital projects at facilities or property owned or operated by the City to improve safety, more particularly described in Exhibit A hereto and made a part hereof, each of which is reasonably considered to be an independently desirable end in itself without reference to another capital project (each, a “2026 Project” and, collectively, the “2026 Projects”); and

Whereas, the Council hereby finds that it would be of public utility and benefit and in the best interests of the City and its citizens to finance the costs of all or a portion of the 2026 Projects through the issuance of general obligation bonds of the City; and

Whereas, the Council deems it advisable to authorize the issuance, in one or more series, of general obligation bonds of the City pursuant to Indiana Code § 36-4-6-19, as amended, designated as the “City of Bloomington, Indiana, General Obligation Bonds, Series 2026,” with such different or additional series designation determined to be necessary or appropriate (the “2026 Bonds”), in the original aggregate principal amount not to exceed Six Million Eight Hundred Sixty-Eight Thousand Dollars (\$6,868,000) (the “Authorized Amount”), for the purpose of providing funds to be applied to pay all or a portion of (a) the costs of the 2026 Projects, (b) capitalized interest on the 2026 Bonds, if necessary, and (c) the costs incurred in connection with the issuance and sale of the 2026 Bonds and all incidental expenses therewith, including the cost of any credit enhancement with respect thereto (if necessary); and

Whereas, the Council now finds and determines that: (i) each of the 2026 Projects is considered an independently desirable end in itself without reference to another capital project; (ii) the total cost to the City of any 2026 Project, including all related expenses, whether financed with proceeds of the 2026 Bonds or other legally available revenues of the City, shall in no event exceed \$6,868,664 (which is the applicable cost threshold amount determined by the DLGF for 2026 under Indiana Code 6-1.1-20-1.1(a)(2)(A)(iii)); and (iii) the City’s existing debt service fund tax rate does not exceed twenty-five cents (\$0.25) per one hundred dollars (\$100) of assessed value; and, therefore, none of the 2026 Projects is considered a “controlled project” for purposes of Indiana Code 6-1.1-20-1.1, et seq.; and

Whereas, the original principal amount of the 2026 Bonds, together with the outstanding principal amount of previously or contemporaneously issued bonds or other obligations which constitute a debt of the City, is no more than two percent (2%) of one-third (1/3) of the total net assessed valuation of the City; and

Whereas, the amount of proceeds of the 2026 Bonds allocated to pay costs of the 2026 Projects, together with estimated investment earnings thereon, does not exceed the cost of the 2026 Projects as estimated by the Council; and

Whereas, the Council has found that there are insufficient funds available or provided for in the existing budget and tax levy which may be applied to the costs of the 2026 Projects and has authorized the issuance of the 2026 Bonds to procure such funds and that a need exists for the making of the additional appropriation hereinafter set out; and

Whereas, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers

and other interested persons had an opportunity to appear and express their views as to such appropriation; and

Whereas, the Council reasonably expects to pay for certain costs of the 2026 Bonds or costs related to the 2026 Projects (collectively, the "Expenditures") prior to the issuance of the 2026 Bonds, and to reimburse the Expenditures with proceeds received by the City upon the issuance of the 2026 Bonds; and

Whereas, the Council desires to declare its intent to reimburse the Expenditures pursuant to Treas. Reg. § 1.150-2 and Indiana Code § 5-1-14-6(c); and

Whereas, the Council now finds that all conditions precedent to the adoption of an ordinance authorizing the issuance of the 2026 Bonds and an additional appropriation of the City have been complied with in accordance with the Act.

Be It Ordained by the Common Council of the City of Bloomington, Monroe County, Indiana, That:

Section 1: Authorization for the Bonds.

In order to provide financing for the 2026 Projects and incidental expenses incurred in connection therewith and on account of the issuance of the 2026 Bonds, the City shall borrow money and issue the 2026 Bonds as herein authorized. The Council hereby determines that each of the 2026 Projects is reasonably considered to be an independently desirable end in itself without reference to another capital project.

Section 2: General Terms of Bonds.

(a) In order to procure said loan for such purposes, the Controller is hereby authorized and directed to have prepared and to issue and sell negotiable general obligation bonds of the City, in one or more series, in an aggregate principal amount not to exceed the Authorized Amount, to be designated "City of Bloomington, Indiana, General Obligation Bonds, Series 2026," with such different or additional series designation determined to be necessary or appropriate, for the purpose of providing financing for the 2026 Projects and incidental expenses, such expenses to include, without limitation, capitalized interest on the 2026 Bonds, if necessary, all expenses of every kind incurred preliminarily to the funding of the 2026 Projects and the costs of selling and issuing the 2026 Bonds.

(b) The 2026 Bonds shall be signed in the name of the City by the manual or facsimile signature of the Mayor of the City and attested by the manual or facsimile signature of the Controller of the City, who shall affix the seal of the City, if any, to each of the 2026 Bonds manually or shall have the seal imprinted or impressed thereon by facsimile or other means. In case any officer whose signature or facsimile signature appears on the 2026 Bonds shall cease to be such officer before the delivery of the 2026 Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such officer had remained in office until delivery thereof. The 2026 Bonds shall also be authenticated by the manual signature of the Registrar (as hereafter defined). Subject to the provisions of this Ordinance regarding the registration of the 2026 Bonds, the 2026 Bonds shall be fully negotiable instruments under the laws of the State of Indiana.

(c) The 2026 Bonds are, as to all the principal thereof and interest due thereon, general obligations of the City, payable from ad valorem property taxes on all taxable property within the City. The City covenants to levy ad valorem property taxes in an amount sufficient to produce the necessary funds with which to make such payments on the 2026 Bonds as the same becomes due.

(d) The 2026 Bonds shall be issued in fully registered form in denominations of Five Thousand Dollars (\$5,000) or any integral multiple thereof, or, if determined by the Controller

to be in the best interest of the City, based upon the recommendation of the financial advisor, in denominations of \$100,000 plus any integral multiple of \$1,000 in excess thereof. The 2026 Bonds shall be numbered consecutively from 2026R-1 upward, and shall be originally dated as of their date of issuance. The 2026 Bonds shall bear interest payable semiannually on June 30 and December 30 of each year, or such other dates as determined by the Controller prior to the sale of the 2026 Bonds, based on advice of the financial advisor to the City, beginning no earlier than June 30, 2027, at a rate or rates not exceeding five and one half percent (5.50%) per annum (the exact rate or rates to be determined by bidding or negotiation pursuant to Section 6 of this Ordinance). Interest shall be calculated on the basis of a three hundred sixty (360) day year, comprised of twelve (12) thirty (30) day months. The 2026 Bonds shall mature or be subject to mandatory redemption on June 30 and/or December 30, or such other dates as determined by the Controller prior to the sale of the 2026 Bonds, based on advice of the financial advisor to the City, over a period ending no later than seven (7) years from the date of issuance of the first series of the 2026 Bonds.

(e) All payments of interest on the 2026 Bonds shall be paid by check mailed one business day prior to the interest payment date to the registered owners thereof as of the date which is fifteen (15) days prior to an interest payment date (each, a "Record Date") at the addresses as they appear on the registration books kept by the Registrar (the "Registration Record") or at such other address as is provided to the Paying Agent (as hereafter defined) in writing by such registered owner. All principal payments on the 2026 Bonds shall be made upon surrender thereof at the principal office of the Paying Agent, in any coin or currency of the United States of America which on the date of such payment shall be legal tender for the payment of public and private debts.

(f) Interest on 2026 Bonds shall be payable from the interest payment date to which interest has been paid next preceding the authentication date thereof unless such 2026 Bonds are authenticated after the Record Date of such interest payment date and on or before such interest payment date in which case they shall bear interest from such interest payment date, or unless authenticated on or before the initial Record Date, in which case they shall bear interest from the original date, until the principal shall be fully paid.

(g) Each Bond shall be transferable or exchangeable only upon the Registration Record by the registered owner thereof in person, or by his attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner or his attorney duly authorized in writing, and thereupon a new fully registered 2026 Bond or 2026 Bonds in the same aggregate principal amount, and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. The costs of such transfer or exchange shall be borne by the City, except for any tax or governmental charge required to be paid in connection therewith, which shall be payable by the person requesting such transfer or exchange. The City, the Registrar and the Paying Agent may treat and consider the persons in whose names such 2026 Bonds are registered as the absolute owners thereof for all purposes including for the purpose of receiving payment of, or on account of, the principal thereof and interest due thereon.

(h) In the event any Bond is mutilated, lost, stolen or destroyed, the City may execute and the Registrar may authenticate a new bond of like date, maturity and denomination as that mutilated, lost, stolen or destroyed, which new bond shall be marked in a manner to distinguish it from the bond for which it was issued, provided that, in the case of any mutilated bond, such mutilated bond shall first be surrendered to the Registrar, and in the case of any lost, stolen or destroyed bond there shall be first furnished to the Registrar evidence of such loss, theft or destruction satisfactory to the City and the Registrar, together with indemnity satisfactory to them. In the event any such bond shall have matured, instead of issuing a duplicate bond, the City and the Registrar may, upon receiving indemnity satisfactory to them, pay the same without surrender thereof. The City and the Registrar may

charge the owner of such Bond with their reasonable fees and expenses in this connection. Any bond issued pursuant to this paragraph shall be deemed an original, substitute contractual obligation of the City, whether or not the lost, stolen or destroyed Bond shall be found at any time, and shall be entitled to all the benefits of this Ordinance, equally and proportionately with any and all other 2026 Bonds issued hereunder.

Section 3: Terms of Redemption.

(a) The Controller, upon consultation with the City's financial advisor, may designate maturities of 2026 Bonds (or portion thereof in integral multiples of \$5,000 principal amount each) that shall be subject to optional redemption and/or maturity sinking fund redemption, and the corresponding redemption dates, amounts and prices (including premium, if any). Except as otherwise set forth in this Ordinance, the Controller, upon consultation with the City's financial advisor, is hereby authorized and directed to determine the terms governing any such redemption.

(b) Notice of redemption shall be mailed by first-class mail or by registered or certified mail to the address of each registered owner of a Bond to be redeemed as shown on the Registration Record not more than sixty (60) days and not less than thirty (30) days prior to the date fixed for redemption except to the extent such redemption notice is waived by owners of 2026 Bonds redeemed, provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any Bond shall not affect the validity of any proceedings for the redemption of any other 2026 Bonds. Any notice of redemption required under this section shall identify the 2026 Bonds to be redeemed including the complete name of the 2026 Bonds, the interest rate, the issue date, the maturity date, the respective CUSIP numbers (if any) and certificate numbers (and, in the case of a partial redemption, the respective principal amounts to be called) and shall state (i) the date fixed for redemption, (ii) the Redemption Price, (iii) that the 2026 Bonds called for redemption must be surrendered to collect the Redemption Price, (iv) the address of the principal corporate trust office of the registrar and paying agent at which the 2026 Bonds must be surrendered together with the name and telephone number of a person to contact from the office of the registrar and paying agent, (v) any condition precedent to such redemption, (vi) that on the date fixed for redemption, and upon the satisfaction of any condition precedent described in the notice, the Redemption Price will be due and payable upon each such 2026 Bond or portion thereof and that interest on the 2026 Bonds called for redemption ceases to accrue on the date fixed for redemption, and (vii) that if such condition precedent is not satisfied, such notice of redemption is rescinded and of no force and effect, and the principal and premium, if any, shall continue to bear interest on and after the date fixed for redemption at the interest rate borne by the 2026 Bond. The place of redemption may be determined by the City. Interest on the 2026 Bonds so called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the date so named, and thereafter, such 2026 Bonds shall no longer be protected by this Ordinance and shall not be deemed to be outstanding hereunder, and the holders thereof shall have the right only to receive the redemption price.

(c) All 2026 Bonds which have been redeemed shall be canceled and shall not be reissued; provided, however, that one or more new registered 2026 Bonds shall be issued for the unredeemed portion of any Bond without charge to the holder thereof.

(d) No later than the date fixed for redemption, funds shall be deposited with the Paying Agent or another paying agent to pay, and such agent is hereby authorized and directed to apply such funds to the payment of, the 2026 Bonds or portions thereof called for redemption, including accrued interest thereon to the redemption date. No payment shall be

made upon any Bond or portion thereof called for redemption until such bond shall have been delivered for payment or cancellation or the Registrar shall have received the items required by this Ordinance with respect to any mutilated, lost, stolen or destroyed bond.

Section 4: Appointment of Registrar and Paying Agent.

(a) The Controller is hereby authorized to serve as, or to appoint a qualified financial institution to serve as, registrar and paying agent for the 2026 Bonds (the “Registrar” or “Paying Agent”). The Registrar is hereby charged with the responsibility of authenticating the 2026 Bonds, and shall keep and maintain at its principal office or corporate trust office books for the registration and transfer of the 2026 Bonds. The Controller is hereby authorized to enter into such agreements or understandings with such institution as will enable the institution to perform the services required of the Registrar and Paying Agent. The Controller is authorized to pay such fees as the institution may charge for the services it provides as Registrar and Paying Agent.

(b) The Registrar and Paying Agent may at any time resign as Registrar and Paying Agent by giving thirty (30) days written notice to the Controller and to each registered owner of the 2026 Bonds then outstanding, and such resignation will take effect at the end of such thirty (30) days or upon the earlier appointment of a successor Registrar and Paying Agent by the Controller. Such notice to the Controller may be served personally or be sent by first-class or registered mail. The Registrar and Paying Agent may be removed at any time as Registrar and Paying Agent by the Controller, in which event the Controller may appoint a successor Registrar and Paying Agent. The Controller shall notify each registered owner of the 2026 Bonds then outstanding of the removal of the Registrar and Paying Agent. Notices to registered owners of the 2026 Bonds shall be deemed to be given when mailed by first-class mail to the addresses of such registered owners as they appear on the bond register. Any predecessor Registrar and Paying Agent shall deliver all the 2026 Bonds, cash and investments in its possession and the bond register to the successor Registrar and Paying Agent. At all times, the same entity shall serve as Registrar and as Paying Agent.

Section 5: Form of Bonds; Clearing Agency.

(a) The form and tenor of the 2026 Bonds shall be substantially as follows, all blanks to be filled in properly and all necessary additions and deletions to be made prior to delivery thereof:

2026R- UNITED STATES OF AMERICA

STATE OF INDIANA

COUNTY OF MONROE

CITY OF BLOOMINGTON, INDIANA

GENERAL OBLIGATION BOND, SERIES 2026

Interest Rate: _____

Maturity Date: _____

Original Date: _____

Authentication Date: _____

CUSIP: _____

REGISTERED OWNER: _____

PRINCIPAL SUM: _____ DOLLARS (\$_____)

The City of Bloomington, in Monroe County, Indiana (the “City”) for value received, hereby promises to pay to the Registered Owner set forth above, the Principal Sum set forth above on the Maturity Date set forth above, and to pay interest thereon until the Principal Sum shall be fully paid, at the Interest Rate per annum specified above from the interest payment date to which interest has been paid next preceding the Authentication Date of this bond unless this bond is authenticated after the first day of the month of such interest payment date and on or before such interest payment date in which case it shall bear interest from such interest payment date, or unless this bond is authenticated on or before [_____, 20__], in which case it shall bear interest from the Original Date, which interest is payable semiannually on June 30 and December 30 of each year, beginning on June 30, 2027. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

The principal of this bond is payable at _____ (the “Registrar” or “Paying Agent”), in _____, Indiana. All payments of interest on this bond shall be paid by check mailed one business day prior to the interest payment date to the registered owner hereof as of the date which is fifteen (15) days prior to an interest payment date at the address as it appears on the registration books kept by the Registrar or at such other address as is provided to the Paying Agent in writing by the Registered Owner. Each registered owner of \$1,000,000 or more in principal amount of 2026 Bonds shall be entitled to receive interest payments by wire transfer by providing written wire instructions to the Paying Agent before the record date for any payment. All payments of principal of and premium, if any, on this bond shall be made upon surrender thereof at the principal [corporate trust] office of the Paying Agent in any coin or currency of the United States of America which on the dates of such payment shall be legal tender for the payment of public and private debts, or in the case of a Registered Owner of \$1,000,000 or more in principal amount of 2026 Bonds, by wire transfer on the due date upon written direction of such owner provided at least fifteen (15) days prior to the maturity date.

This bond is one of an authorized issue of negotiable general obligation 2026 Bonds of the City, of like original date, tenor and effect, except as to denomination, numbering, interest rates, and dates of maturity, in the total amount of _____ (\$_____), numbered consecutively from 2026R-1 upward, issued for the purpose of financing the costs of (a) the costs of the acquisition, design, construction, renovation, improvement and/or equipping of certain capital projects to improve public safety as more particularly described in the Ordinance (as defined herein), [(b) capitalized interest on the bonds,] and (c) the costs incurred in connection with the issuance and sale of the bonds and all incidental expenses therewith, as authorized by Ordinance 2026-30 adopted by the Common Council on the __ day of _____, 2026, entitled “AUTHORIZING THE ISSUANCE OF THE CITY OF BLOOMINGTON, INDIANA, GENERAL OBLIGATION BONDS, SERIES 2026, TO PROVIDE FUNDS TO FINANCE THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS AND EQUIPPING PROJECTS AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF THE BONDS AND APPROPRIATING THE PROCEEDS DERIVED FROM THE SALE OF SUCH BONDS” (the “Ordinance”), and in accordance with Indiana Code §

36-4-6-19 and other applicable provisions of the Indiana Code, as amended (collectively, the "Act"). The owner of this bond, by the acceptance hereof, agrees to all the terms and provisions contained in the Ordinance and the Act.

PURSUANT TO THE PROVISIONS OF THE ACT AND THE ORDINANCE, THE PRINCIPAL OF THIS BOND AND ALL OTHER 2026 BONDS OF SAID ISSUE AND THE INTEREST DUE THEREON ARE PAYABLE AS A GENERAL OBLIGATION OF THE CITY, FROM AN AD VALOREM PROPERTY TAX TO BE LEVIED ON ALL TAXABLE PROPERTY WITHIN THE CITY.

[Insert optional or mandatory redemption terms, if any.]

[Notice of such redemption shall be mailed by first-class mail or by registered or certified mail not more than sixty (60) days and not less than thirty (30) days prior to the date fixed for redemption to the address of the registered owner of each bond to be redeemed as shown on the registration record of the City except to the extent such redemption notice is waived by owners of the 2026 Bond or 2026 Bonds redeemed, provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any bond shall not affect the validity of any proceedings for the redemption of any other 2026 Bonds. Any notice of redemption required under this section shall identify the 2026 Bonds to be redeemed including the complete name of the 2026 Bonds, the interest rate, the issue date, the maturity date, the respective CUSIP numbers (if any) and certificate numbers (and, in the case of a partial redemption, the respective principal amounts to be called) and shall state (i) the date fixed for redemption, (ii) the Redemption Price, (iii) that the 2026 Bonds called for redemption must be surrendered to collect the Redemption Price, (iv) the address of the principal corporate trust office of the registrar and paying agent at which the 2026 Bonds must be surrendered together with the name and telephone number of a person to contact from the office of the registrar and paying agent, (v) any condition precedent to such redemption, (vi) that on the date fixed for redemption, and upon the satisfaction of any condition precedent described in the notice, the Redemption Price will be due and payable upon each such 2026 Bond or portion thereof and that interest on the 2026 Bonds called for redemption ceases to accrue on the date fixed for redemption, and (vii) that if such condition precedent is not satisfied, such notice of redemption is rescinded and of no force and effect, and the principal and premium, if any, shall continue to bear interest on and after the date fixed for redemption at the interest rate borne by the 2026 Bond. The place of redemption may be determined by the City. Interest on the 2026 Bonds so called for redemption shall cease on the redemption date fixed in such notice if sufficient funds are available at the place of redemption to pay the redemption price on the date so named, and thereafter, such 2026 Bonds shall no longer be protected by the Ordinance and shall not be deemed to be outstanding thereunder.]

This bond is subject to defeasance prior to payment as provided in the Ordinance.

If this bond shall not be presented for payment on the date fixed therefor, the City may deposit in trust with the Paying Agent or another paying agent, an amount sufficient to pay such bond, and thereafter the Registered Owner shall look only to the funds so deposited in trust for payment and the City shall have no further obligation or liability in respect thereto.

This bond is transferable or exchangeable only upon the books of the City kept for that purpose at the office of the Registrar by the Registered Owner in person, or by his attorney duly authorized in writing, upon surrender of this bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owner or his attorney duly authorized in writing, and thereupon a new fully registered 2026 Bond or 2026 Bonds in the same aggregate principal amount, and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the Registered Owner, as the case may be, in exchange therefor. The City, any registrar and any paying agent for this bond may treat and consider the person in whose name this bond is registered as the absolute owner hereof for all purposes including for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon.

The 2026 Bonds maturing in any one year are issuable only in fully registered form in the denomination of [\$5,000 or any integral multiple thereof][[\$100,000 plus any integral multiple of \$1,000 in excess thereof]].

It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in the execution, issuance and delivery of this bond have been done and performed in regular and due form as provided by law.

This bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been executed by an authorized representative of the Registrar.

IN WITNESS WHEREOF, the City of Bloomington, Monroe County, Indiana, has caused this bond to be executed in its corporate name by the manual or facsimile signatures of its duly elected, qualified and acting Mayor, its corporate seal, if any, to be hereunto affixed, imprinted or impressed by any means and attested manually or by facsimile by the Controller of the City.

CITY OF BLOOMINGTON, INDIANA

By: _____

Mayor

(SEAL)

ATTEST: _____

Controller

CERTIFICATE OF AUTHENTICATION

It is hereby certified that this bond is one of the 2026 Bonds described in the withinmentioned Ordinance duly authenticated by the Registrar.

_____, as Registrar

By: _____

Authorized Representative

The following abbreviations, when used in the inscription on the face of this bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN. COM. as tenants in common

TEN. ENT. as tenants by the entirety

JT. TEN. as joint tenants with right of survivorship and not as tenants in common

UNIF. TRANS. MIN. ACT Custodian (Cust.) (Minor) under Uniform Transfers to Minors Act of _____ (State)

Additional abbreviations may also be used, although not contained in the above list.

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____
(Please Print or Typewrite Name and Address) \$_____ principal amount (must
be a multiple of [\$5,000][\$100,000]) of the within bond and all rights thereunder, and hereby
irrevocably constitutes and appoints _____, attorney to transfer the within
bond on the books kept for the registration thereof with full power of substitution in the
premises.

NOTICE: The signature to this assignment must correspond with the name as it appears on
the face of the within bond in every particular, without alteration or enlargement or any
change whatsoever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in
a Securities Transfer Association recognized signature guarantee program.

(End of Form of Bonds)

(b) The 2026 Bonds may, in compliance with all applicable laws, initially be issued and held in
book-entry form on the books of the central depository system, The Depository Trust
Company, its successors, or any successor central depository system appointed by the City
from time to time (the "Clearing Agency"), without physical distribution of 2026 Bonds to the
purchasers. The following provisions of this section apply in such event.

One definitive Bond of each maturity shall be delivered to the Clearing Agency (or its agent)
and held in its custody. The City and the Registrar and Paying Agent may, in connection
therewith, do or perform or cause to be done or performed any acts or things not adverse to
the rights of the holders of the 2026 Bonds as are necessary or appropriate to accomplish or
recognize such book-entry form 2026 Bonds.

During any time that the 2026 Bonds remain and are held in book-entry form on the books of
a Clearing Agency, (1) any such Bond may be registered upon the books kept by the Registrar
in the name of such Clearing Agency, or any nominee thereof, including Cede & Co., as
nominee of The Depository Trust Company; (2) the Clearing Agency in whose name such
Bond is so registered shall be, and the City and the Registrar and Paying Agent may deem
and treat such Clearing Agency as, the absolute owner and holder of such Bond for all
purposes of this Ordinance, including, without limitation, the receiving of payment of the
principal of and interest on such Bond, the receiving of notice and giving of consent; (3)
neither the City nor the Registrar or Paying Agent shall have any responsibility or obligation
hereunder to any direct or indirect participant, within the meaning of Section 17A of the
Securities Exchange Act of 1934, as amended, of such Clearing Agency, or any person on
behalf of which, or otherwise in respect of which, such participant holds any interest in any
Bond, including, without limitation, any responsibility or obligation hereunder to maintain
accurate records of any interest in any Bond or any responsibility or obligation hereunder

with respect to the receiving of payment of principal of or interest or premium, if any, on any Bond, the receiving of notice or the giving of consent; and (4) the Clearing Agency is not required to present any Bond called for partial redemption prior to receiving payment so long as the Registrar and Paying Agent and the Clearing Agency have agreed to the method for noting such partial redemption.

If either the City receives notice from the Clearing Agency which is currently the registered owner of the 2026 Bonds to the effect that such Clearing Agency is unable or unwilling to discharge its responsibility as a Clearing Agency for the 2026 Bonds, or the City elects to discontinue its use of such Clearing Agency as a Clearing Agency for the 2026 Bonds, then the City and Registrar and Paying Agent each shall do or perform or cause to be done or performed all acts or things, not adverse to the rights of the holders of the 2026 Bonds, as are necessary or appropriate to discontinue use of such Clearing Agency as a Clearing Agency for the 2026 Bonds and to transfer the ownership of each of the 2026 Bonds to such person or persons, including any other Clearing Agency, as the holders of the 2026 Bonds may direct in accordance with this Ordinance. Any expenses of such discontinuance and transfer, including expenses of printing new certificates to evidence the 2026 Bonds, shall be paid by the City.

