

**AGENDA
UTILITIES SERVICE BOARD MEETING**

Utilities Service Center Boardroom
City of Bloomington Utilities
600 E Miller Dr
Bloomington, IN 47401

Amanda Burnham, President
Megan Parmenter, Vice President
Jeff Ehman
Seth Debro
Jim Sherman
Kirk White
Molly Stewart
Jim Sims, ex officio
Scott Robinson, ex officio

This meeting may be attended electronically via Zoom by using the following link:

Join Zoom Meeting

<https://bloomington.zoom.us/j/81672649227?pwd=Y3g1M1ZJem1pRzJUVEdKOHZmd2xKZz09>

Meeting ID: 816 7264 9227

Passcode: 636235

Monday July 31, 2023

5:00 p.m. Regular Meeting

- I. Call to Order
- II. Approval of the Minutes of the Previous Meetings (July 17, 2023)
- III. Approval of the Claims
 - a.) Standard Invoices
 - b.) Utility Bills
 - c.) Wire Transfers
 - d.) Customer Refunds
- IV. Approval of Consent Agenda: \$4,740.00
 - a.) Bledsoe Riggert Cooper & James - \$1,700.00 - 2024/25 topographic survey maps of the sludge landfill at Dillman Wastewater Treatment Plant
 - b.) Heflin Industries, Inc. - \$3,040.00 - Backflow testing
- V. Request Approval of First Amendment to Agreement with Commonwealth Engineers - Dan Hudson
- VI. Request Approval of Change Order 1 with Theineman Construction, Inc. for Installation of Bar Screens at the Monroe WTP Intake Structure - Dan Hudson
- VII. Request Approval of Land Sale to The Board of Commissioners of Monroe County, Indiana - Bryan Blake
- VIII. Request Approval of MOU between CBU and RDC regarding stormwater infrastructure in the Trades District - Phil Peden
- IX. Old Business

- X. New Business
- XI. Subcommittee Reports
- XII. Staff Reports
- XIII. Petitions and Communications*
- XIV. Adjournment

*Public Comment will be limited to 5 minutes per person

DRAFT

City of Bloomington Utilities
Accounts Payable by G/L Distribution Report
Paydate: 08/04/23

Vendor	Invoice No.	Invoice Description	Invoice Amount	Water O&M	Wastewater O&M	Stormwater O&M
A&M Graphics (Baugh Fine Print and Mailing)	40867	Consumer confidence report pamphlets (100) - ENV23-100	97.00	97.00		
A&M Graphics (Baugh Fine Print and Mailing)	40889M	Printing & mailing of June 2023 water / wastewater bills-ACCT	14,079.76	5,631.90	8,447.86	
ACI Payments INC.	1000098124	eLockbox General Maintenance Fee - 04/01-06/30/23 - CS23-014	150.00	60.00	90.00	
All-Phase Electric Supply, INC	0740-1015907	D23-135 - PVC glue for conduit project - PUR23-149	107.08			107.08
Amazon.com Sales, INC (Amazon.com Services LLC)	1CD6-LH43-X39Y	PUR23-181 Wireless doorbell for Supply's door.	29.98	11.99	17.99	
American Structurepoint, INC	164813	W23-4708 - Water Main Relocation - SR 45/46 to 06/30/23 - ENG	9,940.00	9,940.00		
Aramark Uniform & Career Apparel Group, INC	06/30/23 Supply	Weekly mats & supplies - 06/01-06/30/23 - MN, BP, DR, PUR	1,843.68	754.99	1,088.69	
Astbury Gabriel Corp (ESG Laboratories)	23011514	Testing-Digester Sludge, Effluent & Influent Comp 6/27/23 - ENV	780.00		780.00	
B&H Electric and Supply, INC	396785	MM23-472 Electric motor chlorine transfer pumps	1,534.44	1,534.44		
B&H Electric and Supply, INC	396786	MM23-481 Transfer pump for Chlorine	5,796.25	5,796.25		
Barry Company, INC	069380	Brass plug countersunk for raw pump station - DM23-117	43.33		43.33	
Barry Company, INC	070237	Copper tubing, 2" fittings, cutter for MS stock - TD23-428	411.96	164.78	247.18	
Biochem, INC	24008	Praestol polymer K144L for belt press operation - BP23-138	5,267.00		5,267.00	
Black Lumber Co. INC	545211	Misc hardware & parts to install exhaust hood at BP - PUR23-177	110.62		110.62	
Black Lumber Co. INC	545460	Fernco flex coupling for bulk water station - TD23-421	6.79	6.79		
Black Lumber Co. INC	545810	Scotts Classic Sun & Shade seed for lead service line -ENV23-109	17.97	17.97		
Brenntag Mid-South, INC	BMS451507	Robin 120 Polymer - 4,600 @ 1.4550 delivered 07/06/23 - MN23-115	6,693.00	6,693.00		
Brenntag Mid-South, INC	BMS456686	Robin 120 Polymer - 4,600 @ 1.4550 delivered 07/13/23 - MN23-116	6,693.00	6,693.00		
BSA Environmental Services, INC	COB 23-07	Phytoplankton (2) analyses with biovolume - ENV23-105	516.00	516.00		
BSA Environmental Services, INC	COB 23-08	Phytoplankton (2) analyses with biovolume - ENV23-111	516.00	516.00		
Building Associates, INC	W22-4620 #6	W22-4620 - Monroe WTP Filter Media Replacement to 06/20/23 - ENG	26,495.50	26,495.50		
Central Supply Company, INC	S100912501.001	DM23-121 PVC FEM adapter SOCxFT SCH80	78.05		78.05	
Central Supply Company, INC	S100912982.001	DM23-121 Water Centry filters	200.60		200.60	
Chemical Resources, INC	1162291	Sodium Aluminate - 44,180 @ .3882 delivered 06/30/23 - DR	17,600.68		17,600.68	
Chemical Resources, INC	1162352	Credit memo for shipping charge on inv #1162291 - DR	(450.00)		(450.00)	

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Chemtrade Chemicals Corporation	93563385	Alum Sulfate - 11.673 @ 620.00 delivered 06/30/23 - MN	7,237.26	7,237.26		
Chemtrade Chemicals Corporation	93565027	Alum Sulfate - 11.885 @ 620.00 delivered 07/05/23 - MN	7,368.70	7,368.70		
Chemtrade Chemicals Corporation	93569569	Alum Sulfate - 11.840 @ 620.00 delivered 07/14/23 - MN	7,340.80	7,340.80		
Cintas Corporation (Cintas #529 EFT Vendor)	1903886580	DR23-042E Spring Uniform for Gregory Dodds	119.42		119.42	
Cintas First Aid & Safety #2	8406314658	Restock first aid cabinet @ Dillman WWTP - 06/30/23 - DR23-060	106.30		106.30	
City Of Bloomington	05/31/23 Fuel	Fuel charges for all utilities vehicles - May 2023 - ACCT	20,224.95	7,386.45	12,838.50	
City Of Bloomington	06/30/23 Fuel	Fuel charges for all utilities vehicles - June 2023 - ACCT	20,541.84	7,158.73	13,383.11	
City Of Bloomington	06/30/23Set Rate	Set rate for all vehicle parts & repairs - June 2023 - ACCT	50,062.83	15,219.11	34,843.72	
City Of Bloomington	07/31/23Set Rate	Set rate for all vehicle parts & repairs - July 2023 - ACCT	50,062.83	15,219.11	34,843.72	
Clark Dietz INC	437773	D22-130 - Stormwater Review Assistance to 05/26/23 - ENG	3,195.00			3,195.00
Core & Main, LP	T194171	TD23-431 1,000 of Coconut matting @ Ditching on Circle Drive	570.00			570.00
Curry Auto Center, INC	7039873/1	PUR23-141 REAPIR CHARGES FOR VEHICLE ACCIDENT	1,534.90	1,534.90		
Eagle Ridge Civil Engineering Services, LLC	275-17	D21-120 - Drainage Improvements-Dunn/Kirkwood to Indiana/6th-ENG	6,498.33			6,498.33
Eagle Ridge Civil Engineering Services, LLC	303-02	S22-6609 - Modeling & Floodplain Permitting at WT - ENV	972.45		972.45	
Environmental Laboratories, INC	20379170	Testing - Iron, Manganese required for drinking water - DL23-062	925.00	925.00		
Environmental Laboratories, INC	20379748	Testing - Iron, Manganese required for drinking water - DL23-066	1,045.00	1,045.00		
Eurofins Eaton Analytical, INC	8100058602	TTHM & HAA5 analysis for drinking water - 06/22/23 - DL23-061	1,719.00	1,719.00		
Eurofins Eaton Analytical, INC	8100059613	Testing - Dissolved & total organic carbon, UV @ Monroe-MN	375.00	375.00		
Everett J Prescott, INC	6026130	TD21-489BO 10 510M NP Single port TC MS	1,750.00	700.00	1,050.00	
Everett J Prescott, INC	6183342	TD22-612BO Ford BFA 13-777W-NL MS	1,799.55	719.82	1,079.73	
Everett J Prescott, INC	6192530	TD23-405 3" T2 Used @421 E 19th ST MS	1,630.00	652.00	978.00	
Ferguson Enterprises, INC	0329886	PUR23-178 MJ CAPS	169.02	169.02		
Ferguson Enterprises, INC	0329887	PUR23-178 MJ CAPS	169.02	169.02		
Global Equipment CO., INC (Global Industrial)d	120651247	PUR23-163 GOJO Premium foam handwash with skin conditioners	350.69	140.28	210.41	
Green Dragon Lawn Care, INC	3784	WS23-21000 - Mowing services for misc T&D sites - June 2023 - TD	9,090.00	3,905.00	5,185.00	
Green Dragon Lawn Care, INC	3785	WS21-21000 - Lawn mowing for all 3 plants -June 2023 - MN, DR,BP	9,556.00	2,160.00	7,396.00	