During any time that the 2026 Bonds are held in book-entry form on the books of a Clearing Agency, the Registrar shall be entitled to request and rely upon a certificate or other written representation from the Clearing Agency or any participant or indirect participant with respect to the identity of any beneficial owner of 2026 Bonds as of a record date selected by the Registrar. For purposes of determining whether the consent, advice, direction or demand of a registered owner of a Bond has been obtained, the Registrar shall be entitled to treat the beneficial owners of the 2026 Bonds as the bondholders and any consent, request, direction, approval, objection or other instrument of such beneficial owner may be obtained in the fashion described in this Ordinance.

During any time that the 2026 Bonds are held in book-entry form on the books of a Clearing Agency, the Mayor, the Controller and/or the Registrar are authorized to execute and deliver a Letter of Representations agreement with the Clearing Agency, or a Blanket Issuer Letter of Representations, and the provisions of any such Letter of Representations or any successor agreement shall control on the matters set forth therein. The Registrar, by accepting the duties of Registrar under this Ordinance, agrees that it will (i) undertake the duties of agent required thereby and that those duties to be undertaken by either the agent or the issuer shall be the responsibility of the Registrar, and (ii) comply with all requirements of the Clearing Agency, including without limitation same day funds settlement payment procedures. Further, during any time that the 2026 Bonds are held in book-entry form, the provisions of Section 5(b) of this Ordinance shall control over conflicting provisions in any other section of this Ordinance.

Section 6: Sale of Bonds.

(a) The 2026 Bonds shall be sold through either a public sale in accordance with Ind. Code 5-1-11, or a negotiated sale in accordance with Ind. Code 5-1-11-1(a)(2), as determined by the Controller based on the recommendation of the City's financial advisor.

(b) (i) If the Controller determines to sell the 2026 Bonds at a public sale in accordance with Ind. Code 5-1-11, the Controller shall cause to be published a notice of sale once each week for two consecutive weeks per Indiana Code § 5-3-1-2. The date fixed for the sale shall not be earlier than fifteen (15) days after the first of such publications and not earlier than three (3) days after the second of such publications. Said bond sale notice shall state the time and place of sale, the purpose for which the 2026 Bonds are being issued, the total amount thereof, the amount and date of each maturity, the maximum rate or rates of interest

thereon, their denominations, the time and place of payment, that specifications and information concerning the 2026 Bonds are on file in the office of the Controller and are available on request, the terms and conditions upon which bids will be received and the sale made and such other information as is required by law or as the Controller shall deem necessary, including any terms and conditions of sale which provide an exclusion or exemption from the applicability of all or a portion of the provisions of Rule 15c2-12 of the U.S. Securities and Exchange Commission as amended (the "SEC Rule"), in which case the Controller may set the minimum authorized denomination of the 2026 Bonds at One Hundred Thousand Dollars (\$100,000) as contemplated by the SEC Rule. As an alternative to the publication of a notice of sale, the Controller may sell the 2026 Bonds through the publication of a notice of intent to sell the 2026 Bonds and compliance with related procedures pursuant to Indiana Code § 5-1-11-2(b).

(ii) All bids for the 2026 Bonds shall be sealed and shall be presented to the Controller in accordance with the terms set forth in the bond sale notice. Bidders for the 2026 Bonds shall be required to name the rate or rates of interest which the 2026 Bonds are to bear, which shall be the same for all 2026 Bonds maturing on the same date and the interest rate bid on any maturity of 2026 Bonds must be no less than the interest rate bid on any and all prior maturities, not exceeding five and one half percent (5.50%) per annum, and such interest rate or rates shall be in multiples of one-eighth or one-hundredth of one per cent. The Controller shall award the 2026 Bonds to the bidder who offers the lowest net interest cost, to be determined by computing the total interest on all the 2026 Bonds to their maturities and deducting therefrom the premium bid, if any, or adding thereto the amount of the discount, if any. No bid for less than [ninety-nine percent (99.0%)] of the par value of the 2026 Bonds (or such higher percentage as the Controller shall determine, with the advice of the City's financial advisor, prior to the sale of the 2026 Bonds) and accrued interest, if any, shall be considered. The Controller may require that all bids shall be accompanied by certified or cashier's checks or wire transfers payable to the order of the City of Bloomington, Indiana, or a surety bond, in an amount not to exceed one percent of the aggregate principal amount of the 2026 Bonds as a guaranty of the performance of said bid, should it be accepted. In the event no satisfactory bids are received on the day named in the sale notice, the sale may be continued from day to day thereafter for a period of thirty (30) days without re-advertisement; provided, however, that if said sale be continued, no bid shall be accepted which offers an interest cost which is equal to or higher than the best bid received at the time fixed for sale in the bond sale notice. The Controller shall have full right to reject any and all bids.

(c) Alternatively, if the Controller determines to sell the 2026 Bonds through a negotiated sale, the Controller may negotiate the sale of said Bonds at an interest rate or rates not exceeding five and one half percent (5.50%) per annum. The Mayor and the Controller are hereby authorized to (i) execute a purchase agreement with the purchaser selected by the Mayor and the Controller based upon the recommendation of the City's financial advisor, and (ii) sell such Bonds upon such terms as are acceptable to the Mayor and the Controller consistent with the terms of this Ordinance. The final form of the purchase agreement shall be approved by the Mayor and the Controller, upon the advice of the City's bond counsel and financial advisor, and the Mayor and the Controller are hereby authorized and directed to complete, execute and attest the same on behalf of the City so long as its provisions are consistent with the terms of this Ordinance.

(d) After the 2026 Bonds have been properly sold and executed, the Controller shall receive payment for the 2026 Bonds from the purchasers and shall provide for delivery of the 2026 Bonds to the purchasers.

(e) The Controller is hereby authorized and directed to obtain legal opinion as to the validity of the 2026 Bonds from Barnes & Thornburg LLP, and to furnish such opinion to the purchasers of the 2026 Bonds or to cause a copy of said legal opinion to be printed on each Bond. The cost of such opinion shall be paid out of the proceeds of the 2026 Bonds.

Section 7: Funds and Accounts; Use of Bond Proceeds.

There is hereby created and established the City of Bloomington, Indiana, 2026 Bond Sinking Fund (the "2026 Sinking Fund") and the City of Bloomington, Indiana, 2026 Projects Construction Fund (the "2026 Construction Fund").

(a) The City shall deposit in the 2026 Sinking Fund: (1) any amounts transferred from the 2026 Construction Fund pursuant to subsection (b) below; and (2) any ad valorem property taxes levied by the City for the payment of the principal of and interest on such series of 2026 Bonds. Money deposited into the 2026 Sinking Fund, together with investment earnings thereon, shall be transferred to the Paying Agent and used by the Paying Agent to pay the principal of and interest on the 2026 Bonds, when due, to the extent that such interest is not being paid with money on deposit in the 2026 Construction Fund. All money in the 2026 Sinking Fund shall be used solely to pay the principal of and interest on the 2026 Bonds, when due.

(b) The proceeds received from the sale of the 2026 Bonds shall be deposited in the 2026 Construction Fund. The proceeds deposited in the 2026 Construction Fund shall be expended only for the purpose of paying expenses incurred in connection with the 2026 Projects, including payment of capitalized interest on the 2026 Bonds, if necessary, together with the expenses incidental thereto and on account of the issuance of the 2026 Bonds. The Controller is authorized to pay costs of issuance from the proceeds of the 2026 Bonds. Any balance remaining in the 2026 Construction Fund after the completion of the 2026 Projects which is not required to meet unpaid obligations incurred in connection therewith and on account of the issuance of the 2026 Bonds may be used to pay debt service on the 2026 Bonds or otherwise used as permitted by law.

Section 8: Defeasance.

If, when the 2026 Bonds or any portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the 2026 Bonds or any portion thereof for redemption have been given, and the whole amount of the principal and the interest so due and payable upon such 2026 Bonds or any portion thereof then outstanding shall be paid, or (i) cash, or (ii) direct non-callable obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America, and securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America, the principal of and the interest on which when due without reinvestment will provide sufficient money, or (iii) any combination of the foregoing, shall be held irrevocably in trust for such purpose, and provision shall also be made for paying all fees and expenses for the payment, then and in that case the 2026 Bonds or such designated portion thereof shall no longer be deemed outstanding or secured by this Ordinance.

Section 9: Tax Covenants.

In order to preserve the exclusion of interest from gross income for federal income tax purposes on the 2026 Bonds, and as an inducement to purchasers of the 2026 Bonds, the City represents, covenants and agrees that:

(a) The City will not take any action or fail to take any action with respect to the 2026 Bonds that would result in the loss of the exclusion from gross income for federal income tax purposes of interest on the 2026 Bonds pursuant to Section 103 of the Internal Revenue Code of 1986 as in effect on the date of issuance of the 2026 Bonds (the

“Code”), including, without limitation, the taking of such action as is necessary to rebate or cause to be rebated arbitrage profits on 2026 Bond proceeds or other monies treated as 2026 Bond proceeds to the federal government as provided in Section 148 of the Code, and will set aside such monies, which may be paid from investment income on funds and accounts notwithstanding anything else to the contrary herein, in trust for such purposes.

(b) The City will file an information report Form 8038-G with the Internal Revenue Service as required by Section 149 of the Code.

(c) The City will not make any investment or do any other act or thing during the period that any 2026 Bond is outstanding hereunder which would cause any 2026 Bond to be an “arbitrage bond” within the meaning of Section 148 of the Code and the regulations applicable thereto as in effect on the date of delivery of the 2026 Bonds.

Notwithstanding any other provisions of this Ordinance, the foregoing covenants and authorizations (the “Tax Sections”) which are designed to preserve the exclusion of interest on the 2026 Bonds from gross income under federal income tax law (the “Tax Exemption”) need not be complied with to the extent the City receives an opinion of nationally recognized bond counsel that compliance with such Tax Section is unnecessary to preserve the Tax Exemption.

Section 10: Amendments.

Subject to the terms and provisions contained in this section, and not otherwise, the owners of not less than sixty-six and two-thirds percent (66-2/3%) in aggregate principal amount of the 2026 Bonds then outstanding shall have the right, from time to time, to consent to and approve the adoption by the City of such ordinance or ordinances supplemental hereto as shall be deemed necessary or desirable by the City for the purpose of modifying, altering, amending, adding to or rescinding in any particular any of the terms or provisions contained in this Ordinance, or in any supplemental ordinance; provided, however, that nothing herein contained shall permit or be construed as permitting:

(a) An extension of the maturity of the principal of or interest on any Bond, without the consent of the holder of each Bond so affected; or

(b) A reduction in the principal amount of any Bond or the rate of interest thereon, or a change in the monetary medium in which such amounts are payable, without the consent of the holder of each Bond so affected; or

(c) A preference or priority of any Bond over any other Bond, without the consent of the holders of all 2026 Bonds then outstanding; or

(d) A reduction in the aggregate principal amount of the 2026 Bonds required for consent to such supplemental ordinance, without the consent of the holders of all 2026 Bonds then outstanding.

If the City shall desire to obtain any such consent, it shall cause the Registrar to mail a notice, postage prepaid, to the addresses appearing on the registration books held by the Registrar. Such notice shall briefly set forth the nature of the proposed supplemental ordinance and shall state that a copy thereof is on file at the office of the Registrar for inspection by all owners of the 2026 Bonds. The Registrar shall not, however, be subject to any liability to any owners of the 2026 Bonds by reason of its failure to mail such notice, and any such failure shall not affect the validity of such supplemental ordinance when consented to and approved as herein provided.

Whenever at any time within one year after the date of the mailing of such notice, the City shall receive any instrument or instruments purporting to be executed by the owners of the

2026 Bonds of not less than sixty-six and two-thirds per cent (66-2/3%) in aggregate principal amount of the 2026 Bonds then outstanding, which instrument or instruments shall refer to the proposed supplemental ordinance described in such notice, and shall specifically consent to and approve the adoption thereof in substantially the form of the copy thereof referred to in such notice as on file with the Registrar, thereupon, but not otherwise, the City may adopt such supplemental ordinance in substantially such form, without liability or responsibility to any owners of the 2026 Bonds, whether or not such owners shall have consented thereto.

No owner of any Bond shall have any right to object to the adoption of such supplemental ordinance or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the City or its officers from adopting the same, or from taking any action pursuant to the provisions thereof. Upon the adoption of any supplemental ordinance pursuant to the provisions of this section, this Ordinance shall be, and shall be deemed, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Ordinance of the City and all owners of 2026 Bonds then outstanding, shall thereafter be determined exercised and enforced in accordance with this Ordinance, subject in all respects to such modifications and amendments.

Notwithstanding anything contained in the foregoing provisions of this Ordinance, the rights and obligations of the City and of the owners of the 2026 Bonds, and the terms and provisions of the 2026 Bonds and this Ordinance, or any supplemental ordinance, may be modified or altered in any respect with the consent of the City and the consent of the owners of all the 2026 Bonds then outstanding.

Without notice to or consent of the owners of the 2026 Bonds, the City may, from time to time and at any time, adopt such ordinances supplemental hereto as shall not be inconsistent with the terms and provisions hereof (which supplemental ordinances shall thereafter form a part hereof),

- (a) To cure any ambiguity or formal defect or omission in this Ordinance or in any supplemental ordinance; or
- (b) To grant to or confer upon the owners of the 2026 Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the owners of the 2026 Bonds; or
- (c) To procure a rating on the 2026 Bonds from a nationally recognized securities rating agency designated in such supplemental ordinance, if such supplemental ordinance will not adversely affect the owners of the 2026 Bonds; or
- (d) To obtain or maintain bond insurance with respect to the 2026 Bonds; or
- (e) To provide for the refunding or advance refunding of the 2026 Bonds; or
- (f) To make any other change which, in the determination of the Council in its sole discretion, is not to the prejudice of the owners of the 2026 Bonds.

Section 11: Approval of Official Statement.

If the Controller of the City, with the advice of the City's financial advisor, determines that the preparation of an official statement is necessary or is in the best interest of the City, then the Controller is hereby authorized to deem final an official statement with respect to the 2026 Bonds, as of its date, subject to completion thereof, and the Council further authorizes the distribution of the deemed final official statement, and the execution, delivery and distribution

of such document as further modified and amended with the approval of the Controller in the form of a final official statement.

Section 12: Additional Appropriation.

There is hereby appropriated the sum of Seven Million Dollars (\$7,000,000), to be provided for out of the proceeds of the 2026 Bonds, plus all investment earnings thereon, for the purpose of providing funds to pay the costs of the 2026 Projects, including related costs and the costs of issuing the 2026 Bonds, as provided in this Ordinance. Such appropriation shall be in addition to all appropriations provided for in the existing budget and shall continue in effect until the completion of the described purposes.

Section 13: Reimbursement.

The Council hereby declares its official intent that to the extent permitted by law, to issue the 2026 Bonds in one or more series or issues, in an aggregate principal amount not to exceed the Authorized Amount and to reimburse costs of the 2026 Projects consisting of the Expenditures from proceeds of the sale of such 2026 Bonds.

Section 14: Other Action.

The appropriate officers are hereby authorized to take all such actions and execute all such instruments as are necessary or desirable to effectuate this Ordinance. These actions include obtaining a rating, bond insurance or any other form of credit enhancement for the 2026 Bonds if economically feasible and desirable and with the favorable recommendation of the financial advisors to the City, and filing a report of an additional appropriation with the Indiana Department of Local Government Finance. In addition, the appropriate officers of the City are hereby authorized and directed to take any other action deemed necessary or advisable in order to effectuate the acquisition, construction and equipping of the 2026 Projects, the issuance of the 2026 Bonds, or any other purposes of this Ordinance.

Section 15: No Conflict.

All ordinances, resolutions, and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed. After the issuance of the 2026 Bonds and so long as any of the 2026 Bonds or interest thereon remains unpaid, except as expressly provided herein, this Ordinance shall not be repealed or amended in any respect which will materially adversely affect the rights of the holders of the 2026 Bonds, nor shall the City adopt any law, ordinance or resolution which in any way materially adversely affects the rights of such holders.

Section 16: Severability.

If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 17: Holidays, Etc.

If the date of making any payment or the last date for performance of any act or the exercising of any right, as provided in this Ordinance, shall be a legal holiday or a day on which banking institutions in the City or the city in which the Registrar or Paying Agent is located are typically closed, such payment may be made or act performed or right exercised on the next succeeding day not a legal holiday or a day on which such banking institutions are typically closed, with the same force and effect as if done on the nominal date provided in this Ordinance, and no interest shall accrue for the period after such nominal date.

Section 18: Effective Date.

This Ordinance shall be in full force and effect from and after its adoption and the procedures required by law. Upon payment in full of the principal and interest respecting the 2026 Bonds authorized hereby or upon deposit of an amount sufficient to pay when due such amounts in accord with the defeasance provisions herein, all pledges, covenants and other rights granted by this Ordinance shall cease.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day of , 2026.

Signature of Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:

Signature of Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this day of , 2026.

Signature of Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signed and approved by me on this day of , 2026.

Signature of Mayor Kerry Thomson

Synopsis:

This Ordinance approves the issuance of general obligation bonds of the City of Bloomington, Indiana, under Indiana Code § 36-4-6-19, in an aggregate principal amount not to exceed \$6,868,000, for the purpose of financing certain capital projects and investments throughout the City related to safety improvements.

Exhibit A:

Description of the 2026 Projects:

The proceeds of the 2026 Bonds will be used to finance all or a portion of the costs of acquisition, design, engineering, construction, reconstruction, repair, renovation, improvement, implementation and/or equipping of separate, independent capital projects to improve public safety, including without limitation: (1) replacement of an aerial platform fire truck; (2) sidewalk and/or bikeway improvements to the Priority Corridors and/or Priority Intersections as identified within the City's Safe Streets for All ("SS4A") Action Plan; (3) crosswalk safety improvements throughout the City; (4) signal modernization and safety improvements along 3rd Street; (5) safety improvements along 10th Street; and (6) lighting improvements for intersection and corridor safety (each, a "2026 Project" and, collectively, the "2026 Projects").

The total cost to the City of any individual 2026 Project, including an allocable portion of the costs of issuing the 2026 Bonds, whether financed with proceeds of the 2026 Bonds or other legally available revenues of the City, shall in no event exceed Six Million Eight Hundred Sixty-Eight Thousand Six Hundred Sixty-Four Dollars (\$6,868,664).

To: Bloomington Common Council
From: Eric Greulich, Development Services Manager
Date: September 23, 2026
Re: Ordinance #2026-23; UDO amendments related to Limited Compliance and Change in Use standards (ZO2026-06-0008).

This petition involves amendments to the Unified Development Ordinance (UDO) to adjust several regulations that trigger site improvements on a property and also adjusts the improvements required to bring a property into compliance. These proposed amendments do three things- 1) adjust the activities that trigger the UDO's full or limited compliance requirements; 2) reduce the burden of improvements that are required when compliance regulations are triggered; and 3) remove the requirement that an entire developed site be brought up to current code when only a portion of it is to be improved or subdivided.

The requirement for site improvements as a result of a change in use or other development on a property has been a requirement within the UDO since 2007. These regulations were introduced to establish formal standards for requiring site improvements for certain development activities and provide a specific list of the improvements required. This was essential to providing clear and predictable requirements for property owners and prospective tenants. Items that are typically subject to compliance review include the installation of sidewalks and street trees, removal of parking spaces, installation of landscaping, entrance and drive improvements, bike racks, lighting, dumpster enclosures, and fencing. Depending on the specific development activity, a property may be required to come into either full or limited compliance. While the establishment of these standards has resulted in improvements on properties, it has also proven to be time consuming and financially restricting for small businesses. The cost of the improvements can hinder redevelopment opportunities and make small business establishment cost prohibitive.

The Unified Development Ordinance identifies several activities that can trigger requirements for site improvements on properties that do not conform to current standards. These are outlined in Section 20.06.090(f) of the UDO and include any change in use, expansion, enlargement, or relocation of any use; reestablishment of a use once a prior use has been abandoned; and expansions, alterations, or modifications that increase the gross floor area of a building. In addition, the subdivision of land also currently requires site improvements to all of the land involved in the subdivision.

The proposed amendments modify the activities that trigger compliance and the improvements subsequently required. The proposed changes are described below:

- Removes the requirement that a subdivision requires all involved properties to come into compliance.
- Adjusts the compliance threshold for new building construction on a site with existing buildings. Construction of a new building on a property that is less than 25% of the square footage of existing structures will only trigger limited compliance, rather than full compliance for the site.
- Allows for expansions of parking areas of less than 25% to be exempt from limited and full compliance.
- Allows existing parking lots with 14 parking spaces or less to not have to remove any parking spaces in situations where limited compliance is triggered.
- Adjusts the threshold for building additions. Additions of up to 25% will be exempt from limited and full compliance..
- Removes one of the change in use triggers. A new use that is not in the same subheading as the previous use in Table 03-1 will no longer trigger limited compliance.
- Adjusts the abandonment threshold. Improvements to a site will not be triggered by redevelopment unless a property has been vacant for two years.

Recommendation: The Plan Commission voted 7-0 to forward this petition to the Common Council with a favorable recommendation.

Bloomington Common Council

Ordinance 2026-23 - UDO Amendments related to Limited Compliance and Change in Use Standards (Z02026-06-0008).

Preamble

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

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

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

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

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

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

Whereas, on September 14, 2026, the Plan Commission heard case #Z02026-06-0008 and voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

Whereas, the Plan Commission certified this amendment proposal to the Common Council on September 23, 2026; and

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

- 1) The Comprehensive Plan;
- 2) Current conditions and the character of current structures and uses in each zoning district;
- 3) The most desirable use of land in each zoning district;
- 4) The conservation of sensitive environmental features;
- 5) The conservation of property values throughout the jurisdiction; and
- 6) Responsible development and growth.

Be It Ordained by the Common Council of the City of Bloomington, Monroe County, Indiana, That:

Section 1.

Title 20, entitled "Unified Development Ordinance", is amended.

Section 2. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
 - A. ZO2026-06-0008 Amended Unified Development Ordinance (hereinafter “Attachment A”)
 - B. Any Council amendment thereto (Attachment “B”).

Section 3. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section 2 into a single text document for codification.

Section 4. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, or 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. Effective Date. This Ordinance shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Section 6. 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

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the day of , 2026.

Signature of Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:

Signature of Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this day of _____, 2026.

Signature of Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signature of Mayor Kerry Thomson

Synopsis

This Ordinance contains amendments to the Unified Development Ordinance to amend the language related to Limited Compliance and Change in Use standards.

Title 20

UNIFIED DEVELOPMENT ORDINANCE¹

Chapters:

Chapter 20.01 ORDINANCE FOUNDATION

20.01.010 Title, purpose, and effective date.

- (a) Title. The ordinance codified in this UDO shall be known, cited, and referred to as the "Bloomington Unified Development Ordinance" and may also be cited or referred to as the "Unified Development Ordinance," the "UDO," the "zoning ordinance," or the "subdivision control ordinance."
- (b) Purpose. This UDO is adopted to:
 - (1) Promote the orderly, responsible, and sustainable development and redevelopment of the areas within the City in accordance with the Comprehensive Plan and its components, including but not limited to the Transportation Plan, and subarea plans, which include among others the Downtown Vision and Infill Strategy Plan, along with such additions and revisions as may be made to such plans after the effective date, and with all other City land use policy;
 - (2) Reduce greenhouse gas emissions and prepare for the impacts of climate change on our community;
 - (3) Promote the public health, safety, morals, ecosystem services, comfort, convenience, and general welfare;
 - (4) Protect the character and stability of residential, institutional, business, employment, and natural areas;
 - (5) Provide a safe, efficient, accessible, and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce overall dependence on the automobile;
 - (6) Secure adequate light, air, convenience of access, and safety from fire, natural disasters, and other danger, which may include providing adequate open spaces for light, air, and outdoor uses;
 - (7) Preserve and enhance the scenic beauty, aesthetics, and environmental integrity of the City;

¹Editor's note(s)—An amendment of Jan. 14, 2020, amended in entirety Tit. 20, Ch. 20.01, §§ 20.01.010—20.01.050; Ch. 20.02, §§ 20.02.010—20.02.060; Ch. 20.03, §§ 20.03.010—20.03.030; Ch. 20.04, §§ 20.04.010—20.04.120; Ch. 20.05, §§ 20.05.010—20.05.050; Ch. 20.06, §§ 20.06.010—20.06.100; and Ch. 20.07, § 20.07.010; and enacted a new Tit. 20 as set out herein. The former Tit. 20 pertained to similar subject matter and derived from Ord. 06-24, adopted 2006; Ord. No. 09-12, adopted Sept. 16, 2009; Ord. No. 10-20, adopted Dec. 15, 2010; Ord. No. 13-02, adopted Jan. 16, 2013; Ord. No. 14-05, adopted June 11, 2014; Ord. No. 14-12, adopted July 9, 2014; Ord. No. 14-17, adopted Sept. 17, 2014; Ord. No. 15-06, adopted April 1, 2015; Ord. No. 15-26, adopted Dec. 16, 2015; Ord. No. 16-01, adopted May 18, 2016; Ord. No. 16-04, adopted May 4, 2016; Ord. No. 16-44, adopted Dec. 14, 2016; Ord. No. 17-28, adopted June 28, 2017; Ord. No. 17-29, adopted Sept. 6, 2017; Ord. No. 17-35, adopted Nov. 1, 2017; Ord. No. 17-45, adopted Dec. 20, 2017; Ord. No. 18-01, adopted March 7, 2018; Ord. No. 18-04, adopted April 18, 2018; and Ord. No. 19-24, adopted Dec. 18, 2019.

Pages 2 through 99 intentionally omitted.

- (2) Table 04-1 identifies activities that trigger compliance for conforming sites and structures with specific development standards contained in Chapter 20.04 (Development Standards and Incentives). These standards shall not exempt development activity that falls below the thresholds identified in Table 04-1 from complying with applicable standards of this UDO or any applicable federal, state, or local regulations. Additional information on applicability is provided in the referenced sections.
- (3) Section 20.06.090(f) (Nonconforming Site Features) identifies activities that trigger full and limited compliance for lawful nonconforming sites and structures with specific development standards contained in Chapter 20.04 (Development Standards and Incentives).
- (4) For purposes of this section, "entire site" shall mean the total area of the lot on which development is occurring. "Disturbed area" shall mean those areas of the lot or those portions of the structure that are included in the project area or that are affected by the proposed development activity.