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HD Supply Facilities Maintenance, LTD (USABlueBook	INV00043481	BP23-129 Hach ez GGA 198 mg/L BOD std.	286.80		286.80	
HD Supply Facilities Maintenance, LTD (USABlueBook	INV00045479	BP23-130 2 3/8x4 3/4 Card Stock tag 100pk	64.29		64.29	
Indiana Safety Company, INC	0253947-IN	PUR23-165 Goat skin driver glove L, XL Omega black 6 mil gloves	519.91	202.00	317.91	
Indiana Safety Company, INC	0254347-IN	PUR23-165 Goat skin driver glove L	168.33	67.33	101.00	
Indiana Safety Company, INC	0254652-IN	PUR23-165 Flex HI-VIS Gloves large	286.32	114.53	171.79	
Indiana Underground Plant Protection Service, INC	106659	Monthly per ticket fee for line locates - June 2023 - TD	1,836.35	734.54	1,101.81	
INDIANA UNIVERSITY	91901552	IU Wastewater epidemiology sampling-Oct 2022-Feb 2023-ENV23-036	28,064.58		28,064.58	
INDIANA UNIVERSITY	92194618	IU Wastewater epidemiology sampling-Mar 2023-Apr 2023-ENV23-036	8,303.10		8,303.10	
INDIANA UNIVERSITY	92610342	IU Wastewater epidemiology sampling-May & June 2023-ENV23-036	6,974.64		6,974.64	
Industrial Service & Supply, INC	77630	NPT Adaptor 4x3 for sludge bag project - BP23-144B	44.82		44.82	
Industrial Service & Supply, INC	77665	TD23-423 - Ferrule, NPTF males, hose for BS-TD23-423	38.12	38.12		
Industrial Service & Supply, INC	77776	Cam locks, 1" GP hose, 1 1/2x1 Jump size - DM23-122	1,190.64		1,190.64	
Interstate All Battery Center of Bloomington, INC	1903302013823	SLA1079 1B 12 8 SLA 250 - MM23-503	372.00	372.00		
Interstate All Battery Center of Bloomington, INC	1903302013824	Dry7505 Ever 1.5 ALK AA 24 - MM23-503	14.55	14.55		
Irving Materials, INC	11288362	D23-134 - Concrete - 06/07/23 - TD	2,909.00			2,909.00
Irving Materials, INC	11289003	D23-134 - Concrete - 06/08/23 - TD	1,379.00			1,379.00
Irving Materials, INC	11291557	D23-134 - Concrete - 06/14/23 - TD	628.00			628.00
Irving Materials, INC	11300670	Concrete - Water @ 3230 S Coppertree Dr - 07/05/23 - TD	1,540.00	1,540.00		
Irving Materials, INC	11301879	Concrete - Water @ 112 E Morningside Dr - 07/07/23 - TD	2,280.00	2,280.00		
Irving Materials, INC	11302567	D23-134 - Concrete - 07/10/23 - SW, TD	812.00			812.00
Irving Materials, INC	11303204	Concrete - Water @ W 16th St & N Woodlawn - 07/11/23 - TD	1,244.00	1,244.00		
Irving Materials, INC	11303912	Concrete - Water @ W 16th St & N Woodlawn - 07/12/23 - TD	596.00	596.00		
IU Health OCC Health Services	00147102-00	DS Breath alcohol test for 1 TD employee - 06/27/23 - TD23-438	50.00	20.00	27.50	2.50
IU Health OCC Health Services	00147103-00	DS DOT 5 Panel E Screen 1 TD employee - 06/28/23 - TD23-438	50.00	20.00	27.50	2.50
IU Health OCC Health Services	00147104-00	DS DOT 5 Panel E Screen 1 TD employee - 06/29/23 - TD23-438	50.00	20.00	27.50	2.50
IU Health OCC Health Services	00147105-00	DS DOT 5 Panel E Screen 1 TD employee - 06/28/23 - TD23-438	50.00	20.00	27.50	2.50
IU Health OCC Health Services	00147106-00	DS DOT 5 Panel E Screen 1 TD employee - 06/27/23 - TD23-438	50.00	20.00	27.50	2.50

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JCI Jones Chemicals, INC	917215	Sodium Hypochlorite - 3,911 @ 2.13 delivered 07/03/23 - DR	8,330.43		8,330.43	
JCI Jones Chemicals, INC	91758	Sodium Hypochlorite - 4,551 @ 2.13 delivered 07/08/23 - MN	9,693.63	9,693.63		
JCI Jones Chemicals, INC	918123	Sodium Hypochlorite - 4,744 @ 2.13 delivered 07/15/23 - MN	10,104.72	10,104.72		
John Deere Financial f.s.b. (Rural King)	170042	Chain oil, superfuel, autocut head, chain, wrenches - TD23-417	144.33	25.19	119.14	
John Deere Financial f.s.b. (Rural King)	171748	Weed killer, grass seed - DM23-127	118.96		118.96	
Kirby Risk Corp	S112599438.001	Toggle switch covers for chemical bldg - MM23-502	50.60	50.60		
Kirby Risk Corp	S112606619.001	T&B conduit pipe hangers 1" (87) for clarifiers - DM23-125	124.49		124.49	
Kokosing Industrial, INC	44213	DM23-013 Repair an existing suction line on Raw Pump #3	20,344.00		20,344.00	
Koorsen Fire & Security, INC	IN00426416	Alarm monitoring fees @ Service Center - 07/01-09/30/23 - PUR	103.86	41.54	62.32	
Lawson Products, INC	9310673959	Misc nuts, bolts, drill bits, wasp spray, clamps - BP23-125	751.34		751.34	
MacAllister Machinery Co, INC	R67523824901	Rental of Reach Forklift 06/02-06/09/23 - TD23-355	1,790.00	716.00	984.50	89.50
MacAllister Machinery Co, INC	R67523898701	D23-135 - Rental of Excavator, bucket 06/02-06/09/23 - TD23-350	2,767.50			2,767.50
MacAllister Machinery Co, INC	R67523899301	D23-350 - Rental of Skid Steer - 06/02-06/09/23 - TD23-350	2,150.50			2,150.50
Midwest Color Printing, INC	INV-18942	Business cards for M. Ruskowski & I Quioz-Michel - ADMIN23-073	127.44	50.98	76.46	
Milestone Contractors, LP	158562	D23-134 - Asphalt - 06/28/23 - SW, TD	516.04			516.04
Milestone Contractors, LP	159158	Asphalt - Water - 07/14/23 - TD	498.08	498.08		
Nugent, INC (Utility Supply Company)	1448604	PUR23-179 4" AND 6" BACKWATER VALVES	530.47	530.47		
Nugent, INC (Utility Supply Company)	1448606	TD23-390 3" Flange HY Max,KWIK Flange,Swing Check, Gasket kit	1,567.34	626.94	940.40	
Nugent, INC (Utility Supply Company)	1448607	PUR23-174 MUELLER HYDRANT OIL	954.00	954.00		
Nugent, INC (Utility Supply Company)	1449056	PUR23-157 2"X6"X15" SS TAPPED REPAIR CLAMPS	1,007.40	1,007.40		
Office Depot, INC	320118967001	Labels, D batteries, scissors, 9V, AA & AAA Batteries ACCT23-105	367.52	147.00	220.52	
Office Depot, INC	320118971001	Bulbs 40 Watt, LED light bulbs 100 Watt - ACCT23-105	49.98	19.99	29.99	
Office Depot, INC	320118976001	Bulbs 10W - ACCT23-105	16.49	6.60	9.89	
Office Depot, INC	321641985001	Black gel pens (25) - TD23-416	36.75	14.70	20.21	1.84
Pace Analytical Services, INC	2350218868	Low level mercury test method 1631E - Dillman NPDES - DL23-063	403.40		403.40	
Pace Analytical Services, INC	2350219169	Testing-Effluent - Dillman & Blucher NPDES Permits - DL23-058	168.00		168.00	