Table 04-1. Development Standards Compliance Thresholds for Conforming Sites and Structures

UDO Standard	UDO Section	Change Use		New Development		Redevelopment			
		Entire Site	Disturbed Areas Only	Entire Site	Disturbed Areas Only	Minor Site Plan		Major Site Plan	
						Entire Site	Disturbed Areas Only	Entire Site	Disturbed Areas Only
Dimensional standards	20.04.020		✓	✓			✓	✓	
Environment	20.04.030		✓	✓			✓	✓	
Floodplain	20.04.040		✓	✓			✓	✓	
Access and connectivity	20.04.050	✓		✓		✓		✓	
Parking and loading	20.04.060	✓		✓		✓		✓	
Site and building design	20.04.070		✓	✓			✓	✓	
Landscape, buffering, and fences	20.04.080		✓	✓		✓		✓	
Outdoor lighting	20.04.090	✓		✓			✓	✓	
Signs	20.04.100	✓		✓		✓		✓	

(Amd. of 1-14-2020; Ord. No. 21-15, § II (Att. A), 4-21-2021; Ord. No. 21-18, § II (Att. A), 4-21-2021)

20.04.020 Dimensional standards.

- (a) Purpose. This section is intended to provide dimensional standards and uniform methods of measurement for interpretation and enforcement of the lot and building standards in this UDO.

- (b) Applicability. Compliance with this Section 20.04.020 (Dimensional Standards) shall be required pursuant to Section 20.04.010 (Applicability).
- (c) General Dimensional Standards. The following tables, Table 04-2 through Table 04-5, establishes the dimensional standards for Residential, Mixed-Use, and other zoning districts contained in Chapter 20.02 (Zoning Districts). In case of a conflict between the dimensions shown in this Section 20.04.020 and the dimensions shown for individual districts in Chapter 20.02 (Zoning Districts), the provisions of this Section 20.04.020 shall govern.
- (1) Residential Zoning Districts. Dimensional standards for Residential zoning districts are shown in Table 04-2 (Residential District Dimensional Standards).
 - (2) Mixed-Use Zoning Districts. Dimensional standards for Mixed-Use zoning districts are shown in Table 04-3 (Mixed-Use District Dimensional Standards).
 - (3) Downtown Character Overlays. Dimensional standards for the Downtown Character Overlays are shown in Table 04-4 (Downtown Character Overlay Dimensional Standards).
 - (4) Nonresidential Zoning Districts. Dimensional standards for Nonresidential zoning districts are shown in Table 04-5 (Nonresidential District Dimensional Standards).

Table 04-2. Residential District Dimensional Standards

Dimensional Standards		R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]	
Lot Dimensions (minimum, only for lots created after the effective date)								Entire Development	Dwelling Site
Lot area	sq. ft.	20,000 [2]	7,200 [2]	5,000 [2]	4,000	5,000	5,000	43,560	3,000
	acres	0.459 [2]	0.165 [2]	0.115 [2]	0.092	0.115	0.115	1.00	0.069
Lot width		100 feet [2]	60 feet [2]	50 feet [2]	35 feet	50 feet	50 feet	200 feet	40 feet
Building Setbacks (minimum)								Entire Development	Dwelling Site
Front build-to line		None	None	15 feet [3]	None	None	None	None	None
Front		15 feet	15 feet [3]	None	15 feet [3]	15 feet	15 feet	25 feet	10 feet
Attached front-loading garage or carport		25 feet [4]	25 feet [4]	10 feet behind the primary structure's front building wall		25 feet [4]		None	None

Side	First floor: 8 feet Each story above the ground floor: 10 feet [2]	First floor: 8 feet Each story above the ground floor: 10 feet [2] [5] [7]	First floor: 6 feet Each story above the ground floor: 10 feet [2] [5] [7]	5 feet	10 feet [6]	10 feet [6]	20 feet	Primary structure : 7 feet Accessory structure : 2 feet
Rear	25 feet [2]	25 feet [2]	25 feet [2]	25 feet	15 feet [6]	15 feet [6]	20 feet	
Other Standards							Entire Development	Dwelling Site
Front parking setback (minimum)	None	None	None	None	20 feet behind the primary structure's front building wall		None	None
Side parking setback (minimum)	None	None	None	None	8 feet	8 feet	None	None
Rear parking setback (minimum)	None	None	None	None	8 feet	8 feet	None	None
Impervious surface coverage (maximum)	30%	40%	45%	50%	60%	65%	None	65%
Landscape area (minimum)	None	None	None	None	40%	35%	None	None
Primary structure height (maximum)	40 feet	40 feet	35 feet	40 feet	3 stories , not to exceed 40 feet [2] [6]	5 stories , not to exceed 63 feet [2] [6]	None	20 feet

Accessory structure height (maximum)	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	None	20 feet
sq. ft. = square feet								

Notes:

- [1] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.
- [2] See Section 20.04.110 (Incentives) for alternative standards.
- [3] Or the median front setback of abutting residential structures, whichever is less.
- [4] Or equal to the setback of the primary structure, whichever is greater.
- [5] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to two feet.
- [6] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards).
- [7] Side primary building setbacks shall be reduced by two feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by ten feet if adjacent to a platted alley.

Table 04-3. Mixed-Use District Dimensional Standards

Dimensional Standards		MS [7]	MN	MM	MC	ME	MI	MD	MH
Lot Dimensions (minimum, only for lots created after the effective date)									
Lot area	sq. ft.	5,000	5,000	5,000	5,000	5,000	5,000	See Table 04-4	10,890
	acres	0.115	0.115	0.115	0.115	0.115	0.115		0.25
Lot width		50 feet	50 feet	50 feet	50 feet	50 feet	50 feet		65 feet
Building Setbacks (minimum)									
Front build-to range	None	15 to 25 feet	15 to 25 feet	None	None	None	See Table 04-4	None	
Front building facade at build-to range (minimum)	None	70%	70%	None	None	None		None	
Front	15 feet	(see above)	(see above)	15 feet	15 feet	15 feet		25 feet	
Side [1][6]	15 feet	7 feet	7 feet	7 feet	10 feet	10 feet		10 feet	
Rear [1][6]		10 feet							
Other Standards									
Front parking setback (minimum)	20 feet behind the primary structure's front building wall							See Table 04-4	20 feet behind the primary structure'

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								s front building wall
Side parking setback (minimum)	8 feet	8 feet	8 feet	8 feet	8 feet	8 feet		8 feet
Rear parking setback (minimum)	8 feet	8 feet	8 feet	8 feet	8 feet	8 feet		8 feet
Impervious surface coverage (maximum)[4]	70%	60%	60%	60%	70%	60%		60%
Landscape area (minimum)[5]	30%	40%	40%	40%	30%	40%		40%
Area of any individual commercial tenant (maximum)	None	5,000 sq. ft. gross floor area	None	None	None	None		None
Primary structure height (maximum) [1] [2] [3]	6 stories, not to exceed 75 feet	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet	4 stories, not to exceed 50 feet	5 stories, not to exceed 63 feet	4 stories, not to exceed 50 feet		3 stories, not to exceed 40 feet
Accessory structure height (maximum)	20 feet	20 feet	30 feet	30 feet	30 feet	30 feet		25 feet
sq. ft. = square feet								

Notes:

- [1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.
- [4] Lots zoned MM north of 1st Street, south of 2nd Street east of Maple Street (extending south of 2nd Street to 1st Street) and west of Morton Street shall have an impervious surface coverage maximum of eighty-five percent.
- [5] Lots zoned MM north of 1st Street, east of Maple Street (extending south of 2nd Street to 1st Street) and west of Morton Street shall have a minimum landscape area of fifteen percent.
- [6] Lots zoned MM north of 1st Street south of 2nd Street east of Maple Street (extending south of 2nd Street to 1st Street), and west of Morton Street shall have minimum side and rear building setbacks of zero feet.

- [7] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.

Table 04-4. Downtown Character Overlay Dimensional Standards

Dimensional Standards	MD-CS	MD-DC	MD-UV	MD-DE	MD-DG	MD-ST
Lot Dimensions (minimum)						
Lot area	None	None	None	None	None	None
Lot width	None	None	None	None	None	None
Building Setbacks						
Front build-to range	0 to 5 feet	0 to 5 feet	0 to 15 feet	0 to 15 feet	0 to 15 feet	None
Front building facade at build-to range (minimum)	90%	70%	70%	70%	70%	None
Front (maximum)	None	None	None	None	None	15 feet
Adjacent to B-line (minimum)	None	10 feet	None	None	None	15 feet
Side (minimum) [1]	None	None	None	7 feet	5 feet	5 feet
Rear (minimum) [1]	None	None	None	10 feet	5 feet	5 feet
Other Standards						
Front parking setback (minimum)	20 feet behind the primary structure's front building wall					
Side and rear parking setback (minimum)	Requirements set per Section 20.04.080(h)(1)(A)(ii)					
Impervious surface coverage (maximum)	100%	100%	General and Restaurant Row: 85% Kirkwood	75%	75%	85%

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			Corridor: 100%			
Landscape area (minimum)	None	None	General and Restaurant Row: 15% Kirkwood Corridor: None	25%	25%	15%
Primary structure height (maximum) [1] [2] [3] [4]	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet	General and Kirkwood Corridor: 3 stories, not to exceed 40 feet Restaurant Row: 3 stories, not to exceed 35 feet	3 stories, not to exceed 40 feet	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet
Primary structure height (minimum)	25 feet	35 feet	General and Kirkwood Corridor: 25 feet Restaurant Row: 20 feet	20 feet	25 feet	25 feet
Accessory structure height (maximum)	25 feet	25 feet	25 feet	25 feet	30 feet	30 feet
sq. ft. = square feet						

Notes:

- [1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards. Additional height incentives shall not be available for student housing or dormitories.
- [4] Buildings that include one or more dwelling units that meet the definition of "Student Housing or Dormitory" shall be subject to the maximum building heights established in Section 20.03.030(b)(13) (Student Housing or Dormitory).

Table 04-5. Nonresidential District Dimensional Standards

Dimensional Standards	EM	PO
Lot Dimensions (minimum, only for lots created after the effective date)		
Lot area	None	None
Lot width	100 feet	None
Building Setbacks (minimum)		
Front	25 feet	15 feet
Side	20 feet [1]	5 feet
Rear	20 feet [1]	5 feet
Other Standards		
Front parking setback (minimum)	20 feet behind the primary structure's front building wall	15 feet
Impervious surface coverage (maximum)	70%	None
Landscape area (minimum)	30%	None
Primary structure height (maximum)	4 stories, not to exceed 50 feet [1]	20 feet
Accessory structure height (maximum)	35 feet	20 feet
sq. ft. = square feet		

Notes:

- [1] When adjacent to the R1, R2, R3, or R4 zoning district, the minimum setback shall be increased by one foot for each foot of building height over thirty feet.

(d) Lot and Space Requirements.

- (1) Minimum Lot Dimensions. No space that is needed to meet the width, setback, area, open space, impervious surface coverage, parking, landscaping, or other requirements of this UDO for a lot or building may be sold, leased, or subdivided away from such lot or building. ~~All lots affected by a proposed subdivision shall meet the standards of this UDO.~~
- (2) Number of Primary Buildings or Uses per Lot.
- (A) Except for projects approved as cottage development pursuant to Section 20.03.030(b)(7) (Dwelling, Cottage Development), only one principal building for single-family, duplex, triplex, or fourplex uses, with permitted accessory buildings, may be located on a lot or parcel. Every dwelling shall have legal means of access to a right-of-way.
- (B) Where a lot or parcel is used for multifamily, mixed-use, commercial, or industrial purposes, more than one primary building may be located upon the lot when such buildings conform to all requirements of this UDO applicable to the uses and district.
- (C) No lot shall be divided to contain more dwelling units than are permitted by the regulations of the zoning district in which they are located.

(e) Setbacks.

- (1) Measurement.
- (A) Setbacks referred to in this UDO shall be measured as stated in Chapter 20.07 (Definitions), under the term "setback" and "build-to range."

Pages 108 through 322 intentionally omitted.

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- iv. The testimony of the appellant;
 - v. The requirements and intent of the applicable standards from this UDO compared to the written decision that is being appealed; and
 - vi. The testimony of the administrative official or body from which the appeal is taken.

(Amd. of 1-14-2020; Ord. No. 22-11, § II(Att. A), 5-18-2022; Ord. No. 22-08, § II(Att. A), 5-18-2022; Ord. No. 23-07, § 2(Att. A), 4-19-2023; Ord. No. 2024-03, § II(Att. A), 4-10-2024; Ord. No. 2024-06, § II(Att. A), 4-10-2024; Ord. No. 2024-17, § II(Att. A), 9-18-2024)

20.06.090 Nonconformities.

- (a) Purpose. This Section 20.06.090 is intended to regulate and limit the development and continued existence of uses, structures, lots, signs, and site features that were lawfully established prior to the effective date of this UDO, but that no longer conform to the requirements of this UDO. All such situations are collectively referred to in this section as "nonconformities." While nonconformities may continue, the provisions of this section are designed to curtail substantial investment in nonconformities to bring about their eventual elimination in order to preserve the integrity of this UDO and the goals of the City.
- (b) Regulations Applicable to All Nonconformities.
 - (1) Generally. Any lot, site, structure, or land use which does not conform with one or more provisions of this UDO, but which lawfully existed upon the effective date of the provisions of this UDO with which the lot, structure or use does not conform, shall be a lawful nonconforming lot, site, use, or structure within the meaning of this section.
 - (2) Authority to Continue. A lawful nonconforming lot, site, use, or structure may continue except as provided in this section and in Section 20.01.040(a)(2) (Uses Rendered Nonconforming), and Section 20.01.040(a)(3) (Buildings, Structures, and Lots Rendered Nonconforming).
 - (3) Determination of Nonconformity Status. The burden of establishing the existence of a nonconformity shall be solely on the owner of the property containing the nonconformity.
 - (4) Certificate of Nonconforming Use. In order to protect the lawful nonconforming status of a nonconforming use, a person who owns or operates a nonconforming use may request a certificate of nonconforming use pursuant to Section 20.06.050(i) (Certificate of Nonconforming Use).
 - (5) Maintenance and Minor Repair.
 - (A) Minor repairs and maintenance of nonconformities are permitted and encouraged, provided that the repairs and maintenance do not increase the degree of nonconformity and that they conform to the building code and other applicable regulations of this UDO. Minor repairs and maintenance include the following:
 - i. Repairs necessary to maintain and to correct any damage or deterioration to the structural soundness of, or the exterior or interior appearance of, a building or structure without expanding the height or footprint of the building or structure, unless compliant with this UDO;
 - ii. Maintenance of land to protect against and mitigate health and environmental hazards;
 - iii. Repairs that are required to remedy unsafe conditions; and
 - iv. Repairs necessary to comply with current building code requirements.

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- (B) Normal maintenance and repair do not include the razing of walls to the foundation and rebuilding, nor does it include altering a structure which contains a lawful nonconforming use in any way which results in additional bedrooms or other habitable space.
- (6) Change in Ownership or Tenancy. Changes in ownership, tenancy, or management of property with an existing nonconformity may occur, but such nonconformities shall continue to be subject to the standards of this Section 20.06.090 (Nonconformities).
- (7) Compliance to the Maximum Extent Practicable. Where compliance with the requirements of this section is precluded by a lack of sufficient developable area due to the size of the lot, the layout of existing development, or the presence of significant wetlands, floodplains, watercourses, hazard areas, or other significant environmental features, the petitioner shall comply with the requirements of this section to the maximum extent practicable, as determined by the Planning and Transportation Director.
- (c) Nonconforming Uses. Nonconforming uses of land, buildings, or structures are subject to the following additional limitations:
- (1) Limitations on Continuation of Nonconforming Uses.
- (A) A nonconforming use may be extended throughout a conforming building or structure, provided that:
- i. No structural alteration of the building (or portion of such building containing the nonconforming use in the case of buildings with multiple uses) shall be permitted;
- ii. No additional dwelling units shall be permitted in the building;
- iii. No additional nonresidential units and/or uses shall be permitted; and
- iv. Such extension would not result in a violation of the parking standards pursuant to Section 20.04.060 (Parking and Loading).
- (B) Any existing occupied conforming single-family residential dwelling that is deemed to be a nonconforming use may make improvements to the main and accessory structures so long as improvements do not increase the degree of nonconformity or increase the height or building footprint.
- (C) A nonconforming use that is located in a nonconforming building or structure or on a lot with nonconforming site features shall comply with the requirements of Sections 20.06.090(d) (Nonconforming Structures) and 20.06.090(f) (Nonconforming Site Features) as applicable.
- (D) No additional structure not conforming to the requirements of this UDO shall be erected in connection with the nonconforming use of land or structure.
- (E) Whenever a nonconforming use of land or a building has been discontinued for a period of one year, future use of land or building shall comply with this UDO.
- (2) Change in Use.
- (A) A nonconforming use that has been changed to a less nonconforming use pursuant to this subsection may not subsequently be changed back to a more nonconforming use.
- (B) A nonconforming use, if changed to a conforming use, may not subsequently be changed back to any nonconforming use unless otherwise permitted by this UDO.
- (C) A lawful nonconforming use which has been abandoned, including a use involving occupancy by four or five adults which has been voluntarily waived and relinquished pursuant to Section

20.06.090(c)(4) (Residential Occupancy), shall not be resumed or replaced by another nonconforming use.

- (3) Abandonment of a Nonconforming Use. A lawful nonconforming use shall be deemed abandoned when the nonconforming use has been replaced by a conforming use or when the nonconforming use has ceased and has not been resumed for a continuous period of ~~twenty-four~~ twelve months, or when the furnishings have been removed and not replaced for a continuous period of ~~twenty-four~~ twelve months.
- (4) Residential Occupancy.
- (A) Authority to Continue. In the R1, R2, R3, and R4 zoning districts, a nonconforming use involving occupancy of a dwelling unit by four or five adults who are not all related to each other, which was duly registered on or before October 1, 1985, in accordance with Ordinance No. 85-15; or was duly registered on or before November 1, 1995, in accordance with Ordinance No. 95-21, shall be deemed a lawful nonconforming use which may be continued under this UDO, without further registration, and shall be considered a lawful nonconforming use that may continue only as provided in this section.
- (B) Transition from Prior Regulations.
- i. Where a lawfully existing dwelling unit was lawfully occupied by four or five adults who were not all related to each other on the effective date of this UDO, but becomes nonconforming under this UDO because of being so occupied, the property owner may register such property as a lawful nonconforming use, and if properly and timely registered, such use will be a lawful nonconforming use which may be continued under this UDO without further registration.
- ii. Forms for such registration shall be available in the Planning and Transportation Department and shall be completed by the property owner or agent and filed in the Planning and Transportation Department within one hundred eighty days of the effective date of this UDO.
- iii. For existing structures, the use to be vested pursuant to this provision shall be the use lawfully in effect as of the effective date of this UDO, or the predominant lawful use for the preceding five years, whichever is greater.
- (C) Pending or Approved Building Permit.
- i. When a complete building permit application has been filed with the Monroe County Building Department, where the proposed structure included a nonconforming use involving a dwelling unit intended for occupancy by four or five adults who are not all related to each other shall be considered a lawful nonconforming use subject to the following:
1. The building permit application conforms to all applicable regulations in effect at the time of application;
2. The property owner's intention to accommodate said four or five adults is stated in writing;
3. The property was registered pursuant to this subsection within one hundred eighty days of the effective date of this UDO;
4. The property was lawfully eligible for occupancy by four or five adults not all related to each other prior to the effective date of this UDO;

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5. The building permit application was filed prior to the effective date of this UDO, unless otherwise provided by Section 20.01.040(b) (Effect of Change in the Law After Filing of Complete Petition).
- ii. In the event that said application or permit expires or is suspended or revoked as provided in the Bloomington Municipal Code or other applicable regulation of the City or Monroe County, any new permit application may be subject to the regulations in this UDO, subject to Section 20.01.040(b) (Effect of Change in the Law After Filing of Complete Petition).
- (D) Abandonment of Residential Occupancy. Where such a use is classified as a lawful nonconforming use under this Section 20.06.090(c)(4) (Residential Occupancy), the use shall not be subject to termination through cessation or abandonment except when the right to continue such a lawful nonconforming use is terminated by the owner's execution and proper recording in the chain of title, in a form acceptable to City staff, of an express, voluntary, permanent, and irrevocable waiver and relinquishment of such right.
- (d) Nonconforming Structures.
- (1) Authority to Continue. A lawfully nonconforming structure may continue in its existing condition, however no increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.
- (2) Nonconforming Structures in Regulated Floodplains.
- (A) Changes to Structures. Any structure or use located in a regulated floodplain shall be governed by the general regulations of this Section 20.06.090 (Nonconformities) to the extent that nonconformance is related to requirements other than those governing regulated floodplains. To the extent that nonconformance is related to the regulations of the regulated floodplains, modifications to a lawful nonconforming structure are allowed where:
- i. A permit is issued by the department of natural resources for such modifications; and
- ii. If the addition, in combination with all other additions to the abode or residence that have been constructed since the abode or residence was originally built, would increase the market value of the abode or residence to an amount more than fifty percent greater than: (1) the market value of the abode or residence if no additions have been constructed since the abode or residence was originally built; or (2) the approximate market value the abode or residence would have in the form in which the abode or residence was originally built if at least one addition has already been constructed. For the purposes of Subsection (c), the market value of an abode or a residence does not include the value of the land on which the abode or residence is built.
- (B) Replacement of Structures. A lawful nonconforming structure or any structure which contains a lawful nonconforming use which has been partly or completely destroyed or removed by accidental cause, including acts of God, may be replaced, provided the elevation of the lowest floor, including the basement floor, must be at least two feet above the regulatory flood elevation; all necessary permits must be obtained from the department of natural resources and all other applicable requirements of state law are met; and that application for a building permit must be made within six months of the date of destruction or removal.
- (3) Restoration and Repairs. A lawful nonconforming structure, or a structure containing a lawful nonconforming use, may be restored when the conditions of this Section 20.06.090 (Nonconformities) have been met regardless of other regulations in this UDO. Replacement, restoration, and repairs shall conform to building code and other applicable regulations set forth by the Bloomington Municipal Code.

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- (4) Structure Damaged or Destroyed.
- (A) A lawful nonconforming structure or a structure which contains or is associated with a lawful nonconforming use, which has been partly or completely destroyed or removed by accidental cause, including acts of God, may be replaced, provided the owner or agent makes application for a building permit within six months of the date of destruction or removal.
- (B) The replacement structure shall be placed on the footprint of the old structure, may not be higher than the old structure, and shall be substantially the same architecture and constructed of similar materials, unless any deviation would bring the structure or use into or closer to compliance with the regulations of this UDO, to the extent possible and to the extent permitted by building code or other applicable regulation.
- (e) Nonconforming Lots. A lawfully nonconforming lot may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required as established in Section 20.06.090 (Nonconformities).
- (1) All lots legally established and recorded prior to the effective date of this UDO or its subsequent amendments that do not meet the lot area and lot width standards of this UDO shall be deemed a substandard lot, otherwise known as a lawful nonconforming lot of record.
- (2) A lawful nonconforming lot of record may be used and developed or redeveloped without compliance with the lot area and lot width standards of this UDO as long as all use restrictions and other development standards of this UDO are met.
- (f) Nonconforming Site Features. A lawfully nonconforming site feature may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required. No increase in the degree of nonconformity with any site feature is permitted except as expressly provided in this section.
- (1) Full Compliance. A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction [greater than 25% of the square footage of existing primary structures](#) or in connection with demolition of existing and construction of new buildings, except that existing nonconforming setbacks, architecture, and height for existing structures can remain.
- (2) Limited Compliance.
- (A) Applicability. A lawful nonconforming site or structure shall be brought into compliance with the standards in paragraph (B) below when any of the following occur on the site:
- i. Nonresidential and Mixed-Use.
1. Any [new construction that does not meet Section 20.06.090\(f\)\(1\)](#), change in use, expansion, enlargement, or relocation of any use;
2. Reestablishment of a prior conforming use that has been discontinued for a period of twelve months or longer; or
3. [Any](#) ~~Expansions~~ expansions, alterations, or modifications that increase the gross floor area of the building [or parking spaces](#) by more than ~~ten~~ 25% cumulative percent, including previous additions approved under any UDO effective since February 12, 2007.
- ii. Multifamily and Group Living.
1. Any expansions, alterations, or modifications to an existing building, with the exception of accessory structures less than five hundred eighty square feet, provided that the accessory structure does not increase the degree of

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- nonconformity regarding required maximum impervious surface coverage or required number of parking spaces;
2. Any [new construction that does not meet Section 20.06.090\(f\)\(1\)](#), change in use, or any expansion, enlargement, or relocation of any use; or
 3. Any ~~addition~~ [increase of 25% or more](#) of dwelling units.
- iii. Single-Family Detached, Duplex, Triplex, and Fourplexes. A lawful nonconforming use or site feature on a lot where the primary use is a single-family detached, duplex, triplex, or fourplex dwelling may continue except as provided below:
1. Enlargement or modification of an existing driveway shall be subject to Section 20.04.050(c)(3)(C) (Surface Material); and
 2. Changes to nonconforming uses and structures containing nonconforming uses involving occupancy of unrelated adults are subject to Section 20.06.090(c)(4) (Residential Occupancy).
- (B) Required Compliance. A lawful nonconforming site or structure that meets or exceeds the thresholds established in paragraph (A) above shall comply with the following standards:
- i. Building Setbacks and Height. Existing buildings shall not be subject to current setback or height standards and shall remain lawful nonconforming unless completely demolished and replaced, in which case full compliance with this UDO shall be required.
 - ii. Parking Setback and Maximum Number of Spaces. [Properties with 14 or less parking spaces \(excluding ADA spaces\) are not required to remove any parking spaces over the maximum. Properties with more than 14 parking spaces \(excluding ADA spaces\) must remove A](#)~~all~~ parking spaces over the maximum number of spaces allowed ~~must be removed~~. If all setbacks cannot be met through the removal of excess parking spaces, then priority shall be given to the parking spaces located in the front setback. If on a corner lot, then priority for front setbacks shall be given for the side facing the higher classified street. Any parking spaces or asphalt that encroaches into public right-of-way or adjacent property not owned by the petitioner must be removed.
 - iii. Parking. Any change in use or reestablishment of an abandoned conforming use must meet parking requirements of Section 20.04.060 (Parking and Loading). Any expansion, enlargement, or relocation of an existing conforming use, or addition to any building of more than ten percent of the gross floor area may not increase the degree of nonconformity regarding the required number of parking spaces.
 - iv. Paving. Any substandard parking surfaces shall be brought into compliance with Section 20.04.060(i)(7) (Surface Material).
 - v. ADA-Accessible Parking. All required ADA-accessible parking spaces must be installed in accordance with Section 20.04.060(f) (Accessible Parking). If no additional room for parking is available, the number of parking spaces provided may be decreased enough to provide adequate ADA-accessible aisles.
 - vi. Bicycle Parking. All required bicycle parking must be installed per Section 20.04.060(1) (Minimum Bicycle Parking Required) and Section 20.04.060(m) (Bicycle Parking Location and Design).
 - vii. Landscaping. If full compliance with Section 20.04.080 (General Landscaping) cannot be achieved due to lack of adequate planting area, all yard areas must be landscaped to the maximum practicable density with a priority given to shade tree installation.