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Paragon Micro, INC	S116956	Dell P2222H LED Monitor 22" for D. King in Acct - #231155	237.99	95.20	142.79	
Paragon Micro, INC	S128292	Adobe Acrobat Pro 2020 License for Theresa Dazey in AC - #231388	489.99	196.00	293.99	
Paragon Micro, INC	S128340	Power car adapter for D Klarich in T&D - #231408	72.99	29.20	43.79	
Paragon Micro, INC	S128890	Dell Mobile Precision, Thunderbolt dock 4, 22" monitor #230470	2,417.96	967.18	1,450.78	
Paragon Micro, INC	S129082	Tripp Lite 550VA UPS for S Gillespie @ Monroe - #231133	74.99	74.99		
Paragon Micro, INC	S129378	Dell Thunderbolt 4 Dock & 22" monitor for K White - #231237	745.97	298.39	447.58	
Paragon Micro, INC	S3413283	Dell Mobile 3571, Thunderbolt 4 Dock for D Klarich - #223122	2,179.97	871.99	1,307.98	
Paragon Micro, INC	S3413293	Dell Mobile Precision, Thunderbolt dock 4, 22" monitor #230269	2,625.96	1,050.38	1,575.58	
Paragon Micro, INC	S3413295	Dell Precision 3570 for Niko Juers @ Monroe - #224355	1,879.99	1,879.99		
Paragon Micro, INC	S3413595	Dell OptiPlex 5000 MT-Intel Core computer for G Towell - #230757	1,019.99		1,019.99	
Paragon Micro, INC	S3416091	Dell Mobile Workstation 3571, Thunderdock 4 for N Axsom-#231035	2,179.97	871.99	1,307.98	
Paragon Micro, INC	S3416978	Dell Precision 3571, LED Moniror, Dock-S Gillespie-#231133	2,744.94	2,744.94		
Paragon Micro, INC	S5113563	Adobe Acrobat Pro 2020 License for Administration - #231551	489.99	196.00	293.99	
Paragon Micro, INC	S5116909	Dell Mobile Workstation, Thunderbolt 4 dock-D Gramlich - #230998	2,149.98	2,149.98		
Quality Supply & Tool Co INC	306909-00	TD23-426 4' Walk Wheel with Steel Frame	170.35	68.14	102.21	
Quality Supply & Tool Co INC	306920-00	TD23-432 1 1/4 6 point impact socket deep,Torque 1/2 impact	315.61		315.61	
Richard S Figg (Figg Appraisal Group)	2023-651	Appraisal report for 600 E Miller Drive Serv Cntr Site-ENG23-054	7,500.00	3,000.00	4,500.00	
Rogers Group, INC	0071196243	Stone #53 - Water @ 19th St - 06/21/23 - TD	105.08	105.08		
Rogers Group, INC	0071196244	Stone #1 - Water @ Wathen 06/23/23 - TD	172.16	172.16		
Rogers Group, INC	0071196245	Concrete - Water @ Pinewood Dr - 06/21/23 - TD	106.27	106.27		
Rogers Group, INC	0071196403	Stone #11 - Stock - 06/27/23 - TD	159.29	63.72	87.61	7.96
Rogers Group, INC	0071196404	Stone #11 & #53 - Stock - 06/26-06/29/23 - TD	1,007.80	403.12	554.29	50.39
Southern Indiana Parts, INC (Napa Auto Parts)	521631	Tub-O-Towels - Lg & sm - PUR23-172	250.38	100.15	150.23	
Southern Ionics Incorporated	662785	Sodium Bisulfite - 33,560 @ .185 delivered 06/07/23 - DR	6,208.60		6,208.60	
Southside Rental Center, INC	23935	Propane for forklifts - 07/11/23 - PUR23-170	226.10	90.44	135.66	
Springfield Electric Supply CO (Valley Electric)	S010410746.001	DM23-111 Emergency lighting for Raw Pump Station	1,304.04		1,304.04	
State Of Indiana	07/13/23 June 23	Monthly Water Usage - 06/01-06/30/23 - MN	15,436.94	15,436.94		

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State Of Indiana	07/13/23 May 23	Monthly Water Usage - 05/01-05/31/23 - MN	15,120.96	15,120.96		
State Of Indiana	53-02 6/2023	Solid waste disposal fee @ Dillman - 2nd QTR - DR	41.20		41.20	
Sunbelt Rentals, INC	141753442-001	Corner sections, struts to build shoring box - TD23-327	6,802.61	2,721.04	3,741.44	340.13
Tecta America Corp (B & L Sheet Metal & Roofing)	18891	TD23-425 Tube Geocell 2320 for West Booster Station roof	141.00	141.00		
Terminix International	435058899	Pest control @ Dillman WWTP - 06/29/23 - DR	479.64		479.64	
The Home City Ice Company	6777230962	Ice delivered on 07/12/23 - TD23-435	194.58	77.83	107.02	9.73
The Sherwin Williams Company	1478-9	DM23-115 Epoxy Coating for Clarifier #1 repair	139.14		139.14	
Tri-State Bearing Co, INC	1322639-00	DM22-165 Replacement chain for Grit Chamber	12,436.24		12,436.24	
ULINE, INC	165499473	ENV23-102 Totes for universal waste SC	88.24	35.30	52.94	
ULINE, INC	165762008	ENV23-106 Utility Tray XL used for truck diesel leak @ BP	289.99		289.99	
United Parcel Service, INC	0000430948263B	Shipping charges - 06/22-07/01/23 - ACCT, MN, PUR	164.04	137.39	26.65	
United Parcel Service, INC	0000430948273B	Weekly service charge - 07/08/23 - PUR	30.00	12.00	18.00	
Virtuoso Sourcing Group, LLC	30741	Collection Agency Fee - 07/05-07/13/23 - ACCT	455.01	182.00	273.01	
W.W. Grainger, INC	9727760150	BP23-121 Pleated Air filter 10x30x1, Pleated Air filter 24x24x2	180.88		180.88	
W.W. Grainger, INC	9731047776	Credit memo for 12 pleated air filters - BP23-121	(91.58)		(91.58)	
W.W. Grainger, INC	9761148346	BP23-146 Tire coupling element WE40 Urethane	929.42		929.42	
W.W. Grainger, INC	9766370499	DR23-061 Dye Tracer liquid blue 1 gallon	123.66		123.66	
Wessler Engineering, INC	41993	S21-6508 - SCADA Asset Management to 06/30/23 - DIR	972.50		972.50	
Wessler Engineering, INC	42064	W22-4606 - Monroe WTP Residual Dewatering Improvement ENG	3,744.87	3,744.87		
Wessler Engineering, INC	42068	W22-4602 - Monroe Intake Bar Screen to 06/30/23 - ENG	1,968.14	1,968.14		
West Side Tractor Sales CO.	B00853	TD23-227 John Deere 60G Compact Excavator	155,135.58			155,135.58
Xylem Water Solutions USA, INC	3556C80181	DM23-110 Coolant for the Flygt pumps in the tunnel	1,250.00		1,250.00	
Young Trucking, INC	122949	Hauling sludge from Monroe WTP - 06/28-06/29/23 - MN	4,063.76	4,063.76		
Young Trucking, INC	122950	Hauling sludge from Blucher WWTP - 06/27-06/29/23 - BP	2,428.67		2,428.67	
Young Trucking, INC	123084	Sand delivered to Dillman WWTP - 07/05/23 - DS23-014	1,912.32		1,912.32	
Young Trucking, INC	123085	Hauling sludge from Blucher WWTP - 07/07/23 - BP	1,305.91		1,305.91	
Grand total:			688,072.38	237,041.26	273,851.04	177,180.08

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Utility Bills

Vendor	Invoice No.	Invoice Description	Invoice Amount	Water O&M	Wastewater O&M
AT&T	849469661 07/23	849469661 Long Distance charges - All Depts (excluding plants)	\$ 121.32	\$ 48.53	\$ 72.79
AT&T	8123347689 7/23	812-334-7689 Service - Utilities 6/8-7/7/23	\$ 2,532.43	\$ 1,012.97	\$ 1,519.46
AT&T	812R959257 07/23	White pages listing for Dillman, Blucher & Monroe 6/11-7/10/23	\$ 111.00	\$ 44.40	\$ 66.60
AT&T Mobility II, LLC	2872991165817/23	Cell phone service for all utilities departments 05/11-07/11/23	\$ 9,354.10	\$ 3,741.64	\$ 5,612.46
City Of Bloomington Utilities	201411-001 07/23	Service - 201411-001 Hydrant Meter 73497245 5/31-6/30/23	\$ 150.14	\$ 150.14	
City Of Bloomington Utilities	201428-001 07/23	Service - 201428-001 Hydrant Meter 61221925 5/31-6/30/23	\$ 74.17	\$ 74.17	
City Of Bloomington Utilities	201435-001 07/23	Service - 201435-001 - Hydrant Meter 5/31-6/30/23	\$ 123.55	\$ 123.55	
City Of Bloomington Utilities	201481-001 07/23	Service - 201481-001 - Hydrant Meter - 5/31-6/30/23	\$ 16.95	\$ 16.95	
City Of Bloomington Utilities	36777-001 07/23	36777-001 Tamarron LS Water/Wastewater charges 5/31-6/30/23	\$ 40.18		\$ 40.18
City Of Bloomington Utilities	39355-001 07/23	39355-001 Dillman WWTP Water/Wastewater charges 5/31-6/30/23	\$ 1,721.19		\$ 1,721.19
City Of Bloomington Utilities	40754-001 07/23	40754-001 Blucher Poole Water/Wastewater charges 5/31-6/29/23	\$ 2,291.50		\$ 2,291.50
City Of Bloomington Utilities	50913-001 07/23	50913-001 Service Center Water/Wastewater charges 5/31-6/30/23	\$ 1,044.31	\$ 417.72	\$ 626.59
Comcast Cable Communications, INC	0490580 07/23	8529201190490580 Service @ Service Center 7/15-8/14/23	\$ 41.71	\$ 16.68	\$ 25.03
Duke Energy	2057-5794 07/23	Service - Truck Charging Station @ Service Center 6/9-7/10/23	\$ 13.27	\$ 5.31	\$ 7.96
Duke Energy	2132-9100 07/23	Service - Service Center Building @ 600 E Miller Dr 6/9-7/10/23	\$ 36.90	\$ 14.76	\$ 22.14
Duke Energy	2132-9192 07/23	Service - Gentry E Lift Station 06/03-07/03/23	\$ 73.94		\$ 73.94
Duke Energy	2132-9241 07/23	Service - Winston Thomas Lift Station - Lighting 6/9-7/10/23	\$ 130.82		\$ 130.82
Duke Energy	2132-9275 07/23	Service - Hyde Park / Olcott Lift Station 6/10-7/11/23	\$ 64.51		\$ 64.51
Duke Energy	2132-9308 07/23	Service - Jeffrey Lift Station 6/7-7/6/23	\$ 20.74		\$ 20.74
Duke Energy	2132-9324 07/23	Service - Barge Lane SW Tank 6/10-7/11/23	\$ 368.00	\$ 368.00	
Duke Energy	2132-9340 07/23	Service - Knightridge Lift Station 06/14-07/13/23	\$ 56.53		\$ 56.53
Duke Energy	2132-9423 07/23	Service - Dillman WWTP @ 100 W Dillman Road 5/26-6/27/23	\$ 52,054.68		\$ 52,054.68
Duke Energy	2132-9548 07/23	Service - Gentry Booster Station 6/15-7/14/23	\$ 2,194.09	\$ 2,194.09	
Duke Energy	2132-9572 07/23	Service - Griffy Plant Outdoor Lighting 06/16-07/17/23	\$ 30.70	\$ 30.70	
Duke Energy	2132-9663 07/23	Service - Bulk Water Station @ 3230 S Walnut St 6/10-7/11/23	\$ 34.97	\$ 34.97	
Duke Energy	2132-9697 07/23	Service - Park 37 Lift Station 6/10-7/11/23	\$ 47.91		\$ 47.91
Duke Energy	2132-9712 07/23	Service - Morningside Drive Lift Station 06/14-07/13/23	\$ 121.99		\$ 121.99
Duke Energy	2132-9746 07/23	Service - Hearthstone Lift Station 6/3-7/3/23	\$ 57.61		\$ 57.61
Duke Energy	2132-9887 07/23	Service - Monroe Hospital Lift Station 6/7-7/6/23	\$ 74.68		\$ 74.68
Duke Energy	2132-9936 07/23	Service - Cromwell Lift Station 6/3-7/3/23	\$ 26.92		\$ 26.92
Duke Energy	2132-9994 07/23	Service - South Tank @ E Miller Drive 6/9-7/10/23	\$ 129.77	\$ 129.77	
Duke Energy	2139-0197 07/23	Service - Westwood/Glen Oaks Drive Lift Station 6/8-7/7/23	\$ 432.06		\$ 432.06
Duke Energy	2139-0220 07/23	Service - Basswood Circle Lift Station 06/14-07/13/23	\$ 189.57		\$ 189.57
Duke Energy	2139-0303 07/23	Service - Park Ridge Lift Station 06/15-07/14/23	\$ 11.45		\$ 11.45
Duke Energy	2139-0428 07/23	Service - Cory Lane Lift Station 06/14-07/13/23	\$ 28.19		\$ 28.19
Duke Energy	2139-0452 07/23	Service - Karst Park Lift Station/Fairgrounds 6/10-7/11/23	\$ 232.61		\$ 232.61
Duke Energy	2139-0519 07/23	Service - Southeast Pumping Station & Tank 05/26-06/27/23	\$ 25,644.86	\$ 25,644.86	
Duke Energy	2139-0543 07/23	Service - Hyde Park Edward Lift Station 6/10-7/11/23	\$ 52.18		\$ 52.18

City of Bloomington Utilities
Accounts Payable by G/L Distribution Report
Paydate: 07/27/23

Utility Bills

Vendor	Invoice No.	Invoice Description	Invoice Amount	Water O&M	Wastewater O&M
Duke Energy	2139-0577 07/23	Service - Adams Street Lift Station 6/10-7/11/23	\$ 101.93		\$ 101.93
Duke Energy	2139-0600 07/23	Service - Red Bud Tower Tank 6/10-07/11/23	\$ 156.47	\$ 156.47	
Duke Energy	2139-0634 07/23	Service - S Washington St Storage 6/3-7/3/23	\$ 106.18	\$ 42.47	\$ 63.71
Duke Energy	2139-0650 07/23	Service - Winston Thomas Lagoon (lighting) 6/10-7/11/23	\$ 20.28		\$ 20.28
EDF, INC (EDF Energy Services)	5463945-151568ES	Energy Service for Vectren #5463945-Washington Storage 7/23	\$ 3.48	\$ 1.39	\$ 2.09
EDF, INC (EDF Energy Services)	N0814658 07/23	Energy Services for Vectren #5352776 - SC Booster Station 7/23	\$ 0.42	\$ 0.42	
EDF, INC (EDF Energy Services)	N0833866 07/23	Energy Services for Vectren #5464376 - Blucher Poole WWTP 7/23	\$ 178.90		\$ 178.90
EDF, INC (EDF Energy Services)	N1035813 07/23	Energy Services for Vectren #5187802 - Monroe WTP 6/1-6/30/23	\$ 72.71	\$ 72.71	
EDF, INC (EDF Energy Services)	N1059811 07/23	Energy Services for Vectren #5520392 -Dillman WWTP 6/1-6/30/23	\$ 224.34		\$ 224.34
EDF, INC (EDF Energy Services)	N1078457 07/23	Energy Services for Vectren #5463700 - Service Center 7/23	\$ 152.38	\$ 60.95	\$ 91.43
EDF, INC (EDF Energy Services)	N1236302 07/23	Energy Services for Vectren #5187659 -Tamarron Lift Station 7/23	\$ 1.42		\$ 1.42
Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	N0814658 07/23	Service - 5352776 South Central Booster Station 6/6-7/7/23	\$ 17.98	\$ 17.98	
Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	N1035813 07/23	Service - 5187802-2 Monroe WTP 6/2-7/6/23	\$ 100.49	\$ 100.49	
Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	N1059811 07/23	Service - 5520392-0 Dillman WWTP 6/2-7/5/23	\$ 50.45		\$ 50.45
Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	N1078457 07/23	Service - 5463700-0 Service Center 6/6-7/7/23	\$ 156.10	\$ 62.44	\$ 93.66
Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	N1236302 07/23	Service - 5187659-6 Tamarron LS 6/1-7/3/23	\$ 17.98		\$ 17.98
Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	N1244359 07/23	Service - 5463945-5 S Washington St Storage 6/6-7/7/23	\$ 17.98	\$ 7.19	\$ 10.79
Smithville Telephone Co Inc	824-1616 07/23	Service - 812-824-1616 SE Pumping Station - BS 6/20-7/19/23	\$ 96.66	\$ 96.66	
Verizon Wireless	942364297 4/23	Service-Cradlepoint booster for WIFI - Engineering 4/18-5/17/23	\$ 50.30	\$ 20.12	\$ 30.18
Verizon Wireless	942364297 5/23	Service-Cradlepoint booster for WIFI - Engineering 5/18-6/17/23	\$ 50.04	\$ 20.02	\$ 30.02
Verizon Wireless	942364297 6/23	Service-Cradlepoint booster for WIFI - Engineering 6/18-7/17/23	\$ 50.16	\$ 20.06	\$ 30.10
Grand total:			<u>\$ 101,378.15</u>	<u>\$ 34,748.58</u>	<u>\$ 66,629.57</u>

WIRE TRANSFERS, FEES & PAYROLL FOR THE MONTH OF JULY, 2023

INDIANA DEPARTMENT OF REVENUE

Sales Tax

NPC

Credit Card Fees

FIRST FINANCIAL

Bank Fees

GROSS PAYROLL

\$396,655.97

FICA TAX

\$23,576.48

TOTAL

\$420,232.45

City of Bloomington Utilities
Accounts Payable by Fund Distribution Report
Paydate:08/04/23

CUSTOMER REFUNDS

Vendor	Invoice No.	Invoice Description	Invoice Amount	Check No.	Reason for refund	Water Funds	Wastewater Funds	Stormwater Funds	Sanitation
Parker Real Estate Management	34807-004	Customer refund	\$11.61	29094	Refund credit balance account after final bill processed.		\$11.61		
Thomas Cravens	34316-007	Customer refund	\$53.33	29095	Refund credit balance on closed account.		\$53.33		
Dorothy Apartments	19453-017	Customer refund	\$25.92	29096	Refund credit balance on closed account.		\$25.92		
Dwellings LLC	201572-001	Customer refund	\$331.34	29097	Refund credit balance account after final bill processed.		\$331.34		
Public Investment Corporation	20734-009	Customer refund	\$48.87	29098	Refund credit balance on closed account.		\$48.87		
Uma S Puri	32154-007	Customer refund	\$8.02	29099	Refund credit balance account after final bill processed.		\$8.02		
Edayat Shahrani	200134-003	Customer refund	\$52.50	29100	Refund credit balance account after final bill processed.		\$52.50		
SIPW Properties LLC	37875-002	Customer refund	\$196.37	29101	Refund credit balance on closed account.		\$196.37		
Somo Development Co LLC	90384-001	Customer refund	\$23.23	29102	Refund credit balance on closed account.		23.23		
Somo Development Co LLC	90386-001	Customer refund	\$23.23	29103	Refund credit balance on closed account.		\$23.23		
Hailey White	19411-009	Customer refund	\$3.43	29104	Refund credit balance account after final bill processed.		\$3.43		
Avery Williams	37696-023	Customer refund	\$22.38	29105	Refund credit balance account after final bill processed.		\$22.38		
Alex Wilson	20277-027	Customer refund	\$141.58	29106	Refund credit balance on active account customer request. (duplicate payment)		\$141.58		
<u>\$941.81</u>						<u>\$0.00</u>	<u>\$941.81</u>	<u>\$0.00</u>	<u>\$0.00</u>



CONTRACT COVER MEMORANDUM

TO: Controller, Mayor, USB
FROM: Braden Bonczek
DATE: July 18, 2023
RE: REQUEST APPROVAL FOR AGREEMENT FOR SERVICES
WITH BLEDSOE RIGGERT COOPER & JAMES

Contract Recipient/Vendor Name:	Bledsoe Riggert Cooper & James
Department Head Initials of Approval:	/VK/
Responsible Department Staff: <i>(Return signed copy to responsible staff)</i>	Braden Bonczek
Responsible Attorney: <i>(Return signed copy to responsible attorney)</i>	Christopher J. Wheeler
Record Destruction Date: <i>(Legal to fill in)</i>	3/1/2036
Legal Department Internal Tracking #: <i>(Legal to fill in)</i>	23-391
Due Date For Signature:	July 31, 2023 USB meeting
Expiration Date of Contract:	February 28, 2026
Renewal Date for Contract:	none
Total Dollar Amount of Contract:	\$1700.00
Funding Source:	010-65-950008-U63100
W9/EFT Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Affirmative Action Plan Complete (if applicable): <i>(Staff Member of Responsible Dept. to fill in)</i>	N/A
Procurement Summary Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Living Wage (if applicable)	N/A

Summary of Contract: Prepare 2024 & 2025 topographic survey maps of the sludge landfill site at Dillman Wastewater Treatment Plant



CONTRACT COVER MEMORANDUM

TO: Controller, Mayor, USB
FROM: Braden Bonczek
DATE: July 20, 2023
RE: REQUEST APPROVAL FOR AGREEMENT FOR SERVICES WITH HEFLIN INDUSTRIES, INC.