Pages 329 through 333 intentionally omitted.

-
- (A) Revoke or withhold other approvals, certificates and/or permits relevant to the development or use of the site on which the violation has occurred; and/or
 - (B) Issue a stop work order; and/or
 - (C) Request the county building department to issue a stop work order and suspend and withhold all building code inspections relevant to the development or use of the site on which the violation has occurred; and/or
 - (D) Draw on a performance or maintenance bond, as necessary, to affect any remedial actions required to abate the violations; and/or
 - (E) Revoke the permits, certificates and/or approvals that have been violated; and/or
 - (F) Any and all penalties and remedies listed in Section 20.06.100(b) (Penalties and Remedies for Violations).
- (f) Appeals.
- (1) Appeals of notices of violation shall be made to the Board of Zoning Appeals as set forth in Section 20.06.080(d) (Administrative Appeal).
 - (2) Fines levied for zoning violations may be challenged in the Monroe County Circuit Court.
- (Amd. of 1-14-2020; Ord. No. 2024-17, § II(Att. A), 9-18-2024)

Chapter 20.07 DEFINITIONS²

20.07.010 Defined words.

The following terms shall have the following meanings:

"A zone" means portions of the special flood hazard areas (SFHAs) in which the principal source of flooding is runoff from rainfall, snowmelt, or a combination of both. In A zones, floodwaters may move slowly or rapidly, but waves are usually not a significant threat to buildings. These areas are labeled as zone A, zone AE, zones A1-A30, zone AO, zone AH, zone AR and zone A99 on a FIRM. The definitions are presented below:

"Zone A" means areas subject to inundation by the one-percent annual chance flood event. Because detailed hydraulic analyses have not been performed, no base flood elevation or depths are shown.

"Zone AE and A1-A30" means areas subject to inundation by the one-percent annual chance flood event determined by detailed methods. Base flood elevations are shown within these zones. (Zone AE is on new and revised maps in place of zones A1-A30.)

"Zone AH" means areas subject to inundation by one-percent annual chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.

"Zone AO" means areas subject to inundation by one-percent annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.

²Note(s)—This Chapter 20.07 includes definitions for words and phrases used in this UDO. The general rules of interpretation for this UDO are in Section 20.01.030(a) (Rules of Interpretation). Any words or phrases not defined in this Chapter 20.07 shall be given their customary meanings, as determined by the Planning and Transportation Director.

Pages 335 through 376 intentionally omitted.

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

"University." See "school, college or university."

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

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

"Use, abandonment of" means the relinquishment of property or a cessation of the use of property for a continuous period of ~~twenty-four~~ twelve months ~~by the owner~~.

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

"Use, change in" includes, for any portion of a building (excluding individual tenant space in a single building multi-tenant center), structure, or lot:

- (1) Any change from a residential use to a nonresidential use;
- (2) Any change from a nonresidential use to multifamily use;
- (3) ~~Any change from one residential land use to another;~~
- (4) Any increase of 25% or more in the number of dwelling units;
- (5) Any establishment of a use on a previously unused site, or the inclusion of a new use in addition to an existing use;
- (6) Any use which requires a Conditional Use Approval;
- (7) Any change from a single-tenant to a multi-tenant center or building;
- (8) ~~Any use that differs from the previous use of a building or land, as determined by subheadings in Table 03-1 (Allowed Use Table), or where the new use differs substantially in the amount of required parking, traffic generation, number or frequency of customers/users, hours of operation, or other similar aspects of the use; and~~
- (9) Any establishment of a new use after a previous use has been abandoned, as defined by this UDO.

"Use, conditional." See "Conditional Use."

"Use, establishment of" means the initiation of a new use on a property or the initiation of a use on a property where the previous use has been discontinued; or, reestablishment of a prior conforming use that has been discontinued for a period of twelve months or more.

"Use, individual nonresidential" means a use and building that is located either on an outlot or not part of a larger commercial building that contains more than one business.

"Use, lawful nonconforming" means any use of land or structure that does not conform with one or more provisions of this UDO, but that lawfully existed upon the effective date of the provisions of this UDO with which the use does not conform.

"Use, permitted" means a use that may be lawfully established in a particular zoning district provided it conforms to all applicable requirements, regulations and standards.

"Use, temporary" means any use that is established only for a fixed period of time, which must be discontinued upon the expiration of the time limit provided in this UDO, and that does not involve the construction or alteration of any permanent structure as distinguished from the same uses when permitted in full compliance with all applicable zoning, site plan, construction, and permit requirements. Temporary uses shall include uses conducted from tents, trailers, and other temporary structures not erected under the state and City permit processes for permanent buildings. The term "temporary use" shall not include events sponsored by the public on park, right-of-way, or other public lands.

"Utility substation and transmission facility" means an assemblage of equipment for purposes other than energy generation or use, through which electric energy in bulk is passed for the purposes of switching or modifying its characteristics to meet the needs of the general public; provided that in residential districts an electric substation shall not include rotating equipment, storage of materials, trucks or repair facilities, housing of repair crews, or office or place of business.

"Variance, development standards" means a specific approval to deviate from the development standards (such as height, bulk, area) that this UDO otherwise prescribes, granted pursuant to Indiana Code § 36-7-4-918.5.

"Variance, floodplain" means for purposes of floodplain regulations, a grant of relief from the requirements of this ordinance consistent with the variance conditions herein.

"Vehicle." See "motor vehicle."

"Vehicle fleet operations" means central facility for the dispatch, distribution, storage, staging, refueling, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, autonomous vehicle services, and taxi services. This use does not include a "transportation terminal."

"Vehicle fleet operations, small" means a facility or establishment designed to accommodate up to twenty-five vehicles.

"Vehicle fleet operations, large" means a facility or establishment designed to accommodate more than twenty-five vehicles.

"Vehicle fuel station" means a facility limited to retail sales to the public of gasoline, biodiesel, electricity, ethanol fuel blends, hydrogen, natural gas or other fuels for motor vehicles, as well as motor oil, lubricants, travel aides, and minor automobile accessories. When a primary use of land, accessory use may include convenience food and beverage sales.

"Vehicle impound storage" means a lot or part of a lot used only for the temporary storage of damaged, abandoned or impounded motor vehicles, excluding salvage and sales. This use does not include "salvage or scrap yard," except where separately permitted.

"Vehicle parking garage" means a structure or portion of a structure composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade

(as in an underground parking garage) or either partially or totally above grade, with those levels being either open or enclosed. This use does not include a primary use surface parking lot.

"Vehicle repair, major" means an establishment primarily engaged in vehicle repair, rebuilding, reconditioning, or mechanical servicing of motor vehicle engines, transmissions, frames, including auto body repairs, framework, welding, and major painting. This use does not include "vehicle fuel station" or "vehicle wash."

"Vehicle repair, minor" means an establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This definition does not include engine degreasing or major repairs such as vehicle bodywork, painting, or repair of engines or transmissions or "vehicle fuel station" or "vehicle wash."

"Vehicle sales or rental" means an establishment that specializes in the sale, lease, or rental of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition does not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

"Vehicle wash" means a facility for washing, cleaning, drying and waxing of passenger vehicles, recreational vehicles, or other light duty equipment. A car wash may be self-service or full service.

"Veterinary clinic" means an establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. This use does not include a "kennel," and overnight boarding of animals shall only be permitted when incidental to such medical treatment and limited to short periods of time.

"Violation" means for purposes of floodplain regulations, the failure of a structure or other development to be fully compliant with the ordinance.

"Vision clearance triangle" means an area of unobstructed vision at street intersections between two and one-half and nine feet above the gutter line and within a triangular area at the street corner, which area is bounded by the street property lines of the corner lot. The vision clearance triangle leg length shall be as specified in the most current edition of the Policy on Geometric Design of Highways and Streets published by the American Association of State Highway Transportation Officials (AASHTO).

"Walled and roofed" means, for the purposes of floodplain regulations, a building that has two or more exterior rigid walls and a fully secured roof and is affixed to a permanent site.

"Watercourse" means for purposes of floodplain regulations, a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

"Wetland" means those areas inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and under normal circumstances, do support, a prevalence of vegetation specifically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. For the purpose of this definition, a wetland must have one or more of the following attributes:

- (1) At least periodically, the land supports hydrophytes;
- (2) The substrate is predominately undrained hydric soil;
- (3) The substrate is nonsoil and is saturated with water or covered by shallow water at least some time during the year.

"Wetland, jurisdictional" means any wetland under the jurisdiction of the state or federal government.

"Wind energy system, large" means a facility or equipment that converts wind energy into electrical power for the primary purpose of sale, resale, or off-site use and that has an output rating greater than one hundred KW.

"Wind energy system, small" means a facility or equipment that converts wind energy into electrical power primarily to support the principal use(s) on the same property, that is mounted to the ground or a rooftop, and that has a rated capacity of one hundred KW or less.

"Window, display." See "display window."

"Window frame" means the fixed frame of a window, consisting of two jambs, a head, and a sill.

"Window lintel" means a horizontal structure member, such as a beam made of steel, stone or wood, over the window that carries the weight of the wall above.

"Window sill" means the horizontal bottom member of a window frame. The sill can be made of brick, stone, wood, etc.

"Wooded area" means a contiguous, vegetated area featuring a dense, closed canopy of trees whose branches interlock to provide nearly continuous shade.

"X zone" means for purposes of floodplain regulations, the area where the flood hazard is less than that in the SFHA. Shaded X zones shown on recent FIRMs (B zones on older FIRMs) designate areas subject to inundation by the flood with a 0.2 percent chance of being equaled or exceeded (the five-hundred-year flood). Unshaded X zones (C zones on older FIRMs) designate areas where the annual exceedance probability of flooding is less than 0.2 percent.

"Yard" means a space on the same lot with a primary building that is open and unobstructed except as otherwise authorized by this UDO.

"Yard, front" means the horizontal space between the nearest foundation of a building or structural appurtenance, or roof eave (whichever is closer) to the front lot line, extending to the side lines of the lot, and measured as the shortest distance from that foundation to the front lot line.

"Yard, rear" means the horizontal space between the nearest foundation or structural appurtenance of a building to a rear lot line, extending to the side lines of the lot, and measured as the shortest distance from the foundation to the rear lot line.

"Yard, side" means the horizontal space between the nearest foundation or structural appurtenance of a building to the side lot line.

"Zone" means for purposes of floodplain regulations, a geographical area shown on a FIRM that reflects the severity or type of flooding in the area.

"Zone A." See definition for "A zone."

"Zone B, C, and X" means for purposes of floodplain regulations, areas identified in the community as areas of moderate or minimal hazard from the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Flood insurance is available in participating communities but is not required by regulation in these zones. (Zone X is used on new and revised maps in place of zones B and C.)

"Zoning district, base" means a zoning district as shown on the Official Zoning Map that is used as a starting point for the regulations of a Planned Unit Development district ordinance.

(Amd. of 1-14-2020; Ord. No. 20-07, § I(Att. B), 4-15-2020; Ord. No. 21-15, § II (Att. A), 4-21-2021; Ord. No. 21-21, § II (Att. A), 4-21-2021; Ord. No. 21-22, § II (Att. A), 4-21-2021; Ord. No. 22-11, § II(Att. A), 5-18-2022; Ord. No. 22-08, § II(Att. A), 5-18-2022; Ord. No. 23-04, § 2(Att. A), 4-19-2023; Ord. No. 23-05, § 2(Att. A), 4-19-2023; Ord. No. 2025-14, § II(Att. A), 5-21-2025; Ord. No. 2025-29, § II(Att. A), 8-6-2025; Ord. No. 2025-41, § II(Att. A), 11-19-2025; Ord. No. 2026-02, § 2(Att. A), 1-16-2026)

Ordinance Certification

In accordance with IC 36-7-4-604, I hereby certify that the attached Ordinance 2026-23 is a true and complete copy of Plan Commission Case Number ZO2026-06-0008 which was given a favorable recommendation by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 14, 2026.

Type of Legislation: Zoning Code Amendment

Fiscal Impact Statement:

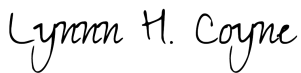
Will the legislation have a major impact on existing city appropriations, fiscal liability, or revenues?

No, the proposed amendments to Title 20, the Unified Development Code, will not have an impact on existing city revenue.

If not, briefly explain why. If yes, briefly explain what the effect of city costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible.

The proposed legislation 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. Approval of Ordinance #2026-23 amends text within the Unified Development Ordinance (UDO). This ordinance is in accordance with Indiana Code 36-7-4-600.

Date: September 23, 2026



Signature of Plan Commission Secretary Lynn Coyne

Received by the Common Council Office on:

Date: September 23, 2026



Signature of Bloomington City Clerk Nicole Bolden

Audit trail

Details

FILE NAME	Ordinance Certification 2026-23 - 9/23/26, 3:28 PM
STATUS	 Signed
STATUS TIMESTAMP	2026/09/24 12:45:56 UTC

Activity

 SENT	greulice@bloomington.in.gov sent a signature request to: - Lynnn H. Coyne (lynn.coyne@bloomington.in.gov) - Nicole Bolden (boldenn@bloomington.in.gov)	2026/09/23 19:29 UTC
 SIGNED	Signed by Nicole Bolden (boldenn@bloomington.in.gov)	2026/09/23 20:13:13 UTC
 SIGNED	Signed by Lynnn H. Coyne (lynn.coyne@bloomington.in.gov)	2026/09/24 12:45:56 UTC
 COMPLETED	This document has been signed by all signers and is complete	2026/09/24 12:45:56 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.

Memorandum on 2027 Civil City Budget Legislation

To: Members of the City of Bloomington Common Council

From: Geoff McKim, Controller

Date: 9/10/2026

Subject: 2027 Civil City Budget Legislation

Introduction

This memo accompanies the official budget submission for the first reading and public hearing.

Property Tax, Property Tax Caps, Excise Tax, and Local Income Tax Allocations

The Civil Maximum Property Tax Levy for 2027 has been set at \$43,756,072, which is a 6% increase over the 2026 levy. 6% is the statewide Maximum Levy Growth Quotient (MLGQ). That property tax is allocated as such:

- General Fund: \$30,014,763
- Motor Vehicle Highway (MVH): \$1,100,000
- Park & Recreation Operating: \$9,900,000
- Cumulative Capital Development: \$2,741,309

These levies will be reduced by property tax circuit breakers (tax caps) by an estimated \$1,334,030, which will be allocated proportionately among property tax funds.

In addition, an estimated \$262,869 in Financial Institutions Tax (FIT), \$1,148,604 in Vehicle/Aircraft Excise Tax, \$109,942 in Commercial Vehicle Excise Tax (CVET), \$176,317 in ABC Gallonage Tax, and \$66,643 in ABC Excise Tax have all been allocated to the General Fund.

Finally, the following Local Income Tax (LIT) estimates for 2027 have been provided by the Department of Local Government Finance (DLGF):

- Certified Shares (General Fund): \$17,239,462
- Public Safety: \$4,895,117
- Economic Development: \$19,183,256

Changes from Initial Budget Presentations

The following changes have been made to the proposed budget from the initial budget proposal presented to the City Council:

- General Fund - Clerk - Salaries, FICA, and PERF increased by \$5,842.69, in order to fund step increases

- General Fund - ITS - Dues and Subscriptions increased from \$581,616 to \$599,733.
- LIT - Economic Development - ESD Dues and Subscriptions decreased from \$7,000 to \$6,000
- LIT - Economic Development - Controller - Principal and Interest changed from \$1,972,681 to \$1,977,181 to align with the amortization schedule for the Public Safety Bond
- LIT - Economic Development - Controller - Multiple adjustments in the Services category adding up to a \$50,600 reduction
- LIT - Economic Development - Controller 539010 Inter-Fund Transfers increased from \$1,202,500 to \$1,217,500 (Jack Hopkins)
- Jack Hopkins - Common Council - 53960 Grants increased from \$500,000 to \$515,000
- Food and Beverage Tax - Controller 53990 Other Services and Charges decreased from \$4,537,616 to \$4,512,606 (error in CIB budget)
- Non-Reverting Telecom Fund - ITS - 53170 Mgt. Fee, Consultants, and Workshops reduced from \$30,000 to \$29,000
- Parking Facilities - Parking - 53840 Lease Payments increased from \$716,544 to \$733,398 to align with the amortization schedule for the Morton Street and Walnut Street parking garages; revenue transferred from the Consolidated TIF to fund these payments increased accordingly
- Bond funds for existing GO bonds have all been aligned with the appropriate amortization schedules. Per Department of Local Government Finance (DLGF), Bond Fund #5 includes the principal and interest payment associated with the proposed 2026 General Obligation Bond, which has not been presented to Council yet. If the bond is not approved in 2026, the budget for Bond Fund #5 will be reduced accordingly by the DLGF.

Major Changes in 2027 Budget

The following are some of the most notable changes in this budget versus 2026:

- 2.7% Cost of Living Adjustment (COLA) for civil city employees, and 3.0% COLA for police, fire, and AFSCME collective bargaining units.
- 9% increase in health and life insurance; however, no increase will be passed on to employees in 2027.
- Increased fire and police PERF contribution rate from 23.3% to 26.5% per state mandate
- 10% increase in liability/casualty insurance. In addition, liability insurance is now included in individual departmental budgets, rather than all being budgeted out of Public Works.
- Increases in fuel reflect rising and uncertain costs (\$260K in General, ED-LIT, PS-LIT, Parks, and \$770K across all funds).
- \$650,000 is included in the Public Works General Fund budget to support the City of Bloomington's portion of the 2027 Primary and General Elections. This mandatory expense appears only once every four years.
- Several major capital asset requests, including a \$2.5M aerial platform truck for Fire and several safety-related projects from Engineering, do not appear in budget requests, but

will be included in a new 2026 General Obligation (GO) bond request that will appear before the Council in October.

- The Office of the Controller's budget has moved a \$250,000 annual contribution to the Fiber Connectivity Fund to the Surety Bond Proceeds Fund established in 2025. The OOTC is requesting \$500,000 from the Surety Bond Proceeds Fund to complete the 4-year \$1M obligation to the Fiber Connectivity Fund.
- Several expenses, including transfers to other funds (Jack Hopkins, Vehicle Replacement, Alternative Transportation, and Sanitation, totalling \$2.8M), as well as CFRD personnel, totaling \$1,563,405.44, have been moved from the General Fund to the ED-LIT fund.
- Sanitation subsidy from the ED-LIT fund of \$1.6M.
- Additional funding for upgrade/replacement of the City financial system of approximately \$600K in the ITS budget in the ED-LIT fund.
- \$2.5M in the Parking Meter fund for parking technology replacement/implementation of parking study recommendations.
- Food and Beverage Fund includes a request for \$7,783,000 for lease payments, an increase from \$3,409,500 in 2026. The increase is to establish a revenue stabilization fund with the bond trustee, as promised to the Council. If not needed, this fund will provide the last two lease payments.
- General Fund expenditures are budgeted for approximately \$6M more than revenues, leaving reserves of approximately \$53.5M. ED-LIT expenditures are budgeted at \$800K less than revenues, leaving reserves of approximately \$11.4M.

Thank you for your consideration.

COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA
APPROPRIATION ORDINANCE NO. 2026-02 -
ANNUAL APPROPRIATIONS FOR FISCAL YEAR 2027

WHEREAS, Indiana Code 6-1.1-17-5 requires local units of government, including the City of Bloomington (the “City”), to formally adopt their annual budgets, tax rates, and tax levies by November 1 of the year before the annual budget takes effect and no less than ten (10) days after a required public hearing takes place;

WHEREAS, Indiana Code 6-1.1-17-3 requires the City to submit its estimated annual budgets, proposed tax rates, and proposed tax levies for the ensuing fiscal year to the Indiana Department of Local Government Finance (DLGF) gateway system for notification to taxpayers at least ten (10) days in advance of holding the required public hearing on these matters;

WHEREAS, Indiana Code 6-1.1-18-1 prohibits a local fiscal body from adopting an annual budget with funding levels, tax rates, and tax levies that surpass the estimated amounts included in the notification to taxpayers;

WHEREAS, Indiana Code 6-1.1-17-5 requires, within five (5) days of adoption, local units of government to submit to the DLGF gateway system their adopted budgets, tax rates, and tax levy funds subject to DLGF certification;

WHEREAS, the DLGF review and certification applies only to levy-supported funds and a limited number of other funds defined in Indiana Code 6-1.1-17-16;

WHEREAS, the City adopts an annual budget that includes appropriations from various funds established by ordinance that are not subject to the DLGF certification process, and the budget is structured and controlled according to department and major expense categories;

WHEREAS, the Common Council held departmental budget hearings regarding the City’s 2027 annual budget beginning on Monday, August 17 and continuing through Wednesday, August 26, 2026; and

WHEREAS, the City has properly uploaded notice for a public hearing on Wednesday, September 23, 2026, for its proposed 2027 annual budget to the public as required by Indiana Code 6-1.1-17-3.

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

Section 1. The Common Council of the City of Bloomington, Indiana, in compliance with Indiana Code 6.1.1-17-5, directs the City Controller to report the City's budget, tax rates, and tax levy amounts to the Indiana Department of Local Government Finance for the funds required under Indiana Code, as authorized by the Common Council for the fiscal year ending December 31, 2027, on the form(s) prescribed by the DLGF (see Exhibit A).

Section 2. The Common Council of the City of Bloomington, Indiana, establishes the City's budget, tax rates, tax levies, and appropriations described in Exhibits A through E, which are attached to this Ordinance and incorporated by reference, for the obligations of the City for the fiscal year ending December 31, 2027.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the day of October, 2026.

Name		Signature
Isak Nti Asare	Aye ☐ Nay ☐ Abstain ☐	
Courtney Daily	Aye ☐ Nay ☐ Abstain ☐	
Matt Flaherty	Aye ☐ Nay ☐ Abstain ☐	
Isabel Piedmont-Smith	Aye ☐ Nay ☐ Abstain ☐	
Dave Rollo	Aye ☐ Nay ☐ Abstain ☐	
Kate Rosenbarger	Aye ☐ Nay ☐ Abstain ☐	
Andy Ruff	Aye ☐ Nay ☐ Abstain ☐	
Hopi Stosberg	Aye ☐ Nay ☐ Abstain ☐	
Sydney Zulich	Aye ☐ Nay ☐ Abstain ☐	

Nicole Bolden
Clerk, City of Bloomington

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon
this day of , 2026:

Signed and approved by me upon this _____ day of _____, 2026:

An appropriation ordinance adopting the City's annual budget and establishing the necessary tax rates, tax levies, and appropriations for the City's obligations for the fiscal year ending December 31, 2027

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
 Approved by the State Board of Accounts, 2015
 Prescribed by the Department of Local Government Finance

Budget Form No. 4
 Generated 10/09/2026 12:55:43 PM

Ordinance / Resolution Number: 2026-02

Be it ordained/resolved by the **BLOOMINGTON CIVIL CITY** that for the expenses of **BLOOMINGTON CIVIL CITY , Monroe County** for the year ending December 31, **2027** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **BLOOMINGTON CIVIL CITY , Monroe County**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **BLOOMINGTON CIVIL CITY**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Bloomington Common Council	Common Council and Mayor	10/14/2026

Estimated Maximum Property Tax Levy

The data below represents the current estimate of the maximum amount of property taxes that can be raised for funds that are subject to a maximum property tax levy.