Contract Recipient/Vendor Name:	Heflin Industries, Inc.
Department Head Initials of Approval:	/VK/
Responsible Department Staff: <i>(Return signed copy to responsible staff)</i>	Braden Bonczek
Responsible Attorney: <i>(Return signed copy to responsible attorney)</i>	Christopher J. Wheeler
Record Destruction Date: <i>(Legal to fill in)</i>	2034
Legal Department Internal Tracking #: <i>(Legal to fill in)</i>	23-393
Due Date For Signature:	For USB on Monday July 31, 2023
Expiration Date of Contract:	February 28,2024
Renewal Date for Contract:	none
Total Dollar Amount of Contract:	\$3,040.00
Funding Source:	009-52-900008-U62001 010-52-950008-U62001 009-61-900003-U63532 010-64-950005-U63532 010-65-950005-U63532
W9/EFT Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Affirmative Action Plan Complete (if applicable): <i>(Staff Member of Responsible Dept. to fill in)</i>	N/A
Procurement Summary Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Living Wage (if applicable)	N/A

Summary of Contract: Backflow Testing



CONTRACT COVER MEMORANDUM

TO: Controller, Mayor & USB
FROM: Daniel Hudson
DATE: 7/19/2023
RE: Request Approval Of First Amendment To Professional Services
Contract With Commonwealth Engineers, Inc.

Contract Recipient/Vendor Name:	Commonwealth Engineers, Inc.
Department Head Initials of Approval:	/VK/
Responsible Department Staff: <i>(Return signed copy to responsible staff)</i>	Daniel Hudson
Responsible Attorney: <i>(Return signed copy to responsible attorney)</i>	Christopher Wheeler
Record Destruction Date: <i>(Legal to fill in)</i>	1/1/2036
Legal Department Internal Tracking #: <i>(Legal to fill in)</i>	23-357 (amending 22-525)
Due Date For Signature:	July 17, 2023
Expiration Date of Contract:	Original August 31, 2024 New December 31, 2025
Renewal Date for Contract:	N/A
Total Dollar Amount of Contract:	Original NTE of \$ 408,435 First Amendment \$199,561.00 NTE \$607,996.00
Funding Source:	009-U10500 W22-4618
W9/EFT Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Affirmative Action Plan Complete (if applicable): <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Procurement Summary Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes

Summary of Contract: During the course of contract performance it was determined that it is necessary to expand the scope of services to include a structural feasibility study of the West Booster Pump Station and improvements necessary for disconnecting the perimeter drain from the basement; and design and construction phase services of the South-Central Booster Pump Station to include a building expansion and recommended improvements from the West Booster Pump Station feasibility study.



CONTRACT COVER MEMORANDUM

TO: Controller, Mayor & USB
FROM: Daniel Hudson
DATE: 7/20/2023
RE: Request Approval for Construction Services with Thieneman Construction, Inc. for the installation of Bar Screens at the Monroe WTP Intake Structure

Contract Recipient/Vendor Name:	Thieneman Construction, Inc.
Department Head Initials of Approval:	/VK/
Responsible Department Staff: <i>(Return signed copy to responsible staff)</i>	Daniel Hudson
Responsible Attorney: <i>(Return signed copy to responsible attorney)</i>	Christopher Wheeler
Record Destruction Date: <i>(Legal to fill in)</i>	September 2023
Legal Department Internal Tracking #: <i>(Legal to fill in)</i>	23-359 (amending 22-547)
Due Date For Signature:	July 31, 2023
Expiration Date of Contract:	August 24, 2023
Renewal Date for Contract:	N/A
Total Dollar Amount of Contract:	Original NTE \$ 1,554,000.00 Amendment No 1 \$19,815.45 New NTE \$1,573,815.45
Funding Source:	010-U13121
W9/EFT Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Affirmative Action Plan Complete (if applicable): <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes
Procurement Summary Complete: <i>(Staff Member of Responsible Dept. to fill in)</i>	Yes

Summary of Contract: During the course of contract performance it was determined that it is necessary to swap the control valve on the intake pump no. 2 with pump no. 3 and add a new valve on pump no. 2 with an electronic actuator for the pump to operator correctly.

TODD V. TAYLOR

June 29, 2023

City of Bloomington Utilities, an Indiana Municipal Corporation
600 E. Miller Drive
Bloomington, IN 47401
Attn: Bryan Blake

Re: Road: Monroe County Bridge #75
Parcel: 4
County: Monroe County, Indiana
Attn: Bryan Blake

Dear Property Owners:

The Board of Commissioners of Monroe County, Indiana are undertaking a road improvement project, which purpose is to reconstruct Monroe County Bridge #75, Rhorer Road over Jackson Creek. The project's central focus is to provide a new and improved bridge and roadway.

You are reported to be the owners of record of certain property, which is affected by the improvement project. More specifically, a portion of your property is required as permanent right-of-way. The permanent right-of-way, known as parcel 4, contains 0.022 acres.

I have been contracted to provide buying services for this project and am representing the Board of Commissioners of Monroe County, Indiana. The offer of \$650 was arrived at by an appraiser using standard appraisal methods in accordance with I.C. 32-24-1 et. seq. As you read through the enclosures, please note that the Uniform Land or Easement Acquisition Offer letter, also in accordance with I.C. 32-24-1 et. seq., provides only 30 days from its receipt to accept or reject the County's offer. The offer may be accepted or rejected now or at any time during this 30-day period. Please note that your legally protected rights and options under Indiana's eminent domain law are described within the Uniform Land or Easement Acquisition Offer, as well as within the Federal Highway Administration Acquisition Brochure.

Please review the enclosed forms and documents, which are relative to the acquisition and consist of:

1. The brochure "Acquiring Real Property for Federal Aid Projects";
2. The Uniform Land or Easement Acquisition Offer letter;
3. The Appraisal with the Statement of the Basis for Just Compensation;
4. The Warranty Deed w/ exhibits "A" and "B";
5. The Sales Disclosure Form;
6. The Taxpayer Identification Number Request (W-9 form)
7. The form, "Owner's Private Appraisal letter";
8. A copy of the highlighted plan sheet;
9. The Accounts Payable Voucher.

Should the offer be acceptable, several documents will require signatures. These are as follows:

1. The Uniform Land or Easement Acquisition Offer letter (must be notarized);
2. The Warranty Deed w/ exhibits "A" and "B" (must be notarized);
3. The Sales Disclosure Form;
4. The Taxpayer Identification Number Request (W-9 form);
5. The Accounts Payable Voucher.

I will need the originals returned and for your convenience, I have enclosed a self-addressed envelope. After receiving the executed documents, I will promptly mail to you the "Receipt of Conveyance Instrument", which will serve as legal notice of the County's intent to pay you for the needed right-of-way. Typically, the Board of Commissioners of Monroe County, Indiana will make payment within 90 days after receiving the parcel file from the consultant. Indiana Law dictates that possession of the property will transfer to the County thirty (30) days after you have received payment. However, should the offer be unacceptable, you may submit your own appraisal for consideration by the Board of Commissioners of Monroe County, Indiana. If you decide to obtain your own appraisal, you do so at your own expense and submitting an appraisal does not guarantee that any change will be made in the offer.

Please make sure to sign all documents exactly as your name is printed on the document (include middle names or initials, jr., etc.)

Thank you for your immediate attention to this matter and for assisting the Board of Commissioners of Monroe County, Indiana, in providing an improved roadway. Should you need assistance or questions answered, please contact me at your earliest convenience at (812) 325-1789.

Most sincerely,

A handwritten signature in black ink, appearing to read "Todd Taylor", with a stylized flourish at the end.

Todd Taylor

Enclosures



OFFICE OF
MONROE COUNTY COMMISSIONERS

100 West Kirkwood Avenue
The Courthouse Room 322
Bloomington, Indiana 47404

Telephone 812-349-2550
Facsimile 812-349-7320

Penny Githens, President Julie Thomas, Vice President Lee Jones, Commissioner

UNIFORM PROPERTY OR EASEMENT ACQUISITION OFFER

Date: June 29, 2023

PROJECT: Monroe County Bridge #75
CODE: N/A PARCEL: 4
ROAD: Rhorer Road
COUNTY: Monroe

TO: City of Bloomington Utilities

600 E. Miller Drive

Bloomington, IN 47401

The Monroe County Board of Commissioners is authorized by Indiana law to obtain your property or an easement across your property, for certain public purposes. The Monroe County Board of Commissioners needs permanent right-of-way for a public highway improvement known as the Monroe County Bridge #75 project and needs to acquire the portion of your property as described on the attached legal description(s).

It is our opinion that the fair market value of the portion of your property we want to acquire from you is \$650.00, and, therefore, the Monroe County Board of Commissioners offers you \$650.00 for the above described property. You have thirty (30) days from this date to accept or reject this offer. If you accept this offer, you may expect payment in full within ninety (90) days after signing the documents accepting this offer and executing the deed, grant or easement, and provided there are no difficulties in clearing liens or other problems with title to the land. Possession will be required thirty (30) days after you have received your payment in full.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, the Monroe County Board of Commissioners are required to make a good faith effort to purchase a portion of your property.
2. You do not have to accept this offer and the Monroe County Board of Commissioners is not required to agree to your demands.
3. However, if you do not accept this offer, and we cannot come to an agreement on the acquisition of a portion of your property, the Monroe County Board of Commissioners have the right to file suit to condemn, and acquire the portion of your property in the county in which the real estate is located.
4. You have the right to seek advice of an attorney, real estate appraiser or any other person of your choice on this matter.
5. You may object to the public purpose and necessity of this project.
6. If the Monroe County Board of Commissioners file a suit to condemn and acquire a portion of your property, and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the portion of your property to be acquired.
7. If we both agree with the court appraisers' report, then the matter is settled. However, if either of us disagrees with the appraisers' report to the court, either of us has the right to ask for a trial to decide what should be paid to you for the portion of your property condemned.
8. If the court appraisers' report is not accepted by either of us, then the Monroe County Board of Commissioners have the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such a deposit is made with the court, the Monroe County Board of Commissioners is legally entitled to immediate possession of the portion of your property. You may, subject to the approval of the court, make withdrawals from the amount deposited with court. Your withdrawal will in no way affect the proceedings of your case in court, except that, if the final judgment awarded you is less than the withdrawal you have made from the amount deposited, you will be required to pay back to the court the amount of the withdrawal in excess of the amount of the final judgment.

9. The trial will decide the full amount of damages you are to receive. Both of us will be entitled to present legal evidence supporting our opinions of the fair market value of the portion of your property. The court's decision may be more or less than this offer. You may employ, at your cost, appraisers and attorneys to represent you at this time or at any time during the course of the proceeding described in the notice.

If you have any questions concerning this matter, you may contact me at:

Todd Taylor, Land Agent
4471 S. Old Richardson Rd.
Bloomington, IN 47401
(812) 325-1789
toddtaylor4471@gmail.com

This offer was made to owner(s): mailed via certified mail

City of Bloomington Utilities of Monroe County, Indiana on _____ (Date)

BY: _____
Todd Taylor, Land Agent

Agent of the Monroe County Board of Commissioners

If you decide to accept the offer of \$650.00 made by the Monroe County Board of Commissioners, sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

ACCEPTANCE OF OFFER

I (We), City of Bloomington Utilities, an Indiana Municipal Corporation, owner(s) of the above described property or interest in property, hereby accept the offer of \$650.00 made by the Monroe County Board of Commissioners on this _____ day of _____, _____.

**City of Bloomington Utilities, an Indiana
Municipal Corporation**

Amanda Burnham, Board President

NOTARY'S CERTIFICATE

STATE OF _____:

SS:

COUNTY OF _____:

Subscribed and sworn to before me this _____ day of _____, _____.

Signature _____

Printed Name _____

My Commission expires _____

I am a resident of _____ County.

EXHIBIT “A”

Project: Monroe County Bridge 75
Code: N/A
Parcel: 4 Fee Simple
Tax ID: 53-08-22-200-008.000-008
Form: WD-1

Sheet 1 of 1

A part of the Northwest Quarter of the Northwest Quarter of Section 22, Township 8 North, Range 1 West, Monroe County, Indiana, and being that part of the grantor’s land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit “B”, described as follows: Beginning at a point on the north line of said section North 89 degrees 52 minutes 21 seconds East 977.07 feet from the northwest corner of said section, said northwest corner being designated as point “50” on said plat, which point of beginning is the northwest corner of the grantor’s land; thence North 89 degrees 52 minutes 21 seconds East 31.59 feet along the north line of said section to the centerline of Jackson Creek; thence South 4 degrees 54 minutes 01 second East 30.10 feet along said centerline; thence South 89 degrees 52 minutes 21 seconds West 33.37 feet to the west line of the grantor’s land; thence North 1 degree 31 minutes 03 seconds West 30.01 feet along said west line to the point of beginning, and containing 0.022 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.006 acres, more or less.

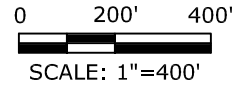
This description was prepared for the Board of Commissioners of the County of Monroe, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 24th day of April, 2023.

Jessica L. Stapleton

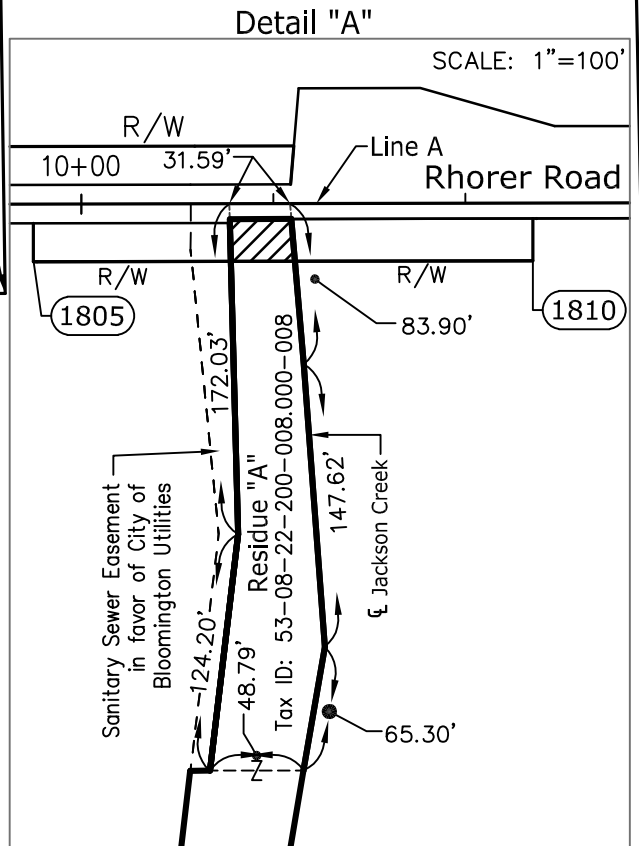
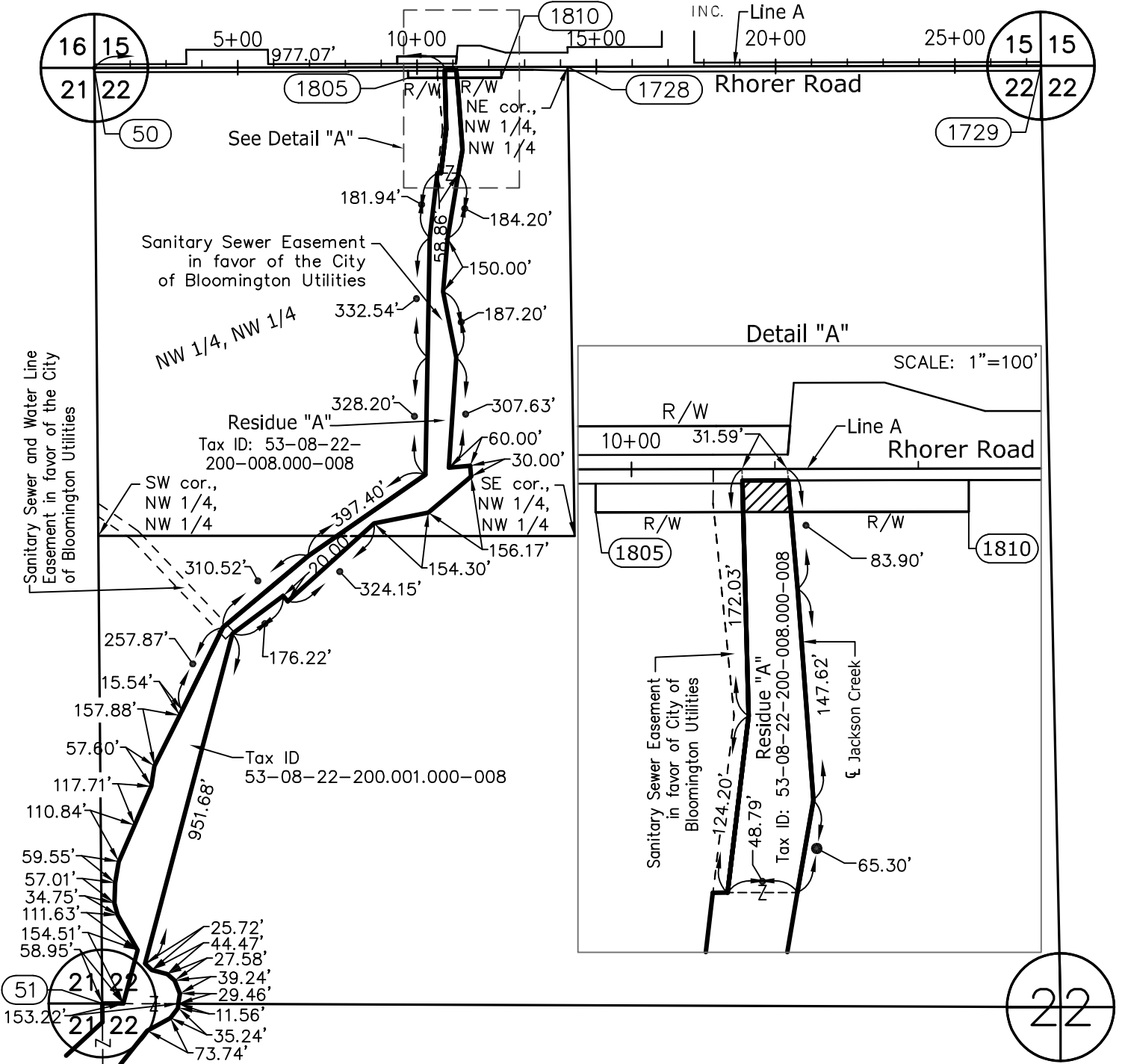


RIGHT-OF-WAY PARCEL PLAT

Prepared for the Board of Commissioners of the County of Monroe, Indiana
by: AMERICAN



STRUCTUREPOINT



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: CITY OF BLOOMINGTON UTILITIES
PARCEL: 4
CODE: N/A
PROJECT: BRIDGE 75
ROAD: RHORER ROAD
COUNTY: MONROE
SECTION: 22
TOWNSHIP: 8 NORTH
RANGE: 1 WEST

DRAWN BY: MAP
CHECKED BY: JLS
DES. NO.: N/A

DEED RECORD 455, PAGE 680, DATED MARCH 17, 1997
DEED RECORD 456, PAGE 516, DATED APRIL 9, 1997
DEED RECORD 456, PAGE 679, DATED APRIL 11, 1997
DEED RECORD 456, PAGE 637, DATED APRIL 12, 1997
DEED RECORD 458, PAGE 236, DATED MAY 22, 1997

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Board of Commissioners of the County of Monroe, Indiana

by: AMERICAN

STRUCTUREPOINT
INC.