Property Tax Max Levy Type	Estimated Maximum Property Tax Levy	Total Property Tax Levies	Status
Civil	\$43,756,072	\$43,756,072	At Estimated Maximum Levy

Funds					
Property Tax Max Levy Type	Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
Not Eligible	0061	RAINY DAY	\$0	\$0	\$0.0000
Civil	0101	GENERAL	\$63,742,216	\$30,014,763	\$0.6441
Civil	0104	REPAIR & REPLACEMENT	\$410,000	\$0	\$0.0000
Debt	0182	BOND #2	\$801,200	\$821,204	\$0.0176
Debt	0183	BOND #3	\$516,293	\$539,651	\$0.0116
Debt	0184	BOND #4	\$1,117,515	\$1,051,376	\$0.0226
Debt	0185	BOND #5	\$1,400,000	\$1,568,814	\$0.0337
Civil	0203	SELF INSURANCE	\$965,404	\$0	\$0.0000
Civil	0341	FIRE PENSION	\$2,152,061	\$0	\$0.0000
Civil	0342	POLICE PENSION	\$1,453,603	\$0	\$0.0000
Not Eligible	0706	LOCAL ROAD & STREET	\$1,486,947	\$0	\$0.0000

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)

Approved by the State Board of Accounts, 2015

Prescribed by the Department of Local Government Finance

Budget Form No. 4

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Civil	0708	MOTOR VEHICLE HIGHWAY	\$7,360,242	\$1,100,000	\$0.0236
Civil	1146	COMMUNICATIONS CENTER	\$444,852	\$0	\$0.0000
Not Eligible	1151	CONTINUING EDUCATION	\$50,250	\$0	\$0.0000
Civil	1301	PARK & RECREATION	\$13,726,537	\$9,900,000	\$0.2124
Debt	1380	PARK BOND	\$736,732	\$753,368	\$0.0162
Debt	1381	PARK BOND #2	\$1,117,515	\$1,051,601	\$0.0226
Civil	2141	PARKING METER	\$4,521,320	\$0	\$0.0000
Not Eligible	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$74,814	\$0	\$0.0000
Civil	2391	CUMULATIVE CAPITAL DEVELOPMENT	\$3,128,675	\$2,741,309	\$0.0500
Civil	6301	TRANSPORTATION	\$1,087,672	\$0	\$0.0000
Civil	6401	SANITATION	\$4,066,604	\$0	\$0.0000
			\$110,360,452	\$49,542,086	1.0544

Home-Rule Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	Fleet Maintenance	\$4,948,024
9501	Dispatch Training	\$17,000
9502	Parking Facilities	\$2,599,871
9503	PSAP Fund	\$4,808,542
9504	Surety Bond Proceeds Fund	\$500,000
9505	Public Safety Local Income Tax	\$7,946,629
9506	Housing Trust (F905)(Ord17-03)	\$0
9507	Affordable Housing PILOT Fund	\$100,000
9508	Cc Jack Hopkins Social Services NR (F270) 17-42	\$515,000
9509	Food & Beverage Tax (F152)	\$12,297,866
9510	Building and Construction Related Fees Fund	\$20,000
9513	LIT – Economic Development	\$20,096,993
9514	Digital Opportunity Fund	\$128,947
9515	Opioid Settlement Unrestricted	\$50,000
9516	Opioid Settlement Restricted	\$200,000
9517	LOIT Special Distribution	\$0
9518	Fiber Connectivity Fund	\$305,000
		\$54,533,872

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
 Approved by the State Board of Accounts, 2015
 Prescribed by the Department of Local Government Finance

Budget Form No. 4
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Name		Signature
Hopi Stosberg	Aye ☐ Nay ☐ Abstain ☐	
Matt Flaherty	Aye ☐ Nay ☐ Abstain ☐	
Sydney Zulich	Aye ☐ Nay ☐ Abstain ☐	
Andy Ruff	Aye ☐ Nay ☐ Abstain ☐	
Dave Rollo	Aye ☐ Nay ☐ Abstain ☐	
Courtney Daily	Aye ☐ Nay ☐ Abstain ☐	
Kate Rosenbarger	Aye ☐ Nay ☐ Abstain ☐	
Isak Asare	Aye ☐ Nay ☐ Abstain ☐	
Isabel Piedmont-Smith	Aye ☐ Nay ☐ Abstain ☐	

ATTEST		
Name	Title	Signature
Nicole Bolden	City Clerk	

MAYOR ACTION (For City use only)			
Name		Signature	Date
Kerry Thomson	Approve ☐ Veto ☐		

In accordance with IC 6-1.1-17-16(k), we state our intent to issue debt after December 1 and before January 1 Yes ☒ No ☐

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31 Yes ☐ No ☒

NOTICE TO TAXPAYERS

The **Notice to Taxpayers** is available online at www.budgetnotices.in.gov or by calling (888) 739-9826.

Complete details of budget estimates by fund and/or department may be seen by visiting the office of this unit of government at **401 N Morton Street, Bloomington IN.**

Notice is hereby given to taxpayers of **BLOOMINGTON CIVIL CITY, MONROE COUNTY**, Indiana that the proper officers of **BLOOMINGTON CIVIL CITY** will conduct a public hearing on the year **2027** budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of **BLOOMINGTON CIVIL CITY** not more than seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy to which taxpayers object. If a petition is filed, **BLOOMINGTON CIVIL CITY** shall adopt with the budget a finding concerning the objections in the petition and testimony presented. Following the aforementioned hearing, the proper officers of **BLOOMINGTON CIVIL CITY** will meet to adopt the following budget:

Public Hearing Date	Wednesday, September 23, 2026	Adoption Meeting Date	Wednesday, October 07, 2026
Public Hearing Time	6:30 PM	Adoption Meeting Time	6:30 PM
Public Hearing Location	401 N Morton St, Bloomington IN 47404	Adoption Meeting Location	401 N Morton St, Bloomington IN 47404
Estimated Civil Max Levy	\$43,756,072		
Property Tax Cap Credit Estimate	\$1,334,030		
Special Notes	For the Public Hearing: Topic: Common Council Special Session - Introduction of 2027 Budget Legislation Time: Sep 23, 2026 06:30 PM Eastern Time (US and Canada) Join Zoom Meeting https://bloomington.zoom.us/j/88482832705?pwd=lcKfmJKELXblGFgU7D7eC4lWLwm6BL.1 Meeting ID: 884 8283 2705 Passcode: 135710 For Budget Adoption: Topic: Common Council Special Session Time: Oct 7, 2026 06:30 PM Eastern Time (US and Canada) Join Zoom Meeting https://bloomington.zoom.us/j/85958909787?pwd=vdE52SB4tlyxoL2jKr7DdsCwLmEzfO.1 Meeting ID: 859 5890 9787 Passcode: 502985		

1 Fund Name	2 Budget Estimate	3 Maximum Estimated Funds to be Raised (including appeals and levies exempt from maximum levy limitations)	4 Excessive Levy Appeals	5 Current Tax Levy	6 Levy Percentage Difference Column 3 /Column 5
0061 - RAINY DAY	\$0	\$0	\$0	\$0	
0101 - GENERAL	\$63,752,216	\$30,014,763	\$0	\$27,555,639	8.92%
0104 - REPAIR & REPLACEMENT	\$410,000	\$0	\$0	\$0	
0182 - BOND #2	\$801,200	\$821,204	\$0	\$789,497	4.02%
0183 - BOND #3	\$516,293	\$539,651	\$0	\$498,918	8.16%
0184 - BOND #4	\$1,117,515	\$1,051,376	\$0	\$1,118,454	-6.00%
0185 - BOND #5	\$1,400,000	\$1,568,814	\$0	\$498,918	214.44%
0203 - SELF INSURANCE	\$1,237,404	\$0	\$0	\$0	
0341 - FIRE PENSION	\$2,152,061	\$0	\$0	\$0	
0342 - POLICE PENSION	\$1,453,603	\$0	\$0	\$0	
0706 - LOCAL ROAD & STREET	\$1,486,947	\$0	\$0	\$0	
0708 - MOTOR VEHICLE HIGHWAY	\$7,360,242	\$1,100,000	\$0	\$1,195,211	-7.97%
1146 - COMMUNICATIONS	\$444,852	\$0	\$0	\$0	
1151 - CONTINUING EDUCATION	\$50,250	\$0	\$0	\$0	
1301 - PARK & RECREATION	\$13,726,537	\$9,900,000	\$0	\$9,929,022	-0.29%
1380 - PARK BOND	\$736,732	\$753,368	\$0	\$734,671	2.54%

1381 - PARK BOND #2	\$1,117,515	\$1,051,601	\$0	\$1,118,454	-5.98%
2141 - PARKING METER	\$7,021,320	\$0	\$0	\$0	
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	\$74,814	\$0	\$0	\$0	
2391 - CUMULATIVE CAPITAL DEVELOPMENT	\$3,128,675	\$2,741,309	\$0	\$2,741,309	0.00%
6301 - TRANSPORTATION	\$1,087,672	\$0	\$0	\$0	
6401 - SANITATION	\$4,066,604	\$0	\$0	\$0	
9500 - Fleet Maintenance	\$4,948,024	\$0	\$0	\$0	
9501 - Dispatch Training	\$17,000	\$0	\$0	\$0	
9502 - Parking Facilities	\$2,599,871	\$0	\$0	\$0	
9503 - PSAP Fund	\$4,808,542	\$0	\$0	\$0	
9504 - Surety Bond Proceeds Fund	\$500,000	\$0	\$0	\$0	
9505 - Public Safety Local Income Tax	\$7,946,629	\$0	\$0	\$0	
9506 - Housing Trust (F905)(Ord17-03)	\$3,000,000	\$0	\$0	\$0	
9507 - Affordable Housing PILOT Fund	\$100,000	\$0	\$0	\$0	
9508 - Cc Jack Hopkins Social Services NR (F270)	\$515,000	\$0	\$0	\$0	
9509 - Food & Beverage Tax (F152)	\$12,297,866	\$0	\$0	\$0	
9510 - Building and Construction Related	\$20,000	\$0	\$0	\$0	
9513 - LIT – Economic Development	\$20,840,887	\$0	\$0	\$0	
9514 - Digital Opportunity Fund	\$128,947	\$0	\$0	\$0	

9515 - Opioid Settlement Unrestricted	\$50,000	\$0	\$0	\$0	
9516 - Opioid Settlement Restricted	\$200,000	\$0	\$0	\$0	
9517 - LOIT Special Distribution	\$0	\$0	\$0	\$0	
9518 - Fiber Connectivity Fund	\$305,000	\$0	\$0	\$0	
Totals	\$171,420,218	\$49,542,086	\$0	\$46,180,093	

APPROPRIATION ORDINANCE 2026-03

**AN ORDINANCE ADOPTING A BUDGET FOR THE OPERATION, MAINTENANCE,
DEBT SERVICE, AND CAPITAL IMPROVEMENTS FOR THE WATER AND
WASTEWATER UTILITY DEPARTMENTS OF THE CITY OF BLOOMINGTON,
INDIANA, FOR THE YEAR 2027**

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

SECTION 1. That there be and hereby is appropriated from the Water Utility Fund of said City
for the year 2027, the following sums:

Projected Revenues for the Water Utility are:			
Metered Sales to Customers		\$ 24,326,300	
Fire Protection		\$ 2,197,000	
Other Income		<u>\$ 2,345,700</u>	
Total Projected Income			<u>\$ 28,869,000</u>
Operation & Maintenance Fund			
Personnel Services:			
Salaries and Wages	\$5,861,050		
Employee Benefits	<u>\$1,944,230</u>	\$ 7,805,280	
Supplies		\$ 3,676,970	
Other Services and Charges:			
Insurance	\$ 295,680		
Utility Services	\$ 1,960,150		
Other Charges	\$ 1,740,170		
Inter-department/In Lieu of Taxes	<u>\$ 1,385,250</u>	\$ 5,381,250	
Capital Outlay		<u>\$ 0</u>	
Total Operation & Maintenance Expense			\$ 16,863,500
Sinking Fund			
Debt Service & Existing Obligations		<u>\$ 7,041,000</u>	
Total Appropriations from Sinking Fund			\$ 7,041,000
Extensions and Replacements		<u>\$ 4,964,500</u>	
Total Appropriations from Depreciation Fund			<u>\$ 4,964,500</u>
Total Water Utility Budget			<u>\$ 28,869,000</u>
		Total Projected Water Income	\$ 28,869,000
		Total Water Utility Budget	<u>\$ 28,869,000</u>
		Balance	\$ 0

SECTION 2. That there be and hereby is appropriated from the Wastewater Utility Fund of said City for the year 2027, the following sums:

Projected Revenues for the Wastewater Utility are:

Sewer Service Charges	\$ 29,715,000	
Stormwater Service charges	\$ 3,990,000	
Interest Income Stormwater	\$ 100,000	
Other Income	<u>\$ 2,595,000</u>	
Total Projected Income		<u>\$36,400,000</u>

Operation & Maintenance Fund

Personnel Services:		
Salaries and Wages	\$ 10,630,990	
Employee Benefits	<u>\$ 3,417,200</u>	\$14,048,190
Supplies		\$ 2,596,560
Other Services and Charges:		
Insurance	\$ 416,930	
Utility Services	\$ 1,595,360	
Other Charges	\$ 3,411,870	
Inter-department/In Lieu of Taxes	<u>\$ 2,562,220</u>	\$ 7,986,380
Capital Outlay		<u>\$ 0</u>
Total Operation & Maintenance Expense		\$ 24,631,130

Sinking Fund

Debt Service & Existing Obligations – Wastewater	<u>\$ 8,327,780</u>	
Total Appropriations from Sinking Fund		\$ 8,327,780

Extensions and Replacements

Wastewater projects	\$ 1,656,850	
Stormwater projects	<u>\$ 1,784,240</u>	
Total Appropriations from Depreciation Fund		<u>\$ 3,441,090</u>

Total Wastewater Utility Budget		<u>\$ 36,400,000</u>
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Total Projected Wastewater Income	\$ 36,400,000
Total Wastewater Utility Budget	<u>\$ 36,400,000</u>
Balance	\$ 0

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2026.

ISAK NTI ASARE, 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 _____, 2026.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2026.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This appropriation ordinance, approved by the Utilities Service Board in July of 2026, sets the water and wastewater budgets for 2027.

T

(a)

(b)

whom may hold any employment, elected, or appointed position with the city unless specifically permitted as outlined in this section:

(c)

T

Section 2.02.090(b)

**COMMON COUNCIL
OF THE CITY OF BLOOMINGTON, INDIANA**

**ORDINANCE 2026-21
UPDATING TITLE 2 TO PROVIDE BETTER APPORTIONMENT OF REPRESENTATION ON
THE TRANSPORTATION COMMISSION AND ENVIRONMENTAL COMMISSION**

Preamble

Whereas, in February, 2025, the Transportation Commission was established by the Bloomington Common Council through Ordinance 2025-04 and modified by Ordinance 2026-04;

Whereas, Bloomington Municipal Code 2.02.100(b) sets out the requirements for appointing commissioners to the Transportation Commission, including two seats prioritizing participation by a board member, employee, or formal volunteer related to the Monroe County Community School Corporation (MCCSC) who lives within the Bloomington city limits:

(7) Two members shall be appointed, one by the mayor and one by the council, and shall be residents living within the city limits. Preference for appointments shall be given to board members, employees, or other formal volunteers with Monroe County Community School Corporation, especially as involved in safe routes to school, pollution reduction, and school bus utilization; and members of community organizations dedicated to serving marginalized groups, especially safety-marginalized transportation users;

Whereas, while all of the seats on the Transportation Commission are currently filled, it has been challenging finding a qualified participant with ties to MCCSC who also lives within the city limits;

Whereas MCCSC facilitates transportation of over 10,000 students per school day in Monroe County, including 18 MCCSC schools within the city limits;

Whereas, due to the volume of students being transported to MCCSC within the city limits, participation by an MCCSC employee on the Transportation Commission remains a high priority;

Whereas, the Environmental Commission was established in 1971 by Ordinance 71-39 as the Commission on Environmental Quality and Conservation;

Whereas, the Environmental Commission has 12 seats and five seats are currently vacant, including two seats that have been vacant since October of 2024.

Whereas, the Novak Report assessing Bloomington boards and commissions, completed in January 2022, recommended consideration of “fundamental change to the entity’s membership” as a strategy to address the issue of any longstanding vacancies on boards and commissions.

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

Section 1. Transportation Commission Appointments. Section 2.02.100(b) shall be repealed and replaced in its entirety with:

(b) Appointments: The commission shall consist of nine members, none of whom may hold any employment, elected, or appointed position with the City, unless specifically permitted as outlined in this section:

- (1) One member appointed by the mayor shall be a member from the Council for Community Accessibility or a designated representative. The Council for Community Accessibility shall submit a list of at least three names to the mayor for consideration;
- (2) One member appointed by the Public Transportation Corporation Board of Directors shall be a member or a designated representative, including from among staff of the corporation;
- (3) One member appointed by the Plan Commission shall be a member or a designated representative;
- (4) One member appointed by the Board of Public Works shall be a member or a designated representative;
- (5) One member appointed by the Common Council shall be from among its membership;
- (6) One member, appointed by the mayor, shall be an employee of the Monroe County Community School Corporation involved in student transportation. The mayor shall request the Monroe County Community School Corporation superintendent to recommend up to three applicants to the mayor for consideration. There are no residency requirements for this appointment. They will be qualified for the appointment by merit of their employment with the Monroe County Community School Corporation.

If no qualifying applicant can be identified from the Monroe County School Corporation within ninety days, the mayor shall appoint a resident living within the city limits. Preference for appointment will be given to a board member or volunteer with Monroe County Community School Corporation, especially as involved in safe routes to school, pollution reduction, and school bus utilization.

(7) Two members shall be appointed by the Common Council and shall be residents living within the city limits. Preference for appointment will be given to those who have experience using forms of travel other than personal motor vehicles as their primary method of transportation.

(8) One member shall be appointed by the Common Council and shall be a resident living within city limits. Preference for appointment will be a member of a community organization dedicated to serving marginalized groups, especially safety-marginalized transportation users.

Section 2. Transportation Commission Seats. This commission configuration creates two seats appointed by the Mayor and three seats appointed by the Common Council. The Clerk shall align the commission seats as follows: Seat M-1 will correspond to Section 2.02.100(b)(1); Seat M-2 will correspond to Section 2.02.100(b)(6); Seats C-1 and C-2 will correspond to Section 2.02.100(b)(7); and Seat C-3 will correspond to Section 2.02.100(b)(8).

Section 3. Transportation Commission Terms. Section 2.02.100(c) shall be repealed and replaced in its entirety with:

(c) Terms. Members appointed from the membership of the Public Transportation Corporation Board of Directors, Plan Commission, Board of Public Works, and Common Council shall serve a term coextensive with their terms on the body from which they were appointed or until that body appoints another at its first regular meeting of the year. Members appointed by the mayor, members who are acting as appointed representatives, and members appointed by the Common Council who are not among its membership shall serve two-year terms. Member terms appointed by the Common Council and the mayor shall be staggered. Beginning on February 1, 2027, two members appointed by the Common Council (seats C-1 and C-3) and one member appointed by the Mayor (seat M-1) shall serve single year terms, after which those seats will revert to two-year terms.

Section 4. Environmental Commission Appointments. Section 2.02.090(b) shall be repealed and replaced in its entirety with:

(b) Appointments. The Environmental Commission shall consist of nine members, five appointed by the Common Council and four appointed by the Mayor.

Section 5: Environmental Commission Seats. The Clerk shall align the commission seats as follows: Seats M-5, and M-6 shall be removed (currently vacant); Seat C-6 will be removed and that appointed representative shall now occupy seat C-2; and the term for seat M-1 (currently vacant) shall be adjusted to expire on January 31, 2028.

Section 6. Severability. If any section, sentence or provision of this ordinance, or application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions or application 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 7. Transportation Commission Change Effective Date. Transportation Commission changes in Sections 1 and 2 will take effect on January 31, 2027, or upon vacation of seat M-2, whichever is earlier.

Section 8. Environmental Commission Change Effective Date. Environmental Commission changes in Sections 4 and 5 along with all other provisions of this Ordinance will take effect upon passage of this ordinance in accordance with Ind. Code § 36-3-4-14.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the day of , 2026.

Isak Nti Asare
President, City of Bloomington

Nicole Bolden
Clerk, City of Bloomington

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon
this day of , 2026:

Signed and approved by me upon this _____ day of _____, 2026:

This ordinance, sponsored by Councilmember Stosberg, makes changes to the membership of the Transportation Commission by creating a dedicated seat for an employee of the Monroe County Community School Corporation and consequently reconfiguring the remaining community member seats. Additionally, the ordinance reduces the size of the Environmental Commission to eliminate seats with long standing vacancies.

2.02.090 Environmental commission.

- (a) Purpose. It is declared to be the public policy of the City of Bloomington and the purpose of this section to promote the stewardship and preservation of the city's environment and natural resources by seeking out and responding to emerging issues, addressing them with sound long-term policy recommendations, and increasing local environmental awareness and engagement.
- (b) Appointments. The commission shall consist of ~~twelve~~**nine** members, ~~six appointed by the mayor and six~~ **five** appointed by the common council **and four appointed by the mayor**.
- (c) Qualifications. Preference for appointments shall be given to persons with expertise in environmental fields.
- (d) Meetings. The commission shall meet a minimum of once each month.
- (e) Powers and Duties. The commission shall have the following powers and duties:
 - (1) To adopt administrative rules and regulations for the conduct of its business.
 - (2) To encourage, conduct, synthesize, and report on studies, investigations, and research relating to emerging issues in Bloomington and make recommendations to the appropriate public and private bodies.
 - (3) To collect and disseminate information through outreach efforts that encourage engagement and personal commitment to strengthening Bloomington's environmental health.
 - (4) To collaborate with all departments and governmental branches of the city concerning the impacts of their operations and policies on the city's environment and natural resources, through the development and distribution of reports, memos, and resolutions.
 - (5) To work with city staff to apply for, provide input on, accept, receive and administer grants or other funds or gifts from public or private agencies for the purpose of carrying out any of the provisions or purposes of this section. Such funds received by the commission pursuant to this subdivision shall be deposited in accordance with the administrative regulations of the commission.
 - (6) To cooperate with partners or groups within or outside of Bloomington on matters of environmental well-being such as responsible stewardship of biodiversity, air and water quality, and land use.
 - (7) Submit an annual report, in writing, to the mayor and common council.

(Ord. No. 2026-04, § 3(Att. A), 2-18-2026)

2.02.100 Transportation commission.

- (a) Purpose. The transportation commission (hereinafter referred to as "commission") is established with the explicit purpose of guiding the city's transportation endeavors through a comprehensive framework which seeks to provide adequate and safe access to all right-of-way users while prioritizing nonautomotive modes and sustainability. The commission shall provide recommendations and guidance to the mayor and common council in the pursuit of developing and implementing a city-wide policy to eliminate all transportation-related fatalities and serious injuries to pedestrians, bicyclists, transit users, motorists, and passengers; shall promote sustainable transportation; shall foster equitable access; and shall promote community-centric design. The commission shall also serve as a standing steering committee for future transportation related studies and grant programs.
- (b) Appointments. The commission shall consist of nine members, none of whom may hold any employment, elected, or appointed position with the city, unless specifically permitted as outlined in this section:

-
- (1) One member appointed by the mayor shall be a member from the council for community accessibility or a designated representative. The ~~C~~council for ~~C~~community ~~A~~accessibility shall submit a list of at least three names to the mayor for consideration;
 - (2) One member appointed by the ~~P~~ublic ~~T~~ransportation ~~C~~orporation ~~B~~oard of ~~D~~irectors shall be a member or a designated representative, including from among staff of the corporation;
 - (3) One member appointed by the ~~P~~lan ~~C~~ommission shall be a member or a designated representative;
 - (4) One member appointed by the ~~B~~oard of ~~P~~ublic ~~W~~orks shall be a member or a designated representative;
 - (5) One member appointed by the ~~C~~ommon ~~C~~council shall be from among its membership;
 - (6) ~~Two members shall be appointed by the council, and shall be residents living within city limits who have experience using forms of travel other than personal motor vehicles as their primary method of transportation.~~ One member, appointed by the mayor, shall be an employee of the Monroe County Community School Corporation involved in student transportation. The mayor shall request the Monroe County Community School Corporation superintendent to recommend up to three applicants to the mayor for consideration. There are no residency requirements for this appointment. They will be qualified for the appointment by merit of their employment with the Monroe County Community School Corporation. If no qualifying applicant can be identified from the Monroe County School Corporation within ninety days, the mayor shall appoint a resident living within the city limits. Preference for appointment will be given to a board member or volunteer with Monroe County School Corporation, especially as involved in safe routes to school, pollution reduction, and school bus utilization.
 - (7) ~~Two members shall be appointed, one by the mayor and one by the council, and shall be residents living within the city limits. Preference for appointments shall be given to board members, employees, or other formal volunteers with Monroe County Community School Corporation, especially as involved in safe routes to school, pollution reduction, and school bus utilization; and members of community organizations dedicated to serving marginalized groups, especially safety-marginalized transportation users.~~ Two members shall be appointed by the Common Council and shall be residents living within the city limits. Preference for appointment will be given to those who have experience using forms of travel other than personal motor vehicles as their primary method of transportation.
 - (8) One member shall be appointed by the Common Council and shall be a resident living within city limits. Preference for appointment will be a member of a community organization dedicated to serving marginalized groups, especially safety-marginalized transportation users.
- (c) Terms. Members appointed from the membership of the ~~P~~ublic ~~T~~ransportation ~~C~~orporation ~~B~~oard of ~~D~~irectors, ~~P~~lan ~~C~~ommission, ~~B~~oard of ~~P~~ublic ~~W~~orks, and ~~C~~ommon ~~C~~council shall serve a term coextensive with their terms on the body from which they were appointed or until that body appoints another at its first regular meeting of the year. Members appointed ~~by the mayor from the council for community accessibility~~, members who are acting as appointed representatives, and members appointed by the ~~C~~ommon ~~C~~council who are not among its membership shall serve two-year terms. ~~Member terms appointed by Common Council and the mayor shall be staggered. Beginning on February 1, 2027, two members appointed by Common Council (seats C-1 and C-3) and one member appointed by the mayor (seat M-1) shall serve single year terms, after which those seats will revert to two-year terms.~~
- (d) Powers and Duties. The commission's powers and duties shall include, but are not limited to:

-
- (1) Coordinate, supervise, and, when necessary, approve transportation-related studies, plans, consultant reports, activities, programs, and projects, including acting as a standing steering committee for future transportation related studies, plans and plans updates, and grant programs.
 - (2) Review all transportation projects, proposed changes to Title 15 (Vehicles and Traffic), relevant proposed changes to Title 12 (Streets, Sidewalks and Storm Sewers), and other applicable changes to the Bloomington Municipal Code to determine if the proposed change:
 - (A) Is consistent with the comprehensive plan and other applicable city adopted plans;
 - (B) Is consistent with the best practices for eliminating all transportation-related fatalities and serious injuries within the city;
 - (C) Is consistent with advancing a sustainable transportation system and equitable access to all transportation facility users while prioritizing non-automotive modes; and
 - (D) Has adequately conducted public engagement and considered community-centric design tied to targeted outcomes.
 - (3) Provide a forum for members of the public to submit transportation-related testimonials, inquiries, and requests;
 - (4) Conduct education activities in matters related to transportation safety in an effort to both eliminate all transportation-related fatalities and serious injuries, and promote sustainable forms of transportation within the city;
 - (5) Make recommendations on transportation policy, including but not limited to: changes to city code, changes to applicable city plans, capital planning, program implementation, or any other aspect of advancing a safe, accessible, and sustainable transportation system;
 - (6) Make recommendations on public parking policy, including but not limited to: pricing, hours of operation, addition or removal of parking supply or parking spaces, changes to city code, changes to applicable city plans, enforcement procedures, or any other aspect of parking management policy;
 - (7) Produce or oversee an annual analysis of parking asset management, including but not limited to: reporting all costs and revenues for city-owned structured parking, surface parking, metered parking, neighborhood parking zones, and other relevant city-owned parking; documenting parking utilization rates and longitudinal trends; conducting or contracting for parking data analytics; and recommending changes to the parking system necessary to advance the goals of the comprehensive plan and other applicable city plans;
 - (8) Request appropriations through the mayor and communicate the need for appropriations to the city council, or research and apply for grants, gifts, or other funds from public or private agencies, for the purpose of carrying out any of the provisions of this section.
- (e) Procedure and Scheduling. The commission shall establish its own rules and procedures, subject to amendment by a majority vote. This shall include the ability to define its meeting schedule within the scope of the established rules and procedures.
- (f) Staff. The commission shall be primarily staffed by the engineering department. When serving as a steering committee, the commission shall be staffed by the planning and transportation department. Staff from the department of public works, the economic and sustainable development department, and other departments deemed necessary for decision-making to support the city's transportation and parking goals shall attend meetings of the transportation commission at the commission's request.

(Ord. No. 2026-04, § 3(Att. A), 2-18-2026)



MONROE COUNTY
COMMUNITY SCHOOL CORPORATION
ENGAGE. EMPOWER. EDUCATE.

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Dr. Jeff Henderson, Assistant Superintendent
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September 22, 2026

Dear Members of the Bloomington City Council:

On behalf of the Monroe County Community School Corporation, I am writing to express our strong support for the proposed change to the Bloomington Transportation Commission that would provide for an MCCSC representative to serve on the Commission.

Transportation is an important part of the daily operations of our schools and directly affects the safety, mobility, and well-being of thousands of students and families. An MCCSC representative with direct knowledge of student transportation would bring valuable perspective to discussions involving **safe routes to school, school bus utilization, transportation efficiency, sustainability, and reducing the environmental impact of student transportation.**

We believe this opportunity would strengthen collaboration between the City and MCCSC and help both organizations identify practical, sustainable approaches to transportation that benefit students, families, and the broader Bloomington community.

We appreciate the City Council's willingness to consider this change and look forward to continuing our partnership on these important issues.

Sincerely,

Markay L. Winston, Ph.D.
Superintendent

CITY OF BLOOMINGTON, INDIANA

ORDINANCE NO. 2026-22

PROHIBITING USE OF FLOCK

AUTOMATED LICENSE PLATE READER TECHNOLOGY

Preamble

WHEREAS, on March 4, 2026, the Common Council passed Resolution 2026-04 – A Resolution Establishing Immediate Transparency, Limits, and a Public Review Process for Automated License Plate Reader (ALPR) Technology in Bloomington;

WHEREAS, Resolution 2026-04 defined ALPR technology as “any fixed, mobile, or portable camera system—together with any associated software or server—that captures images of motor vehicles and automatically detects, extracts, or converts license plate numbers (and related vehicle descriptors such as make, model, color, date/time, and location) into searchable records on alerts”;

WHEREAS, Resolution 2026-04 further required the Chief of Police and the Mayor to provide a briefing on the status of Bloomington’s ALPR program, which was enacted through a contract with the vendor Flock Group Inc. (“Flock”);

WHEREAS, on April 15, 2026, the Chief of Police delivered a report to Council about the City’s contracts with Flock, including ALPRs and security cameras connected to the vendor’s nationwide network, and the Mayor announced that the City had not renewed its ALPR contract with Flock but would be seeking other vendors for similar technology;

WHEREAS, since the City announced that it was cancelling its ALPR contract with Flock, several communities and local governments around the country have done the same, including the Monroe County, Indiana, Commissioners, who voted to terminate their Flock contract on July 23, 2026; and

WHEREAS, the Common Council acknowledges that the widespread deployment of ALPR technology by government agencies creates comprehensive databases that enable the tracking and surveillance of the general public, chilling the exercise of constitutionally protected rights including freedom of assembly, freedom of religion, and freedom of movement;

WHEREAS, the Common Council reaffirms its commitment to civil liberties, including freedom of movement and speech, due process of law, and the principle that government should not create standing surveillance capabilities absent necessity, strict limits, and democratic accountability;

WHEREAS, the Common Council finds that the privacy interests of its residents outweigh the benefits of routinely using surveillance cameras and ALPRs without extensive review and oversight, particularly given the availability of less invasive investigative methods;

WHEREAS, the City of Bloomington is committed to ensuring that it respects the dignity, privacy, and civil liberties of all persons within its jurisdiction regardless of immigration status, race, religion, national origin, or any other characteristic; and

WHEREAS, the Common Council now finds that prohibiting City agencies from acquiring or using ALPR technology and surveillance camera systems provided by Flock, or any other third-party vendor, is necessary and appropriate to protect the privacy and civil liberties of residents until such time that the City develops a comprehensive regulatory framework that can ensure the protection of resident data, privacy, and essential rights.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Bloomington, Indiana, as follows:

SECTION 1. A new chapter of the Bloomington Municipal Code, Chapter 2.87 “Prohibition on the Use of Flock Automated License Plate Readers (ALPRs) and Certain Video Surveillance Technology” shall be added to Title 2 and the table of contents, and the chapter shall read as follows:

Chapter 2.87 - “Prohibition on the Use of Automated License Plate Readers (ALPRs) and Certain Video Surveillance Technology”

2.87.010 – Purpose. The purpose of this Ordinance is to protect the health, welfare, privacy, civil liberties, and constitutional rights of all persons within the City of Bloomington by prohibiting the City and its agencies from acquiring, operating, or accessing Automated License Plate Reader technology or surveillance cameras controlled or accessed by an external entity. This Ordinance also prevents the creation of government databases that record and retain the movements and locations of residents absent individualized suspicion of criminal activity.

2.87.020. Definitions.

“Automated License Plate Reader” or “ALPR” means any fixed, mobile, or portable camera system—together with any associated software or server—that captures images of motor vehicles and automatically detects, extracts, or converts license plate numbers (and related vehicle descriptors such as make, model, color, date/time, and location) into searchable records on alerts.

“ALPR Data” means any data or information collected, generated, or derived by an ALPR system, including, without limitation, license plate numbers or characters, vehicle images, date and time stamps, GPS coordinates, and any other metadata associated with the ALPR system.

“City Agency” means any City of Bloomington department, office, board, commission, authority, or other instrumentality of the City of Bloomington government, including the Bloomington Police Department, and any employee, contractor, or agent acting on behalf of the City or a City Agency.

“Surveillance camera” means any video device used to constantly monitor and record the movements, behavior, or actions of individuals or their private vehicles in public spaces.

2.87.030. Prohibited Use and Operation of ALPR systems and ALPR data.

(a) No City Agency shall operate, use, or deploy any ALPR system within the corporate limits of Bloomington, Indiana, or on behalf of the City of Bloomington in any location.

(b) No City Agency shall record, retain, or store ALPR Data, nor cause any third party to record, retain, or store ALPR Data.

(c) No City Agency shall share, sell, transfer, provide access to, or otherwise disclose any ALPR Data in the City’s possession to any third party, except pursuant to a valid court order expressly compelling such disclosure.

(d) No City Agency shall access, search, or request ALPR data collected by another agency or third party when the City would be prohibited from collecting that data itself.

2.87.035. Prohibited Use and Operation of Certain Surveillance Camera Systems

Any surveillance cameras that produce video data which is systematically or automatically shared with any third party are banned for use by City Agencies. This includes cameras from which data is automatically transmitted, routinely made available, or independently searchable by a third party. This ban does not apply to closed-circuit camera systems or systems controlled directly by the City that cannot be accessed by a third party and whose data cannot be accessed by third parties.

2.87.040. Use guidelines for Acceptable City Surveillance Cameras.

Any surveillance cameras not subject to the ban in section 2.87.035 shall have use guidelines in place that are posted on the City website within 60 days of the passage of Ordinance 2026-22. These use guidelines shall include, at a minimum, who has access to the data, for what purpose(s) the data may be accessed, in what cases the data may

be shared, how the data is securely stored, for how long it will be stored, and a schedule of annual public reporting on its access and use.

SECTION 2. 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 3. Effective Date. 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, and after any required waiting or notice periods under Indiana law.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana,
upon the day of , 2026.

Isak Nti Asare
President, City of Bloomington

Attestation of Bloomington City Clerk:

Nicole Bolden
Clerk, City of Bloomington

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this
day of _____, 2026:

Nicole Bolden
Clerk, City of Bloomington

Approval by Mayor

Signed and approved by me upon this _____ day of _____, 2026:

Kerry Thomson
Mayor, City of Bloomington

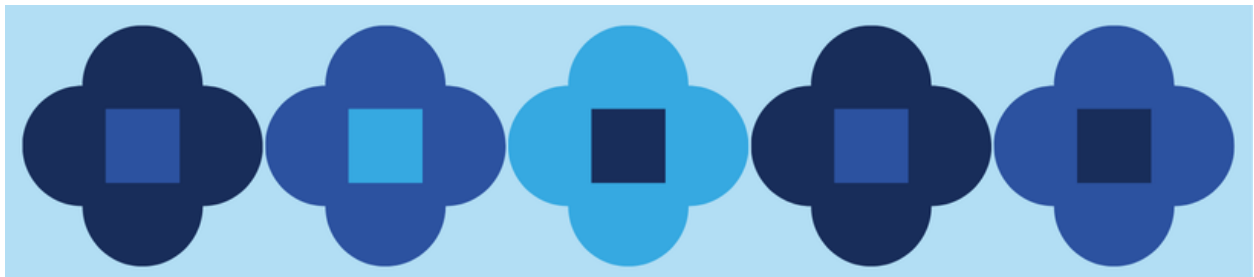
Synopsis

This Ordinance prohibits the acquisition and use of automated license plate reader technology and certain surveillance camera systems within the City of Bloomington and by any City agency.



2026 ADA Transition Plan

City of Bloomington
401 N. Morton St.
Bloomington, IN 47404
bloomington.in.gov/accessible



INTRODUCTION

The Americans with Disabilities Act (ADA) was enacted on July 26, 1990, and amended effective January 1, 2009. Title II of the ADA prohibits state and local governments from discriminating against people on the basis of their disability and from excluding people from participation in programs, services, or activities because of their disability.

Title II requires local governments to prepare Transition Plans. The City of Bloomington prepared its first ADA Transition Plan in 1990 and has updated it several times since. The most recently updated plan, created in 2024, is available online at bloomington.in.gov/accessible. Our goal is to ensure program accessibility for people with disabilities in our community by meeting or exceeding the requirements of the ADA. Periodic updates help us evaluate how well we are achieving that goal. When speaking about improvements to the built environment, we have provided the most specific information currently available, knowing that budgetary and other constraints can make it difficult to provide accurate timelines.

The City of Bloomington has designated the liaison to the Bloomington/Monroe County Human Rights Commission as the ADA Coordinator. The ADA Coordinator manages the City's efforts to comply with Title II of the ADA and communicate with local businesses their responsibilities to comply with Title III of the ADA and is responsible for investigating any alleged violations of the ADA by the City.

We are making a conscious decision to begin this Transition Plan by focusing on people. We know that by changing minds and attitudes about accessibility, we can make it easier to address barriers to accessibility and ensure that decisions are made with accessibility in mind. With that, we will look at some of the recent efforts of the Council for Community Accessibility (CCA).

The CCA is a volunteer group that advocates for the interests of people with disabilities. Formerly known as the Community Council on Handicap Concerns, the group was formed in 1990. The CCA promotes awareness of the challenges faced by people with disabilities and works to develop solutions to barriers to accessibility in the community.

While they come from diverse backgrounds, CCA members share a personal interest in accessibility issues and bring a range of leadership experiences to their work on the Council. Many members have disabilities themselves or are family members of those with disabilities.

CCA VISION AND OBJECTIVES

The CCA envisions an inclusive community where everyone is valued and empowered to access equitable opportunities.

- Assessment: To seek information about the needs and available services for persons with disabilities.
- Awareness: To educate all segments of the community.
- Accessibility: To promote access to places of public accommodation (such as restaurants, hotels, and stores), housing, programs, and services.
- Advocacy: To promote the best interests of persons with disabilities by supporting specific, identified issues.
- Advice: To serve as a resource for the community.

CCA EVENTS/PROGRAMS

In 2025, the CCA held several annual events and programs that increased community awareness of barriers and accessibility challenges faced by people with disabilities.

ADA Anniversary Celebration

The anniversary of the Americans with Disabilities Act (ADA) is marked each year on July 26. To celebrate the occasion, the Council for Community Accessibility brings together local community organizations and disability advocacy groups to table on the Fernandez Plaza outside City Hall. In 2025, more than 250 people visited tables from City departments and commissions, Stone Belt, Mobility Aids Lending Library, Special Olympics Monroe County, Indiana Institute on Disability and Community, and the Southern Indiana Center for Independent Living (SICIL).

Below, Hannah Lencheck from Stone Belt quizzes young attendees on an ADA trivia question, with prizes to be won!



Gather 'round the Table

Each year, the CCA hosts Gather 'round the Table, a free event designed to bring together the disability community for conversation, celebration, and learning around a meal.

On October 27, 2025, CCA members, community partners, and others met at The Mill to discuss barriers to employment for people with disabilities and ways to accommodate accessibility in the workplace. Panelists discussed applying and interviewing for jobs, requesting reasonable accommodations, and dealing with common barriers like transportation.

Recent past themes have included disability and the arts, accessible travel, and accessible housing and transportation in a new neighborhood.

At right, participants listen to panelists at the October 2025 event.



Disability Awareness Trainings

In 2025, the CCA began offering new trainings on disability awareness and etiquette. These trainings, presented by CCA members, discussed relevant hypothetical situations and lived experiences and focused on each department's day-to-day work.

The first training was offered to the Bloomington Fire Department, including the Mobile Integrated Health Unit, in June 2025. The CCA has since presented trainings to the Planning and Transportation Department, the Parks and Recreation Department, and the Information Technology Services Department. Future trainings are planned with organizations in the community, including Bloomington Township Trustee, Beacon Inc., Middle Way House, Monroe County Public Library (MCPL), and United Way, as well as additional City departments.

Below at left, CCA members Karin Willison and Casey Guarino present to several crews from the Bloomington Fire Department. Below at right, CCA member MarChé Daughtry demonstrates cane technique to members of the City's Planning and Transportation Department.



AccessAbility Decal Program

The AccessAbility Decal Program recognizes local businesses that meet minimum standards of accessibility, such as accessible parking spaces, entrances without steps, wider aisles, and wheelchair-accessible restrooms. Qualifying businesses are presented with a decal to display on their storefront. In 2025, the CCA began using BlueDAG, an accessibility software, to produce more consistent and accurate surveys. With the software, the CCA can issue detailed and professional reports that list specific ADA citations related to accessibility barriers.

Snow Buddies

Last year, the CCA launched the Snow Buddies program, which pairs a volunteer with a neighbor who is unable to shovel snow because of their disability or age. Volunteers are assigned to a resident for the winter and come by each time it snows to clear their sidewalk and a pathway to their front door. The program pilot was a great success and highlighted that this program meets an important need.

During the 2025-2026 winter, we expanded the program, connecting volunteers to even more households. Snow Buddies also inspired similar efforts in Indianapolis and Marion County, just as we were initially inspired by a Montana program.

To learn more, volunteer, or request services, visit the [Snow Buddies website](https://bton.in/SnowHelp) (bton.in/SnowHelp).

MALL

The Mobility Aids Lending Library (MALL) began in 2022 in partnership with CCA and the Monroe County Public Library and has since gained its 501(c)3 status as a nonprofit. Their mission is to provide free mobility devices, including canes, walkers, rollators, manual wheelchairs, and power wheelchairs, to those who need them. Those who have unneeded devices can donate them to be used within the community.

CURRENT CCA GOALS

In January 2026, CCA members revisited the strategic goals the Council had established in 2025.

Transportation

- Expansion of BT Access or other publicly funded accessible transit options to include routes outside of Bloomington (to appointments in Indianapolis, for example) (5 years)
- Incentivize accessible Ubers or taxis in Bloomington (available any time, including late at night) (1-5 years)

The CCA will continue to work toward these goals, but will not prioritize them in 2026. Bloomington Transit's new microtransit option is accessible.

Accessibility/ADA Standards

- Work with city and county government and business communities to incentivize stricter, better-than-ADA standards within Bloomington city limits for new constructions of hotels, restaurants, the new convention center, etc. (Ongoing, increasing over 1-5 years)

The CCA will prioritize this goal in 2026, maintaining the momentum developed in conversations about the Hopewell development. A new priority will be discussing amendments to Bloomington's Unified Development Ordinance (UDO) to implement more effective accessibility requirements.

- Work with BMV, City, IU and the Bloomington Police Department to educate drivers about accessible parking etiquette and develop methods for enforcing while educating offenders. (5 years)

- Work with City and subcontractors on effective snow removal procedures to remove access barriers to paths of travel for people with disabilities. (now and ongoing)

The CCA will not prioritize these issues in 2026. In 2025, the CCA opened conversations with relevant City departments and personnel about snow removal procedures.

Community Connections

- Increase community engagement and outreach by meeting people where they are with “Traveling CCA Meetings” (similar to Meet the Mayor) hosted by the CCA once a quarter at Stone Belt, Endwright, or other locations. (now and ongoing)
- Increase diversity of perspectives by connecting with other social service organizations that work with people with disabilities, such as the MCPL, Beacon, HealthNet, and Middle Way House. (1-5 years)
- Host informal social meetings to connect with potential members (within the year)
- Offer Disability Awareness/Etiquette trainings (starting summer 2026)

The CCA will continue to look for new connections and collaboration possibilities in 2026. We will especially prioritize offering trainings, which were successfully launched in 2025.

Employment

- Creation of a peer-to-peer support program around employment (1-5 years)
- Collaborate with organizations like Fehribach Center (IU), Goodwill and the Department of Workforce Development to reach out to hiring managers at major employers (e.g., Cook, NovoNordisk, MCCSC, IU) to offer training on hiring people with disabilities (1-5 years)
- Connect local consultants (e.g., CCA members) with businesses and organizations looking for assistance with accessibility questions (now and increasing within 1-5 years)

The CCA will backburner these efforts for 2026 after hosting a successful Gather ‘round the Table on the theme of employment.

Housing

- Become more involved in efforts to increase local development of affordable and accessible housing, reaching out to HAND, City Council and CoDesign Commons (1-5 years)

The CCA will continue to work on the issue of housing, potentially through adding it as a new focus for the existing Transportation and Mobility Committee.

Advocacy

- Continue to be a voice in local and state-wide efforts to defend the rights of people with disabilities in the face of current threats to Medicaid, Education, and Section 504, and other ongoing and future threats.

The CCA will respond to new threats to people with disabilities in 2026, particularly by recommending effective individual actions to CCA members.

CCA SERVICES

- Awareness Training: For organizations, businesses, and government employees
- Disabilities Awareness Presentations: To schools and religious and civic groups through our Speakers Bureau
- Free Consultations: To review building or architectural plans to evaluate accessibility according to Americans with Disabilities Act (ADA) specifications
- Workshops for Businesses: On the benefits and responsibilities of complying with the ADA

ACCESSIBLE TRANSPORTATION AND MOBILITY PRINCIPLES

The following Principles were developed by community volunteers in consultation with City staff members in the Community and Family Resources, Engineering, and Planning and Transportation departments. The Principles are included in the Comprehensive Plan that was adopted by the City Council.

Statement of Purpose

These Accessible Transportation and Mobility Principles seek to guide how the City of Bloomington plans and implements accessible transportation and mobility considerations for persons with disabilities. These Principles are intended to inform city-wide improvements and developments of public spaces so that legislation and infrastructure truly reflect the needs of our diverse community.

Goals & Policies

Goal 6.8 Develop Equitable Access: Connect people with disabilities meaningfully to essential needs and services, including housing, grocery stores, health care facilities, jobs, schools, mass transit stops, parks, and other places to live, work, and play.

Policy 6.8.1: Involve people with disabilities in decision-making. Establish a transparent, equitable public process that includes people with low vision, mobility challenges, and other disabilities in the full range of transportation decisions from design to operations.

Policy 6.8.2: Provide safe and functional mobility. Prioritize transportation safety for the most vulnerable users over and above access and speed for cars and trucks, through funding for infrastructure such as well-maintained sidewalks, readily-available ramps, and accessible transit stops.

Policy 6.8.3: Ensure accountability. Document and evaluate progress on implementation of the municipality's ADA Transition Plan by updating the Plan's data and revising its goals at least biennially.

ADA STANDARDS AND GUIDELINES

The City of Bloomington is committed to ensuring that all new facilities, including buildings, parks, trails, and sidewalks, as well as all renovations to those facilities, comply with the ADA. The City also works to make its programs, meetings, and entertainment as inclusive as possible. Recently, this has included the addition of mobility options like an accessible golf cart, mini bus, and all-terrain wheelchair and the installation of a tactile map in Switchyard Park. The CCA has also been consulted to help with art installations.

In 2011, the City's Board of Public Works passed Resolution 2011-99, adopting the proposed Public Right of Way Accessibility Guidelines (PROWAG) as the standards to follow for evaluation, design and construction of infrastructure in the public right of way (see Appendix A for a copy of the resolution). The City will continue to comply with PROWAG in all future projects and renovations.

SELF EVALUATION

Evaluation of Physical Facilities

Accessibility surveys and audits were done by CCA-trained volunteers and City staff. The original facility survey was designed by the CCA and the City's ADA Coordinator and examined parking; path of travel; entrance and doors; elevators, stairs, and railings; common areas; and public restrooms and drinking fountains. In each area, surveyors checked for a minimum compliance with ADA standards. Parks & Recreation staff reviewed all of the parks for accessibility.

Definition of *technically infeasible*:

In the following material, "technically infeasible" with respect to an alteration of a building or a facility means that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame; or because other existing or site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Assessment of City-Owned Parking Facilities

Parking Lots

- E. 6th St. & N. Lincoln St. Parking Lot is ADA Compliant.
- W. 4th St. & N. Washington St. Parking Lot, with the exception of an inaccessible payment machine, is ADA Compliant.
- E. 4th St. & N. Dunn St. Parking Lot is ADA Compliant.

Parking Garages

- 300 N. Morton St. ("Morton St. Garage")
 - Stairway railings lack 12" extensions beyond risers.
 - Stair railings are scheduled to be replaced within the next five years (by 2032). The stair railings will not be fully compliant until that replacement occurs.
- W. 7th St. & N. Walnut St. ("Walnut St. Garage") is ADA Complaint.
- W. 4th St. & N. College Ave. ("4th St. Garage") is ADA Compliant.
- Trades District Garage is ADA Compliant.

Metered Parking

The City maintains approximately 168 ADA parking spaces in its inventory of enforceable parking spaces, which includes street parking. During calendar year 2025, the Parking Services Division issued 423 ADA parking citations (figure does not include citations that were later voided or dismissed) and 57 warnings.

Assessment of City-Owned Buildings

All buildings have been surveyed or reviewed in the past three years. They are presented in alphabetical order.

- Allison-Jukebox Community Center (349 S. Washington St.)
 - An accessible push-button entry system was added to the front and back doors in late 2025.
 - A new mini-bus with lift entry and wheelchair securing areas was purchased in 2025 for camp use.
 - Outdoor railings lack 12" extensions beyond risers, but this is technically infeasible to fix without major renovation.
 - Restrooms do not have the appropriate turning radius due to limited space. Major renovations would be required to address this issue.
- Animal Shelter (3410 S. Walnut St.)
 - ADA compliant.