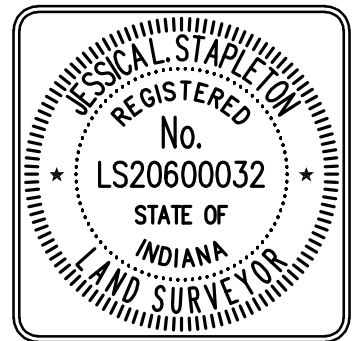
POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
50	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
51					
1728					
1729					
1805	180527.8001	783356.2024	9+75	30' Rt.	A
1810	180528.3783	783616.2017	12+35	30' Rt.	A

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2022012272 in the Office of the Recorder of Monroe County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

Jessica L. Stapleton 4-24-2023
 Jessica L. Stapleton Date
 Professional Surveyor No. LS20600032
 State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

OWNER: CITY OF BLOOMINGTON UTILITIES	DRAWN BY: MAP
PARCEL: 4	CHECKED BY: JLS
CODE: N/A	DES. NO.: N/A
PROJECT: BRIDGE 75	
ROAD: RHORER ROAD	
COUNTY: MONROE	
SECTION: 22	
TOWNSHIP: 8 NORTH	
RANGE: 1 WEST	

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2021.02370
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

City of Bloomington Utilities

600 E. Miller Drive

Bloomington, IN 47401

Date: June 29, 2023

RE: Project: Monroe County Bridge #75

Parcel: 4

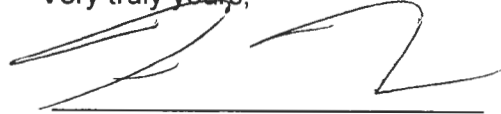
Code: N/A

Dear Property Owners,

It is the policy of the Board of Commissioners of Monroe County, Indiana, to accept for review any evidence of value submitted by the property owner for the purpose of determining fair market value. Any costs incurred from obtaining such evidence, however, is the responsibility of the property owner. Acceptable forms of evidence of value include, but are not limited to, appraisals, comparable sales, and cost estimates.

Evidence of value must be supported by factual data and items of damage must be fully documented. Submitted evidence based on these facts is acceptable for review.

Very truly yours,



Todd Taylor, Land Agent

WARRANTY DEED

Project: Monroe Bridge #75

Parcel: 4

Page: 1 of 2

THIS INDENTURE WITNESSETH, That City of Bloomington Utilities, a Municipal Corporation the Grantor(s), of Monroe County, State of Indiana, Convey(s) and Warrant(s) to **the BOARD OF COMMISSIONERS OF MONROE COUNTY in the State of Indiana**, the Grantee, for and in consideration of the sum of Six Hundred Fifty Dollars (\$650.00) (of which said sum \$650.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Monroe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

As an inducement for the BOARD OF COMMISSIONERS OF MONROE COUNTY in the State of Indiana to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2022 payable 2023 real estate taxes and assessments on the above described real estate and for all tax liabilities which accrue prior to transfer of title to GRANTEE. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Grantee Tax Mailing Address:

The Board of Commissioners Monroe County
100 W. Kirkwood Ave., Room 323
Bloomington, IN 47404

The undersigned represents and warrants that she is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that she is therefore, fully authorized and empowered to convey to the Board of Commissioners of Monroe County, Indiana, real estate of the Grantor, and that on the date of execution of said conveyance instruments she had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this _____ day of _____, _____.

GRANTOR: City of Bloomington Utilities, a Municipal Corporation

Signature
Amanda Burnham, Board President
Printed Name & Title

STATE OF _____ :
COUNTY OF _____ : SS:

Before me, a Notary Public in and for said State and County, personally appeared Amanda Burnham, Board President, City of Bloomington Utilities, a Municipal Corporation, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who stated that any representations contained therein are true.

Witness my hand and Notarial Seal this _____ day of _____, _____.

Signature

Printed

My Commission expires _____.
My Commission number _____.
I am a resident of _____ County.

This instrument prepared by Lee Baker, Monroe County Legal Department, 100 W. Kirkwood Ave, Room 220, Bloomington, IN 47404.

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. – Lee Baker

EXHIBIT “A”

Project: Monroe County Bridge 75
Code: N/A
Parcel: 4 Fee Simple
Tax ID: 53-08-22-200-008.000-008
Form: WD-1

Sheet 1 of 1

A part of the Northwest Quarter of the Northwest Quarter of Section 22, Township 8 North, Range 1 West, Monroe County, Indiana, and being that part of the grantor’s land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit “B”, described as follows: Beginning at a point on the north line of said section North 89 degrees 52 minutes 21 seconds East 977.07 feet from the northwest corner of said section, said northwest corner being designated as point “50” on said plat, which point of beginning is the northwest corner of the grantor’s land; thence North 89 degrees 52 minutes 21 seconds East 31.59 feet along the north line of said section to the centerline of Jackson Creek; thence South 4 degrees 54 minutes 01 second East 30.10 feet along said centerline; thence South 89 degrees 52 minutes 21 seconds West 33.37 feet to the west line of the grantor’s land; thence North 1 degree 31 minutes 03 seconds West 30.01 feet along said west line to the point of beginning, and containing 0.022 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.006 acres, more or less.

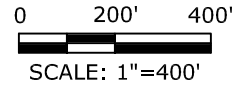
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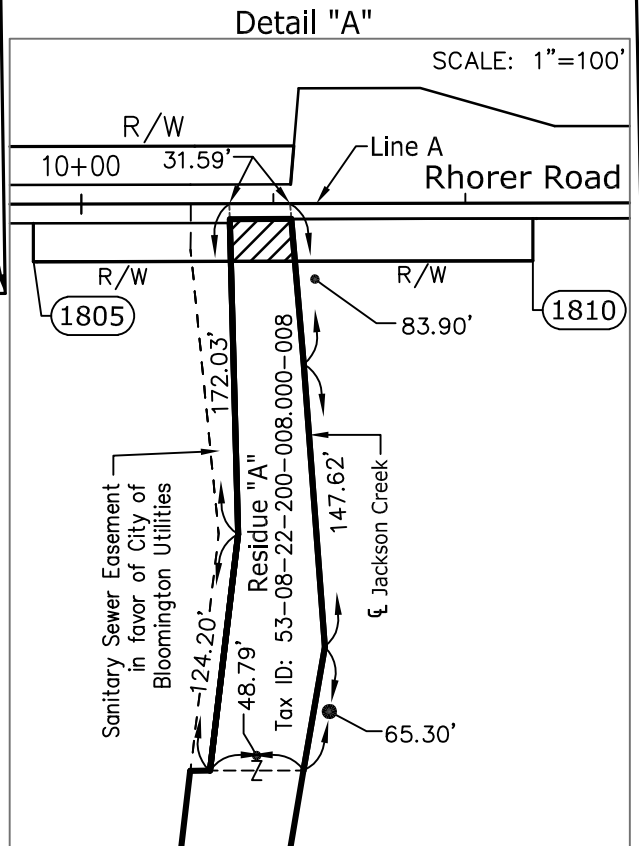
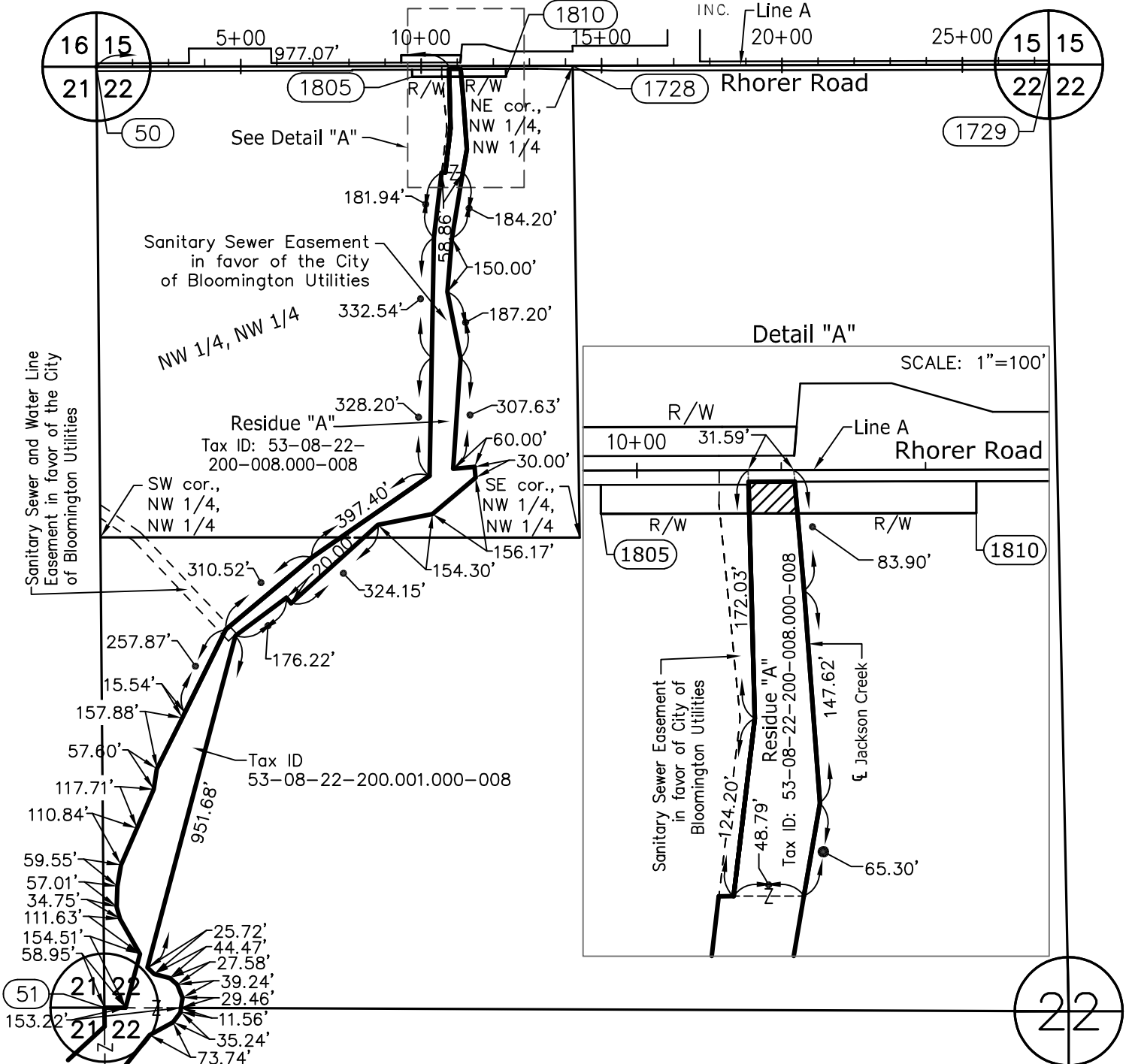