- Banneker Center (930 W. 7th St.)
 - Handrails on interior stairways lack 12" extensions beyond risers. A major renovation would be required to fix this issue.
 - Exterior door handles cannot be opened with a closed fist, but new handles cannot be added to existing doors. A new push-button door opener was added to the doors in 2025.
 - Restroom doors on the ground floor have door handles on the inside that cannot be opened with a closed fist.
 - The elevator, while still functional, is on the capital replacement list as it is nearing the end of its lifespan.
 - Worn front entry steps that caused trip hazards and accessibility issues were replaced in February 2026.
- Bloomington Fire Department Station 1 (300 E. 4th St.)
 - Facility has been remodeled to be ADA compliant. New accessibility survey scheduled for Fall 2026.
- Bloomington Fire Department Station 2 (210 S. Yancy Ln.)
 - Facility has been remodeled to be ADA compliant. New accessibility survey scheduled for Fall 2026.
- Bloomington Fire Department Station 3 (800 N. Woodlawn Ave.)
 - Facility has been remodeled to be ADA compliant. New accessibility survey scheduled for Fall 2026.
- Bloomington Fire Department Station 4 (2201 E. 3rd St.)
 - Path of travel needs signage to indicate the accessible entrance. The exterior door handle should have a lever rather than a knob. The restroom doors are too narrow, the restroom is not 5' x 5' and lacks grab bars, the paper towel dispenser is too high, and the toilet paper dispensers are not the correct height. There is no accessible signage. The accessible parking is not striped correctly.
 - With the significant investments made in the other four facilities, funding is not currently available to address these changes. However, these issues will be addressed when funding is available.
- Bloomington Fire Department Station 5 (1987 S. Henderson Ave.)
 - Facility has been remodeled to be ADA compliant. New accessibility survey scheduled for Fall 2026.
- Bloomington Police Department Administration (220 E. 3rd St.)
 - ADA compliant.
- Bloomington Police Department Sub-Station (245 W. Grimes)
 - ADA compliant.

- Cascades Golf Course Clubhouse (3550 N. Kinser Pike)
 - ADA compliant.
- Frank Southern Ice Arena (1965 S. Henderson St.)
 - Bleachers are not accessible but are technically infeasible to fix. A platform area for wheelchair users was added in 2023.
 - New push-button exterior entry doors were added in 2025.
- Showers City Hall (401 N. Morton St.)
 - ADA compliant.
- Switchyard Park Pavilion (1601 S. Rogers)
 - ADA compliant.
 - Added a tactile map in 2025 specifically for people with vision impairments.
 - Added a golf cart shuttle in 2024 for people who use mobility assistance devices. The shuttle includes a ramp and the ability to secure a wheelchair during transit.
- Twin Lakes Recreation Center (1700 W. Bloomfield Rd.)
 - ADA compliant.
 - The front doors were replaced, new entry concrete was poured, and an accessible push-button entry system was added in late 2025.

Assessment of City-Owned Parks and Trails

The City's Parks and Recreation Department strives to exceed its obligations under the ADA. The department regularly surveys its facilities to make sure that they are accessible. When it finds barriers to accessibility in possible violation of the ADA, it implements plans and budgets for removing those barriers as quickly as possible. Parks and Recreation employs an Inclusive Recreation Coordinator who makes sure that its programs are as accessible as possible. Anyone with a question about accessibility at a Parks property or event should contact the Parks and Recreation Department. The site conditions were updated based on site visits in the summer of 2022. A broader reassessment is currently being considered for 2027-28. A list of all parks and trails locations are in Appendix B.

Parks and Trails

Parks and trails are presented together in alphabetical order.

- B-Line Trail
 - 3.2-mile hard surfaced recreational trail, parking lot, and site amenities (benches, tables, fountains) are all accessible. Continuous

assessment of paver sections for missing or uneven pavers is needed.

- Continuous assessment of edges of trail for drop-offs is needed.
- **Bloomington Rail Trail**
 - The 2-mile crushed stone surface recreational trail is technically infeasible to make more accessible, but gravel surface is groomed and repaired periodically.
- **Broadview Park**
 - Accessible shelter, playground, and site amenities.
- **Bryan Park**
 - Picnic shelters (3), playgrounds (3), parking lots (6), swimming pool, restrooms, stream bridges (2), paved fitness trail south of the stream, and site amenities are all accessible.
 - A new accessible lift chair was installed at the pool in 2024
 - The pool and locker room are dated (1960s) and could use renovation. Pool does not have a zero-entry edge. Locker rooms are accessible to navigate through but lack accessible shower features/grab bars/etc.
 - The playground for ages 5-12 was replaced in 2024, improving the level of accessible playground equipment versus what was present previously.
 - The playground surfacing on the playground for ages 2-5 was replaced in 2025 due to cracks and seams between the tiles. The new pour-in-place surfacing improves accessibility.
 - The trail north of the stream and the bridge are technically infeasible to make accessible.
- **Building & Trades Park**
 - Basketball courts (5), restrooms, playgrounds (2), shelters (2), perimeter walking trail, parking lot area are all accessible.
 - In 2025, the outdated (and technically inaccessible) ramp was removed and replaced with a new asphalt walking trail that provides smoother, safer access through the park. The existing picnic shelter was demolished and a new shelter constructed along the new path to make the shelter easier for visitors to reach and use. Parking lot upgrades were also completed, improving transitions between the asphalt surface and the concrete walking trail.

- Butler Park
 - Accessible playgrounds (2), parking lot, restrooms, and basketball court.
 - Paved walking trail on north end is too steep and is thus technically infeasible to make accessible.
 - No maintained path exists to the northwest picnic shelter.
 - In spring of 2025, 3 raised garden beds were added to the Community Garden. These are still accessed via soft-surface grass areas.
 - Steps and railing were replaced to meet modern accessibility standards in Spring of 2025.
- Cascades Park – Lower
 - Sycamore Shelter, Waterfall Shelter, Sycamore Parking Lot, 1.5+ miles of paved trail, and 700+ feet of accessible boardwalk are accessible.
 - Hiking trails and some areas on the west side of the creek near the southern end of the park (rugged terrain, inaccessible narrow bridges) are technically infeasible to make accessible.
- Cascades Park – Upper (Lions Den)
 - Accessible shelter, playground, and site amenities.
- Cascades Park – Upper (Skate Park)
 - Accessible basketball court, parking, and site amenities.
- Clear Creek Trail
 - 2.4-mile paved trail is fully accessible.
- Creeks Edge Trail
 - Section of trail is “missing” between north and south sections of trail (it becomes soft-surface grass and does not meet slope standards), but land acquisition and capital funds would be required to acquire and fill in this missing section.
 - Some sections of asphalt trail on the south end near Sare Rd. do not meet cross-slope requirements.
- Crestmont Park
 - Accessible parking lot, basketball courts, playground (1), and site amenities.
 - The east shelter and disc golf course are technically infeasible to make accessible due to the terrain.

- Ferguson Dog Park
 - Accessible parking, access path to fenced dog area, and site amenities. Once into the dog parks the terrain is all natural or crushed limestone path.
- Griffy Lake Nature Preserve
 - Accessible parking, boat rental, boat dock, trails, fishing pier, and causeway walkway.
 - Trails are technically infeasible to make accessible.
 - Two pit toilets at Griffy are too high off the ground to be considered accessible. Railings need to be lowered, and there are issues with lowering the vault height and the floodplain.
 - In 2025, the parking entry drive was repaved and a dedicated pedestrian lane was added and striped to create better access between the parking lot and causeway.
- Highland Village Park
 - Accessible parking lot, shelter, basketball courts, playground, paved walking trail, and site amenities.
- Hopewell Commons
 - In April 2025, Hopewell Commons opened. It was designed and built as a curbsless environment, and interactions between the park and the street are all accessible.
- Jackson Creek Trail
 - Accessible 1.15-mile hard surfaced recreational trail and site amenities.
- Leonard Springs Nature Park
 - Hiking trails are technically infeasible to make accessible.
- Miller-Showers Park
 - Accessible parking lot, observation pier, 0.5-mile paved walking trail, and site amenities. In 2025, paving repairs were made to the east-side trail to eliminate root heave from nearby trees.
- Mills Pool
 - A new lift chair was installed for accessible pool entry in 2024.
 - Accessible parking was added to the entry cul-de-sac in 2025.
 - Pool has zero-entry edge.
 - The pool and locker room are dated (1960s) and could use renovation. Locker rooms are accessible to navigate through but lack accessible shower features/grab bars/etc.

- Olcott Park
 - Accessible parking lot, woods trail, shelter, playground, restroom/concession building, and site amenities.
 - The trail to Sherwood Oaks Park is technically infeasible to make accessible due to the slope.
 - Perimeter trail has heavy root heave and needs asphalt repairs for accessibility.
- Park Ridge Park
 - Accessible tennis courts, shelter, basketball courts, playground, and site amenities.
 - Accessible path connects street level to picnic shelter, water fountain/bottle filler, and playground. Playground surfacing is engineered wood chips.
 - No accessible path connection to basketball court.
- Park Ridge East Park
 - Accessible path bisects park north-south and connects picnic shelter, playground (engineered wood chip surfacing) and sidewalk to tennis courts. No accessible/paved path to basketball or tennis court exists.
 - Community garden area (soft surface) is inaccessible.
- Peoples Park
 - Accessible sidewalks and site amenities.
- Polly Grimshaw Trail
 - Accessible 0.67-mile paved trail.
- RCA Park
 - Parking, tennis courts, basketball courts, shelters (2), restroom, playground, site amenities, and paved walking loop trail are all accessible. Hiking trails are soft-surface and are not feasible to make accessible.
 - In 2024, a new picnic shelter in a more central and accessible location replaced the old one. An accessible ramp and picnic tables were added.
- Rogers Family Park
 - Jackson Creek Trail is accessible through the park.
- Rose Hill Cemetery
 - Accessible roads and sidewalks through the cemetery.

- Schmalz Farm Park
 - Accessible playground, shelter, site amenities, and pedestrian entrance.
- Seminary Park
 - Accessible sidewalks, plaza, and site amenities.
- Sherwood Oaks Park
 - Accessible parking, tennis courts, playground, and site amenities.
 - Shelter and basketball court are technically infeasible to make accessible in current locations due to floodplain issues.
- Southeast Park
 - Accessible parking and tennis courts.
 - Southeast Trail is accessible. Improvements were made to the trail on its north end along Moores Pike in 2024.
 - There is no accessible path to the basketball court. Budget considerations will determine when this gets addressed in the future.
- Switchyard Park
 - Accessible stage, restrooms, sports courts, dog park, playground, shelter, and splash pad.
 - Two water chairs for use at the spray pad are available.
 - An accessible golf cart for Switchyard Park was purchased to aid with mobility needs in the park.
 - New universal tactile map of the facility was installed in 2025.
- Twin Lakes Sports Park
 - Accessible parking, ballfields, playground, restrooms, concessions, and site amenities.
 - Perimeter soft surface walking rail is technically infeasible to make accessible.
- Waldron, Hill, and Buskirk Park
 - Accessible stage and paver audience area, fountain area, and areas around playground. Playground has accessible elements and pour-in-place surfacing.
- Wapehani Mountain Bike Park
 - Parking and mountain biking trails are technically infeasible to make accessible.
- Winslow Sports Park
 - Accessible parking, ballfields, playground, restrooms, concessions, and soft surface fitness trail.

- Winslow Woods Park
 - Accessible parking, basketball courts, playground, shelter, garden plots, and site amenities.
 - Hiking trails are technically infeasible to make accessible.
 - The Community Orchard added pavers to their paths after the Department added a concrete sidewalk to the orchard.
 - Added two additional raised bed gardens to the Willie Streeter Community Garden in 2025. These are still accessed via soft-surface grass areas.
 - Two additional water spigots were added to the Willie Streeter Community Garden in 2024 in order to improve access to watering gardens and reduce the distance of carrying water or a hose.

Hiking, mountain biking, soft-surface walking, and mowed trails which are technically infeasible to make accessible due to rugged terrain are not listed above.

Public Right of Way Data

The City of Bloomington uses many different strategies to remove barriers to accessibility in the public-right-of-way. These include identifying and repairing accessibility issues as identified by sidewalk and curb ramp condition assessments, responding to citizen complaints, and removing barriers as part of new construction or resurfacing projects. Missing or damaged sidewalks are significant ongoing challenges to accessibility in our community.

The Public Works Department contracted for real-time street pavement condition field assessments in 2017 and again in 2021. The data collected during these endeavors was used to update all of the current Pavement Condition Index (PCI) ratings for the City's 239 miles of public use streets. This marked a significant improvement over prior methods that did not allow for consistent reporting or entire citywide assessments to be completed due to time and staff limitations. The Public Works Department utilized these updated PCI ratings to prepare targeted improvements and investments during the development of the City's annual paving schedule.

An asset condition picture for the 240 mile sidewalk network, 29 miles of sidepaths and all associated Americans with Disabilities Act (ADA) compliant

accessible curb ramps were another component of these two condition assessment projects. They were conducted via a line-of-site method during the street PCI collection phase. Although it provided a holistic view of citywide sidewalk and sidepath conditions for the first time ever and was a major milestone in data collection for the City of Bloomington, it was not comprehensive. The final report suffered from limitations ranging from parked vehicles to vegetation overgrowth that obstructed sidewalk views and made visual collection by the surveyors impossible in some areas.

In 2025 the Public Works Department contracted for a new street pavement PCI condition assessment. However, unlike the previous two assessment projects, additional funding was available to include a citywide detailed assessment focused completely on sidewalks, sidepaths and ADA compliant curb ramps in a fashion very similar to the street pavement PCI. During the summer and fall of 2025 an off-road vehicle driven by contractor personnel outfitted with an array of technological tools drove the entire sidewalk and sidepath network to collect extremely detailed real-time field conditions.

The condition data that was gathered will provide a comprehensive analysis to assist in identifying areas of concern, developing a prioritized rehabilitation program, better targeted maintenance activities and assist in administering the City's Sidewalk Repair Assistance Program. It will also allow the City to better plan and budget for maintenance and future improvements to both the motorized and non-motorized transportation networks.

Full data and statistical reports will be delivered in the second quarter of 2026, which will also include a presentation by the contractor to the City Council and Traffic Commission during an upcoming meeting. The finished report, along with data from the previous reports from 2017 and 2021, will be available to the public on the City of Bloomington B-Clear Open Data Portal. Additionally, a host of other Public Works Department operational data and metrics is available for review as well. It can all be found at data.bloomington.in.gov.

On the next page, a front profile view of the sidewalk testing vehicle that was used to perform the 2026 sidewalk, sidepath and curb ramp assessment for the City of Bloomington.



Definitions:

- *Sidewalks*: The part of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines intended for the use of pedestrians (I.C. 9-13-2-167)
- *Multiuse Path*: A type of sidewalk designed primarily for use by pedestrians, persons riding bicycles, and persons using coasters for transportation and recreation purposes that is physically separated from motor vehicle traffic and within a highway right-of-way or adjacent easement (BMC 15.04.057)

- *Multiuse Trail*: A facility designed primarily for use by pedestrians, persons riding bicycles, and persons using coasters for transportation and recreation purposes that is physically separated from motor vehicle traffic, has all the same operational requirements of a sidewalk, and is a public facility not within a highway right-of-way or adjacent easement (BMC 15.04.058).

Public Right of Way Data

The table below includes updated figures from 2024-2025. The program to fix sidewalk trip hazards was started in 2018. Figures for 2019-2021 include sidewalk repaired via the Sidewalk Repair Assistance Program. In 2018, there was a focus on installing audible pedestrian signals and countdown timers at signals.

Infrastructure	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Sidewalks New (linear feet)	3105	2885	2295	2095	2310	1505	405	175	4730	985
Sidewalks Repaired/Replaced (linear feet)*	7817	5898	6921	8918	8360	7343	7869	7767	4635	985
Multiuse Path New (linear feet)	9522	0	1780	2510	13315	4640	6345	3640	3200	3510
Multiuse Path Repaired/Replaced (linear feet)	0	0	0	50	0	160	0	0	550	300
Trail New (linear feet)	1700	0	255	0	0	0	2810	0	130	490
Sidewalk Trip Hazards Repaired i.e., sidewalk grinding (linear feet)	-	-	749	0	7400	3861	9632	5566	6147	21717
Sidewalk Trip Hazards Saw Cut (number of)	-	-	179	0	2272	1112	2836	1681	3124	8179

Infrastructure	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ADA Curb Ramps Installed (number of)	114	191	137	208	174	227	219	179	449	273
Traffic Signals New/Replaced (number of)	2	2	1	2	1	3	4	1	2	0
Audible Pedestrian Signals	2	2	15	2	1	3	4	1	5	4

Fiscal Impact Statement & Estimated Costs

The City of Bloomington estimates the cost of sidewalk reconstruction at \$1.3 million for a half mile of new sidewalk, \$10,000 for ADA ramps per intersection corner (\$20,000 if it includes bump outs), and \$400,000-500,000 per signalized intersection modernization.

Funding Sources

A variety of local, state, and federal sources of funding are available to remove the sidewalk and curb ramp access barriers identified in this Transition Plan. These sources include, but are not limited to, those listed below.

Local Funding Sources

- General Funds
- Tax Increment Finance Districts (TIF)
- Alternative Transportation Fund (ATF)
- General Obligation (G.O.) Bonds
- Cumulative Capital Development

State Funding Sources

- Motor Vehicle Highway
- Local Road & Street

Federal (HUD)

- Community Development Block Grants (CDBG)

Federal (FHWA)

- Surface Transportation Program (STP)
- Highway Safety Improvement Program (HSIP)
- Transportation Alternative Program (TAP)

Remediation of Inaccessible Pedestrian Facilities

The City of Bloomington is aware of places in our pedestrian network that are not fully accessible. Barriers to accessibility, such as obstacles, gaps, or missing sidewalks and curb ramps, can make it difficult or impossible for people with disabilities to navigate to their destination. These inaccessible conditions do not always constitute ADA compliance deficiencies in need of immediate attention, but they may be good candidates for improvement.

The City welcomes public reports of barriers to accessibility, which can be made to the Council for Community Accessibility, to the ADA Coordinator, or via uReport. Once locations have been identified, the City of Bloomington can work to prioritize projects, seek funding, and improve our pedestrian network for all members of our community.

Modifications and New Construction

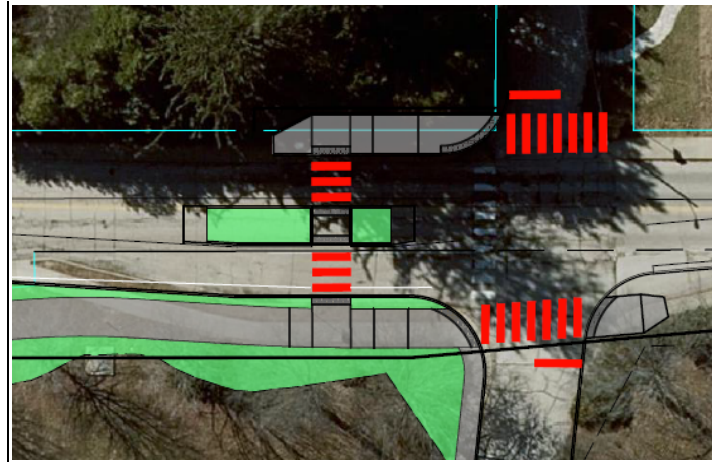
Since 1995, the City of Bloomington has included pedestrian facilities in almost all of its public improvements, with very few exceptions. For new construction projects, the City adheres to the proposed Public Right of Way Accessibility Guidelines (PROWAG) for all pedestrian facilities included in its projects. In 2011, the Bloomington Board of Public Works formally adopted the PROWAG as the City's accessibility design standard.

Improvements to the right-of-way such as repaving (mill and fill, overlay, etc.), traffic signal modernization, sidewalk improvements and repairs, etc., require the City to update pedestrian facilities to meet ADA specifications. Therefore, the City's policy for paving operations is to update curb ramps at intersections with public streets and public alleys where sidewalks exist to the maximum extent feasible.

For traffic signal modernization projects, the City's policy, in addition to bringing existing curb ramps into compliance with ADA, is to include accessible pedestrian signals (APS) to the maximum extent feasible.

Many of the City's accessibility improvements are implemented in coordination with other projects such as street resurfacings and traffic signal replacements. The City also pursues standalone projects that are specifically intended to improve pedestrian safety and accessibility including projects to install new or improved curb ramps and crosswalks in prioritized areas.

The image below shows accessible curb ramps and an improved crosswalk to be constructed across High Street at Hunter Avenue as part of the High Street Multiuse Path and Intersection Improvements Project.



Yearly Schedule

Accessibility improvements will be achieved each year in coordination with the construction of capital facilities, street repaving projects, and traffic signal modernizations.

Bloomington Transit Stop Accessibility

In 2024, Bloomington Transit conducted a complete bus stop inventory as an update to the 2019 system inventory. This provided insights on the state of all 450+ stops in the network and helped prioritize areas most in need of improvement. Between 2023 and 2025, Bloomington Transit improved two dozen bus stops, with City of Bloomington crews upgrading many more, to meet ADA requirements. The approach for upgrades focused on adjusting stop locations and improving stop accessibility during routine road paving. Bloomington Transit has also focused on bringing stops with 'good' accessibility up to 'excellent' to ensure as many stops as possible are accessible according to all metrics in the ADA standards.

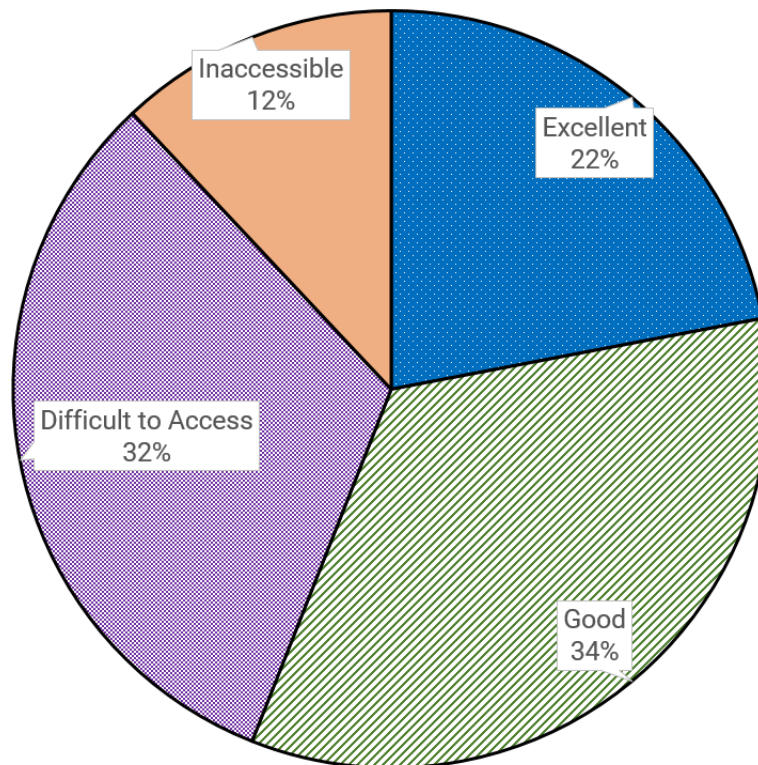
Bloomington Transit has worked with the Environmental & Sustainable Development office to have additional ADA shelters installed around the city to target areas that lack adequate shade. Collaborations are also made with City Planning & Transportation and Engineering Departments to ensure all new

development and sidewalk work includes improvements to the existing bus stops in the area.

Bloomington Transit has budgeted \$200,000 for bus stop improvements in 2027. They are consulting with the CCA to help prioritize these improvements.

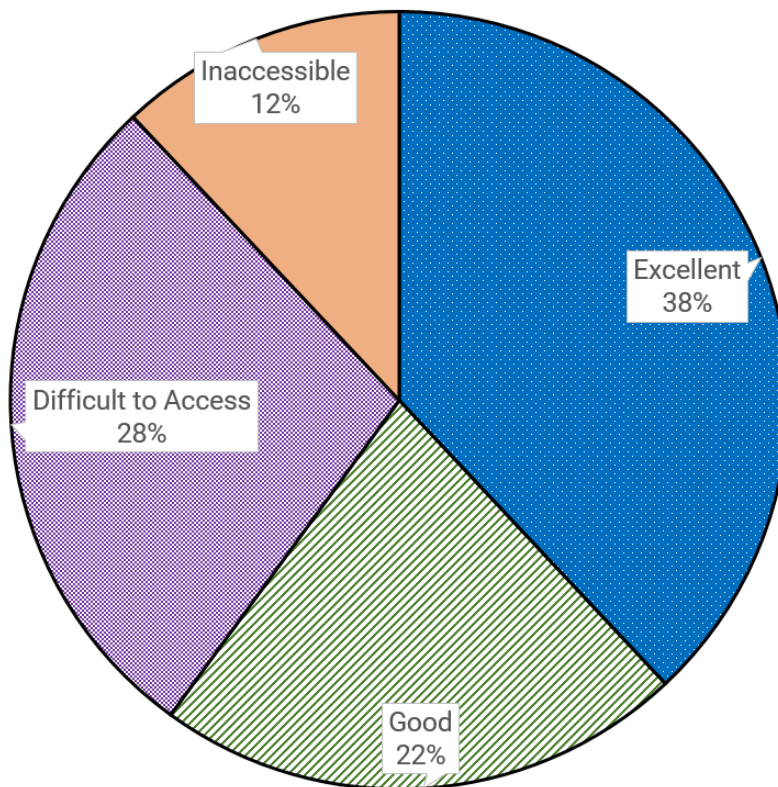
Bus Stop Accessibility Ratings 2023

Description	Percentage
Excellent (No issues with access)	22%
Good (Minor accessibility problems, improvements could be made)	34%
Difficulty to access (someone with a disability may avoid this stop)	32%
Inaccessible (Hazardous, consider relocating)	12%
Total	100%



Bus Stop Accessibility Ratings 2025

Description	Percentage
Excellent (No issues with access)	38%
Good (Minor accessibility problems, improvements could be made)	22%
Difficulty to access (someone with a disability may avoid this stop)	28%
Inaccessible (Hazardous, consider relocating)	12%
Total	100%



Accessibility for City Website and Digital Distribution

In 2021, the City's Information & Technology Services (ITS) Department developed and provided training on Document Accessibility for City Website and Digital Distribution. In 2023, the training was updated and distributed to all City staff as an annual, mandatory video-based training. In 2025 and 2026, ITS has

trained key department staff with department-specific trainings and established digital accessibility office hours. In addition to the training, the ITS department provides resources to City staff for making public documents and website pages accessible, including:

- Internal knowledge base of instructions and resources for creating accessible documents including a checklist on how to make documents (Word, Acrobat, and Google Docs) accessible (see Appendix C)
- Tools to test webpages and documents for accessibility, such as Grackle Docs, Adobe Acrobat Pro and Equidox software and associated training for remediating existing PDF documents for accessibility
- Internal knowledge base of best practices for creating accessible web pages
- Internal help desk form for requesting ITS assistance with creating accessible content
- ITS in-house expertise in implementing document accessibility.

Since February 2023, the City has held a Digital Accessibility Working Group to prepare for the Department of Justice's final rule updating its regulations for Title II of the Americans with Disabilities Act, which provides specific accessibility requirements for web content and mobile applications. Information Technology staff, the Human Rights Liaison/ADA Coordinator, a Legal Department attorney, and department representatives developed and implemented processes, trainings, and guidance for all City staff to meet these requirements by the updated 2027 deadline. For more information on the final rule, visit the [ADA Fact Sheet](https://ada.gov/resources/2024-03-08-web-rule) (ada.gov/resources/2024-03-08-web-rule).

The City is already in compliance with many requirements for website and document accessibility. The City's WCAG standard is WCAG 2.2 AA. We understand these standards will change over time and will monitor the evolution of standards for adjustment where warranted in the coming months and years. Currently, we do live auditing of our city website and PDF uploads. When a page is edited or a PDF is uploaded or changed, it is scanned and the compliance results are reported via the city's Webscan application. If compliance issues are found, the author of the web page or document is notified via email. We also conduct monthly scans of the Switchyard Park (switchyardpark.com) and Bloomington Transit (bloomingtontransit.com) websites. Lastly, we review all public-facing applications and kiosks for accessibility and internally document the results to correct any issues.

PUBLIC INPUT

The City provided the following opportunities for individuals and community organizations to comment on this Transition Plan:

- Public notice of a public comment period via a City press release (April 27, 2026)
- Draft document made available on the City's website (<https://bloomington.in.gov/accessible>)
- Document made available at the Monroe County Public Library
- Presentation and discussion with the City of Bloomington Council for Community Accessibility (April 27, 2026)
- Presentation and discussion with the City of Bloomington Transportation Commission (April 27, 2026)
- Presentation and adoption by City Council (Date TBD)

CONTACT

This document is online at <https://bloomington.in.gov/accessible>.

For more information, contact the ADA Coordinator/Council for Community Accessibility staff liaison.

Michael Shermis (812-349-3471; cca@bloomington.in.gov)

APPENDIX A: PROWAG Resolution

Resolution 2011-99

Board of Public Works Accessibility Guidelines.

Whereas, the City of Bloomington is updating the ADA Transition Plan; and

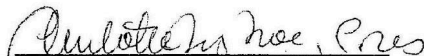
Whereas, to complete the revision, public infrastructure must be evaluated against criteria to determine compliance and barriers; and

Whereas, the United States Access Board has provided Public Right Of Way Accessibility Guidelines specific to pedestrian circulation in public rights of way (hereafter, PROWAG); and

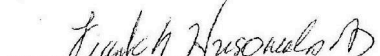
Whereas, the Federal Highway Administration has identified PROWAG as best practices for accessible design for public rights of way.

Now, Therefore, Be it resolved that the Board of Public Works adopts the PROWAG for evaluation, design, and construction of infrastructure in the public right of way.

BOARD OF PUBLIC WORKS


Charlotte Zietlow, President


James McNamara


Dr. Frank N. Hrisomalos

Date: 9/27/11

The information in these graphics is presented in a full-text version below the images. Note that these graphics and full text versions do not include the most recent accessibility improvements to all parks and trails.



Facilities

(Restrooms, drinking fountains, rental space, lighting, and electricity available in all facilities)

1. Allison-Jukebox Community Center (351 S. Washington St., 349-3731). Accessible.
 - a. Parking.
2. Banneker Community Center (930 W. Seventh St., 349-3735). Accessible.
 - a. Basketball courts.
3. Bryan Park Pool (1020 S. Woodlawn Ave.) Accessible. Open seasonally.
 - a. Concessions, benches, picnic tables, seasonal restrooms, parking.
4. Cascades Golf Course (3550 N. Kinser Pk., 349-3764). Accessible.
 - a. Benches, picnic tables, seasonal restrooms, porta johns, parking, paved trail, unpaved trail, shelters.
5. City Hall/Showers Common/Fernandez Plaza (401 N. Morton St., 349-3700). Accessible.
 - a. Benches, parking, public art.
6. Frank Southern Ice Arena (2100 S. Henderson St., 349-3740). Accessible.
 - a. Concessions, benches, picnic tables, parking.
7. Mills Pool (1100 W. 14th St.). Accessible. Open seasonally.
 - a. Benches, picnic tables, parking.
8. Twin Lakes Recreation Center (1700 W. Bloomfield Rd., 349-3720). Accessible.
 - a. Benches, picnic tables, parking, basketball courts, volleyball court, fitness stations.

Trails

(Many parks below also have trails.)

1. B-Line Trail: 3.1 mile trail between Adams St. and Country Club Dr., 29.3 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, porta johns, parking, paved trail, fitness stations, public art, lighting.
2. B-Link: 0.32 mile trail between Henderson St. and Walnut St., 1.17 acres. Accessible.
 - a. Paved trail, public art.
3. Bloomington Rail Trail: 2.0 mile trail, trailhead at W. Country Club Dr., 63 acres. Gravel surface. Not accessible.

- a. Drinking fountains, benches, parking, unpaved trail.
- 4. Cascades Park Trail: 1.4 mile trail, trailheads at Waterfall Shelter and Lions Den Shelter. Accessible.
 - a. Drinking fountains, picnic tables, seasonal restrooms, parking, paved trail, playground.
- 5. Clear Creek Trail: 2.4 mile trail, trailheads at W. Tapp Rd., That Rd., and Church Ln. between S. Rogers St. and S. Old SR 37, 22 acres. Accessible.
 - a. Benches, porta johns, parking, paved trail.
- 6. Jackson Creek Trail: 1.3 mile trail, 32.5 acres. Accessible.
 - a. Drinking fountains, benches, parking.
- 7. Southeast Trail: Southeast Park, 1600 Sycamore Ct. to Sare Rd., 0.3 acres. Accessible.
 - a. Paved trail.
- 8. Polly Grimshaw Trail: 0.64 mile trail, 0.64 acres. Accessible.
 - a. Paved trail.
- 9. Creek's Edge Trail: 0.61 mile trail, 0.61 acres. Accessible.
 - a. Paved trail.
- 10. Mill Trail: 0.25 mile trail, 0.25 acres. Accessible.
 - a. Paved trail.

Parks

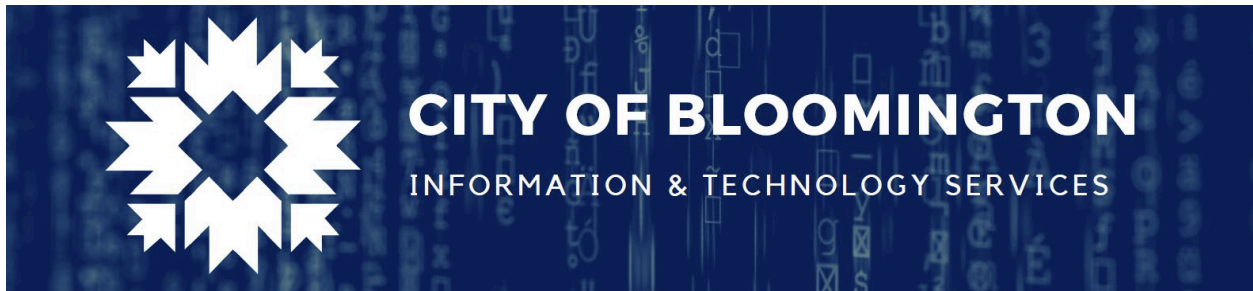
- 1. Broadview Park (704 W. Graham Dr.) 1 acre. Accessible.
 - a. Drinking fountains, benches, picnic tables, parking, shelters, grills, playground, basketball courts.
- 2. Brown's Woods (Basswood Dr. just east of Hwy. 37). 16 acres, undeveloped property. Not accessible.
- 3. Bryan Park (1001 S. Henderson St.) 33 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, seasonal restrooms, porta johns, parking, paved trail, shelters, grills, playground, basketball courts, ballfields, volleyball court, tennis court, fitness stations, lighting, electricity.
- 4. Building Trades Park (619 W. Howe St.) 3.3 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, seasonal restrooms, parking, paved trail, shelters, grills, playground, basketball courts, lighting.
- 5. Rev. Ernest D. Butler Park and Community Gardens (812 W. Ninth St.) 9.7 acres. Accessible.

- a. Storywalk Trail, drinking fountains, benches, picnic tables, seasonal restrooms, parking, paved trail, shelters, grills, playground, basketball courts, ballfield, fitness stations, lighting, electricity.
- 6. Crestmont Park (600 W. 16th St.). 14 acres. Accessible.
 - a. 18-hole frisbee golf course, drinking fountains, benches, picnic tables, parking, shelters, grills, playground, basketball courts.
- 7. Ferguson Dog Park (4300 N. Stone Mill Rd.). 8.5 acres. Accessible.
 - a. Dog rinse and waste bag stations, drinking fountains, benches, picnic tables, porta johns, parking.
- 8. Griffy Lake Nature Preserve (3400 N. Headley Rd., 349-3732). 1220 acres. Not accessible.
 - a. Trails and boating, picnic tables, seasonal restrooms, porta johns, parking, unpaved trails.
- 9. Highland Village Park (950 S. Harvey Dr.). 6.2 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, parking, paved trail, shelters, grills, playground, basketball courts, ballfields, lighting, electricity.
- 10. Latimer Woods (3200 E. Buick Cadillac Blvd.). 10 acres. Not accessible.
 - a. Parking, unpaved trail.
- 11. Leonard Springs Nature Park (4685 S. Leonard Springs Rd.). 84.8 acres. Not accessible.
 - a. Picnic tables, porta johns, parking, unpaved trail.
- 12. Lower Cascades Park (2851 N. Old State Rd. 37). 62.4 acres. Not accessible.
 - a. Drinking fountains, benches, picnic tables, seasonal restrooms, parking, paved trail, unpaved trail, shelters, grills, playground, ballfields, volleyball court, public art, lighting, electricity.
- 13. Miller-Showers Park (100 W. 17th St.). 9 acres. Accessible.
 - a. Drinking fountains, benches, parking, paved trail, public art, lighting.
- 14. Olcott Park (2300 E. Canada Dr.). 41.5 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, seasonal restrooms, parking, paved trail, shelters, grills, playground, ballfields, lighting, electricity.
- 15. Park Ridge East Park (4221 E. Morningside Dr.). 5.8 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, parking, shelters, grills, playground, basketball courts, ballfields, tennis court.
- 16. Park Ridge Park (3421 E. Longview Dr.). 0.5 acres. Accessible.

- a. Drinking fountains, benches, picnic tables, parking, shelters, grills, playground, basketball courts.
- 17. Peoples Park (501 E. Kirkwood Ave.). 0.3 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, public art.
- 18. RCA Community Park (1400 W. RCA Park Dr.). 47.9 acres. Accessible.
 - a. Six pickleball courts, drinking fountains, benches, picnic tables, seasonal restrooms, parking, paved trail, unpaved trail, shelters, grills, playground, basketball courts, ballfields, tennis court, lighting, electricity.
- 19. Rogers Family Park (2000 E. Winslow Rd.). 1.5 acres. Not accessible.
 - a. Restored native prairie, paved trail, unpaved trail.
- 20. Rose Hill Cemetery (1100 W. Fourth St., 349-3498). 26.3 acres. Not accessible.
 - a. Dog waste bag stations, benches, parking.
- 21. Schmalz Farm Park (3010 E. Daniel St.). 6 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, parking, shelters, playground.
- 22. Seminary Park (100 W. Second St.). 1 acre. Accessible.
 - a. Drinking fountains, benches.
- 23. Sherwood Oaks Park (1600 E. Elliston Dr.). 15.8 acres. Accessible.
 - a. Drinking fountains, picnic tables, porta johns, parking, shelters, playground, basketball court, tennis court.
- 24. Skate Park at Upper Cascades (2602 N. Kinser Pk.). 32 acres. Not accessible.
 - a. Bowl, ramps, rails, and skating terrain, drinking fountains, benches, porta johns, parking, basketball court, lighting.
- 25. Southeast Park (1600 Sycamore Ct.). 8.9 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, parking, paved trail, shelters, grills, playground, basketball court, ballfields, tennis court.
- 26. Switchyard Park and Community Gardens (1601 S. Rogers St.). 48.9 acres. Accessible.
 - a. Pickleball courts, skate park, dog park, drinking fountains, benches, picnic tables, seasonal restrooms, parking, paved trail, shelter, grills, playground, basketball court, fitness stations, lighting, electricity.
- 27. The Waldron, Hill, and Buskirk Park (331 S. Washington St.). 5.5 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, parking, playground, lighting, electricity.

28. Twin Lakes Sports Park (2350 W. Bloomfield Rd.). 52.9 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, seasonal restrooms, parking, unpaved trail, grills, playground, ballfields, lighting.
29. Upper Cascades Park (514 W. Clubhouse Dr.). 6.1 acres. Accessible.
 - a. Drinking fountains, benches, picnic tables, porta johns, parking, shelters, grills, playground, lighting, electricity.
30. Wapehani Mountain Bike Park (3401 W. Wapehani Rd.). 43.3 acres. Not accessible.
 - a. Picnic tables, porta johns, parking, unpaved trail.
31. White Oak Cemetery (1200 W. Seventh St., 349-3498). 3.7 acres. Not accessible.
 - a. Parking.
32. Winslow Sports Complex (2800 S. Highland Ave.). 40 acres. Accessible.
 - a. Drinking fountains, benches, seasonal restrooms, parking, paved trail, playground, ballfields, tennis court, fitness stations, lighting.
33. Winslow Woods Park/Willie Streeter Community Gardens (2120 S. Highland Ave.). 40 acres. Accessible.
 - a. Drinking fountains, picnic tables, porta johns, parking, unpaved trail, shelters, grills, playground, basketball court, lighting, electricity.

APPENDIX C: Web Accessibility Checklist



Accessibility Guidelines for Public Documents

All files uploaded to the City website, or otherwise electronically distributed to the public, need to be accessible. Accessible includes, *but is not limited to*, readable by assistive technology, images with captions and/or alternative text descriptions, and the use of high color contrast when placing text over an image.

Accessibility Checklist

When creating documents and before uploading or distributing documents electronically, complete this checklist to ensure the document is accessible.

- ☐ Name the file with a descriptive name (e.g. "Accessibility Guidelines" rather than "File 1").
- ☐ Use Styles and Headings to improve navigation.
- ☐ Use automatic bullets and numbering to make lists, rather than making lists manually.
- ☐ Use formatted columns rather than tabs and spaces to create text columns.
- ☐ Use simple tables for displaying tabular data, and avoid merged or split cells. Distinguish when using a different language.
- ☐ Use descriptive link text (e.g. "View the [City of Bloomington website](#)" instead of "View the City of Bloomington website [here](#)").
- ☐ Add text alternatives to images and graphics.
- ☐ Do not use text boxes.
- ☐ Do not convey information using only color or sensory characteristics.
- ☐ Check color contrast at: webaim.org/resources/contrastchecker/ to ensure text and background have a ratio of 4.5:1 or higher.

- ☐ Use electronic signatures when possible and add alternative text to scanned documents with wet ink signatures.

Verify Accessibility and Correct Issues

Documents that were not created for accessibility should be checked and remediated to enable accessibility. Instructions and guidance on creating, checking, and remediating documents for accessibility are available to city staff on the [Document Accessibility for City Website and Digital Distribution internal Knowledgebase page](#).

Remediate Scanned Documents

Scanned documents appear as an image unless you apply Optical Character Recognition (OCR) using Adobe Acrobat Pro or Equidox. If your document requires a wet signature or other situations where scanning is unavoidable, apply OCR on the document after it is scanned and remediate the PDF document as needed using Adobe Acrobat Pro or Equidox. Verify the accessibility of the remediated document using Grackle Go.

APPENDIX D: ADA Grievance Procedure

The Americans with Disabilities Act requires that public entities such as the City of Bloomington that employ 50 or more people adopt and publish grievance procedures providing for prompt and equitable resolutions of grievances alleging any action that could be prohibited by Title II. The City of Bloomington's grievance procedure is described below. Anyone who believes they have been denied access to a City facility, program or service because of their disability may file a grievance. Anyone who is representing a person with a disability, as a parent, guardian, attorney or advocate, may do so as well.

Step One: Filing a Grievance

You or your representative should fill out an ADA complaint form (See Appendix F or online: <https://bloomington.in.gov/accessible>) as completely as possible. The form should be filed in writing with the ADA Coordinator within 180 days of the alleged discriminatory act. Upon request, reasonable accommodations will be provided in completing the form, or alternative formats of the form will be provided. You may obtain a copy of the form by calling 812-349-3478 (voice), by emailing human.rights@bloomington.in.gov, or by going to the [City of Bloomington's Accessibility webpage](#). The form explains the filing procedures.

Step Two: Conducting an Investigation

The City's ADA Coordinator will notify you that they have received your complaint within two business days of receiving it. They will begin their investigation into the merits of the complaint within five business days of receiving it. If necessary, they or an authorized representative may contact you to get more details about your complaint. If you do not want to be contacted, please indicate that on the complaint form. If your complaint alleges misconduct on the part of the ADA Coordinator, the Mayor will appoint another individual to investigate the merits of your complaint.

Step Three: Decision

After full consideration of the merits of the complaint, the ADA Coordinator or other authorized individual will prepare a written decision. A copy of the decision will be mailed to you within three business days of completion.

Step Four: Appealing the Decision

If you are dissatisfied with the ADA Coordinator's written decision, you may file a written appeal with the Mayor's Office within 20 business days from the date the decision was mailed. Your appeal must include an explanation of why you are dissatisfied with the written decision, and must be signed by you or by someone authorized to sign on your behalf. The Mayor's Office will notify you that it has received your appeal within two business days of receiving the appeal. The Mayor's Office, working with appropriate City staff, will decide the appeal within 20 business days of receiving it. A copy of the written decision on the appeal will be sent to you within three business days of completion.

Any City employee involved with processing or investigating ADA complaints will maintain the confidentiality of all files and records relating to the complaint, unless disclosure is authorized by the complainant or required by law. Any retaliation or intimidation used to discourage a complainant from filing a complaint or to punish a complainant for filing a complaint is prohibited and should be reported immediately to the ADA Coordinator and/or the Mayor's Office, as appropriate.

APPENDIX E: ADA Complaint Form

The City of Bloomington strives to never discriminate against anyone on the basis of any legally protected category, including disability, and takes all such complaints seriously. If you believe the City has discriminated against you on the basis of your disability, please let us know so that we can take appropriate action.

You can file an informal complaint by contacting the City's ADA compliance officer at human.rights@bloomington.in.gov or by calling 812-349-3478. Or if you prefer, you may complete the [ADA Complaint Form](#) online and submit it to the City.

You must file your complaint within 180 days of the alleged discriminatory incident.

If you believe that another entity in the City is violating the ADA, we want to know about that, too. We don't have the power to require private entities to comply with the ADA, but we can and do let them know if we believe they are in violation and what steps they can take to be compliant. If they do become compliant, we award them with an accessibility decal so members of the public know they are entering an accessible business.

Here is the [protocol](#) for how the City handles ADA physical infrastructure complaints.

If you need any assistance to complete this form, or if you need the form in an alternative format, please let us know.

- Full name
- Mailing address
- Phone
- Email address
- Preferred contact method
- Please provide a detailed description of the alleged discriminatory practice or action which occurred. To the extent you can, please provide relevant names and dates, telling us who you believed discriminated against you, what happened, when it happened, where it happened and any other details you believe would be helpful to us.
- How can this issue be resolved to your satisfaction?

- If there is anyone we may contact for more information to support or clarify your complaint, please list them here.
- Have you filed this complaint with anyone else? If so, with whom and when?
- Complainant signature
- Date

(If you prefer, you may submit this complaint anonymously. We will do our best to look into the situation and to remove any barriers to accessibility, with or without your name.)

The preferred submission method is online through the [ADA Complaint Form](#). You may also

- Email the information to human.rights@bloomington.in.gov;
- Fax it to 812-349-3483
- Mail it to ADA Compliance Officer, P.O. Box 100, Bloomington, IN 47402-0100
- Drop it off at Showers City Hall, 401 N. Morton St., Bloomington, IN.

APPENDIX F: City Council Resolution 2026-22

To Approve an Update To The City Of Bloomington's Americans With Disabilities Act Transition Plan

Preamble

- WHEREAS, Title II of the Americans with Disabilities Act (hereafter, ADA) prohibits state and local governments from discriminating against people on the basis of their disability and from excluding people from participation in governmental programs, services, or activities because of their disability; and
- WHEREAS, the ADA requires all public agencies with more than 50 employees to maintain an up-to-date Transition Plan, which should survey accessibility barriers in programs and services and implement a plan to remove them; and
- WHEREAS, the City of Bloomington works with state and federal agencies that require an up-to-date ADA Transition Plan approved by the City's legislative body as a condition of receiving federal funding, including the Indiana Department of Transportation (INDOT), the Federal Highway Administration (FHWA) and Housing and Urban Development Department (HUD); and
- WHEREAS, the City of Bloomington prepared its first ADA Transition Plan in 1990 and has updated it several times since then, most recently in 2024 via Resolution 2024-22; and
- WHEREAS, the document proposed for adoption by the Common Council will satisfy the ADA's requirement to have an up-to-date Transition Plan; and
- WHEREAS, the City, working with the Council for Community Accessibility, has focused this year's ADA update on improving awareness and changing attitudes around barriers to accessibility in Bloomington, as well as gathering data on the accessibility of public rights of way, public transportation, accommodations, and city amenities; and
- WHEREAS, the City's goal is to ensure program accessibility for people with disabilities by meeting or exceeding the requirements of the ADA; and
- WHEREAS, the City recognizes that barriers to accessibility remain and that the ADA Transition Plan helps to identify those barriers and plans for removal;

Be It Resolved by the Common Council of the City of Bloomington, Monroe County, Indiana, that:

Section 1. Approval and Authorization.

The 2026 Americans with Disabilities Act (ADA) Transition Plan is approved as an advisory document outlining a plan for the City of Bloomington to be accessible to people of all abilities and is attached to and made a part of this resolution.

Section 2. Severability.

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

Section 3. Effective Date.

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

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day of , 2026.

Signature of Common Council President Isak Asare

Attestation of Bloomington City Clerk:

Signature of Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this day of _____, 2026.

Signature of Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signed and approved by me on this _____ day of _____, 2026.

Signature of Mayor Kerry Thomson

Synopsis:

This resolution approves the City of Bloomington's 2026 Americans with Disabilities Act (ADA) Transition Plan as an advisory document. The Plan identifies the City's ongoing efforts to improve accessibility and address barriers to participation in City programs, services, activities, facilities, and public rights-of-way.

CA

Common Council of the City of Bloomington, Indiana

Resolution 2026-22 –

To Approve an Update to the City of Bloomington's Americans with Disabilities Act Transition Plan

Preamble

WHEREAS, Title II of the Americans with Disabilities Act (ADA) prohibits state and local governments from discriminating against people on the basis of their disability and from excluding people from participation in governmental programs, services, or activities because of their disability; and

WHEREAS, the ADA requires all public agencies with more than 50 employees to maintain an up-to-date Transition Plan, which should survey accessibility barriers in programs and services and implement a plan to remove them; and

WHEREAS, the City of Bloomington works with state and federal agencies that require an up-to-date ADA Transition Plan approved by the City's legislative body as a condition of receiving federal funding, including the Indiana Department of Transportation (INDOT), the Federal Highway Administration (FHWA) and Housing and Urban Development Department (HUD); and

WHEREAS, the City of Bloomington prepared its first ADA Transition Plan in 1990 and has updated it several times since then, most recently in 2024 via Resolution 2024-22; and

WHEREAS, the document proposed for adoption by the Common Council will satisfy the ADA's requirement to have an up-to-date Transition Plan; and

WHEREAS, the City, working with the Council for Community Accessibility, has focused this year's ADA update on improving awareness and changing attitudes around barriers to accessibility in Bloomington, as well as gathering data on the accessibility of public rights of way, public transportation, accommodations, and city amenities; and

WHEREAS, the City's goal is to ensure program accessibility for people with disabilities by meeting or exceeding the requirements of the ADA; and

WHEREAS, the City recognizes that barriers to accessibility remain and that the ADA Transition Plan helps to identify those barriers and plans for removal.

Be It Resolved by the Common Council of the City of Bloomington, Monroe County, Indiana, that:

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Signature of Common Council President Isak Asare

Attestation of Bloomington City Clerk:

Signature of Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this day of _____, 2026.

Signature of Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signed and approved by me on this _____ day of _____, 2026.

Signature of Mayor Kerry Thomson

Synopsis:

This resolution approves the City of Bloomington's 2026 Americans with Disabilities Act (ADA) Transition Plan as an advisory document. The Plan identifies the City's ongoing efforts to improve accessibility and address barriers to participation in City programs, services, activities, facilities, and public rights-of-way.