RIGHT-OF-WAY PARCEL PLAT

Prepared for the Board of Commissioners of the County of Monroe, Indiana
by: AMERICAN



STRUCTUREPOINT



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OWNER: CITY OF BLOOMINGTON UTILITIES
PARCEL: 4
CODE: N/A
PROJECT: BRIDGE 75
ROAD: RHORER ROAD
COUNTY: MONROE
SECTION: 22
TOWNSHIP: 8 NORTH
RANGE: 1 WEST

DRAWN BY: MAP
CHECKED BY: JLS
DES. NO.: N/A

DEED RECORD 455, PAGE 680, DATED MARCH 17, 1997
DEED RECORD 456, PAGE 516, DATED APRIL 9, 1997
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Prepared for the Board of Commissioners of the County of Monroe, Indiana

by: AMERICAN

STRUCTUREPOINT
INC.

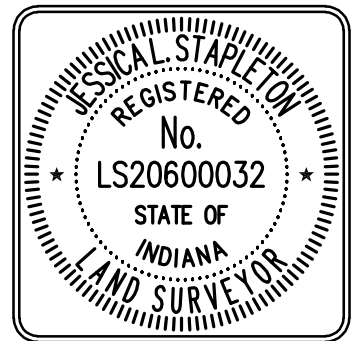
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Jessica L. Stapleton 4-24-2023
 Jessica L. Stapleton Date
 Professional Surveyor No. LS20600032
 State of Indiana



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 PARCEL: 4
 CODE: N/A
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 ROAD: RHORER ROAD
 COUNTY: MONROE
 SECTION: 22
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 RANGE: 1 WEST

DRAWN BY: MAP
 CHECKED BY: JLS
 DES. NO.: N/A

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2021.02370

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

1. This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. Public Law 91-646 as amended, the "Uniform Act" and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, provides, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Project # Monroe Co. Bridge 75 Parcel 4 Road Rhorer Road County Monroe
Owner(s) City of Bloomington Utilities

3. The area and type of interest being acquired: 0.016 Acres New Fee Simple R/W and 0.006 Acres PER
The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

4. This acquisition is (Check one):
a. A total acquisition of the real property.
b. A partial acquisition of the real property.

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

a. Total Land, Land Improvements and Buildings	<u>\$650.00</u>
b. Perpetual Easement	<u>\$-0-</u>
c. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc)	<u>\$-0-</u>
d. Other Damages (Itemize) Cost-To-Cure estimates:	<u>\$-0-</u>
_____	<u>\$-0-</u>
_____	<u>\$-0-</u>
Temporary R/W	<u>\$-0-</u>
Total Damages	<u>\$-0-</u>

Total amount believed to be Just Compensation offered for this Acquisition is: \$650.00

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:

N/A

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:

Natural vegetation – non-contributory

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows:

N/A

9. Remarks: Compensation adjusted upward to match the client's minimum compensation amount.

Monroe County, Indiana Approval

Signature: Penny Githens
Name Printed: Penny Githens
Title: President
Date: 6-26-23

Preparer

Signature: Shawn M. Patterson
Name Printed: Shawn M. Patterson
License: CG#49600166, Indiana Certified General Appraiser
Date: 6/22/2023

Des. # N/A
 County Monroe

WAIVER VALUATION-FMV Evaluation

Code N/A
 Parcel 4
 Road Rhorer

Prior to making an offer to purchase property, the agency must establish a proposed purchase price for the property. Pursuant to 49 CFR 24.102(c)(2)(ii), the agency does not have to use an appraisal to support the proposed purchase price if the "valuation problem is uncomplicated, and the anticipated value of the proposed acquisition is estimated at \$10,000 or less." This form is used to evaluate fair market value of an acquisition when the agency has determined that an appraisal is not necessary, and 49 CFR 24.102(c)(2)(ii) applies.

Address/Location:	1650 +/- E Rhorer Rd, Bloomington, IN 47401		
Owner:	City of Bloomington Utilities	Phone:	812-349-1444
Owner Address:	P.O. Box 100, Bloomington, IN 47402		
Tax Identification #:	53-08-22-200-008.000-008		

Area of Parcel	
Before:	7.637 Acres (Gross)
After:	7.615 Acres

Area and Type of Acquisition			
New Fee Simple R/W:	0.016 Acres	Perpetual R/W:	N/A
PER R/W:	0.006 Acres	Access Rights:	N/A
Temporary R/W:	N/A	Other:	N/A

Present Use:	Residential
Has subject sold in past 5 yrs.:	No

Zoning:	Residential
---------	-------------

(Y/N)

Highest and Best Use:	Special Purpose
Is the Subject in a flood plain:	Yes (Y/N)

Land Improvements Acquired: Non-contributory natural vegetation.

Total: \$0.00

Cost to Cure: None

Comparable sales

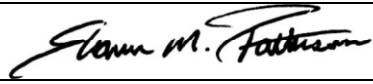
Address State ID #	Date of Sale	Size	Sale Price	Per unit/price	Existing use
4728 S Live Oak Ct 53-08-23-401-017.000-008	09/16/2022	2.800 Ac	\$210,000.00	\$75,000/Ac	Vacant
5486 S Crop Circle 53-08-30-200-054.000-008	03/03/2023	1.520 Ac	\$90,000.00	\$59,211/Ac	Vacant
3050 +/- S Rockport Rd 53-08-17-200-002.000-008	08/05/2022	4.000 Ac	\$190,000.00	\$47,500/Ac	Vacant

Reconciliation	After accounting for the owner's property being in an identified floodway, as well as other factors, the comparable sales' respective per- acre adjusted indications are as follows: 4728 S Live Oak Ct: \$52,500/Ac., 5486 S Crop Circle: \$41,448/Ac., 3050 +/- S Rockport Rd: \$33,250/Ac. Reconciliation is made at \$40,000/Ac.
Market Analysis:	The outlook for the Bloomington market area (and Monroe County) was healthy prior to the COVID 19 pandemic. As the economy and society in general have come out of the pandemic, it is expected that life will return to pre-pandemic conditions. Real estate can be affected by these larger market forces. Real estate offered for sale has been overwhelmed by buyers in the local market for the last few years. Historically low interest rates have, undoubtedly, helped to spur this dynamic. However, the Federal Reserve has begun raising interest rates and has indicated its intentions to do so throughout the year. The impact of this on the local market has yet to be realized. However, some slowing of the national economy has been forecasted. The opaqueness of the economy, consumer sentiment, potential COVID 19 resurgence and the like, do not allow a proper local outlook to be concluded. This analysis assumes current market conditions will persist into the near-term future.
Land Acquired:	0.016 Acres X \$40,000/Ac + \$1 (PER) = \$641.00 rounded to \$650.00
Perpetual R/W:	None
Temporary R/W	None

Land Acquired + PER:	\$650.00
Land Improvements Acquired:	\$0.00
Perpetual R/W	\$0.00
Temporary R/W	\$0.00
Cost to Cure:	\$0.00
Total Compensation	\$650.00

This FMV Evaluation: Waiver Valuation ("Report") is not intended to be an appraisal. It does not need to be completed by an appraiser. Neither law, regulation, nor agreement requires or expects an appraiser to complete this Report.

Valuation Preparer

Signature 

Name Printed Shawn M. Patterson

Date 6/21/2023

Total Due Owner: \$650.00

Minimum Offer:

Attachments:

- Aerial GIS Map
- R/W Legal Description (Exhibit "A")
- Plat Sheet (Exhibit "B")
- Current Photographs
- Comparable Sales Data (defined as either MLS Sheet, Sales Disclosure, Property Tax Card, INDOT Comp Sheet)

Aerial GIS Map



R/W Legal Description

EXHIBIT "A"

Project: Monroe County Bridge 75
Code: N/A
Parcel: 4 Fee Simple
Tax ID: 53-08-22-200-008.000-008
Form: WD-1

Sheet 1 of 1

A part of the Northwest Quarter of the Northwest Quarter of Section 22, Township 8 North, Range 1 West, Monroe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at a point on the north line of said section North 89 degrees 52 minutes 21 seconds East 977.07 feet from the northwest corner of said section, said northwest corner being designated as point "50" on said plat, which point of beginning is the northwest corner of the grantor's land; thence North 89 degrees 52 minutes 21 seconds East 31.59 feet along the north line of said section to the centerline of Jackson Creek; thence South 4 degrees 54 minutes 01 second East 30.10 feet along said centerline; thence South 89 degrees 52 minutes 21 seconds West 33.37 feet to the west line of the grantor's land; thence North 1 degree 31 minutes 03 seconds West 30.01 feet along said west line to the point of beginning, and containing 0.022 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.006 acres, more or less.

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Jessica L. Stapleton



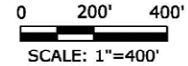
Engineering Plat

EXHIBIT "B"

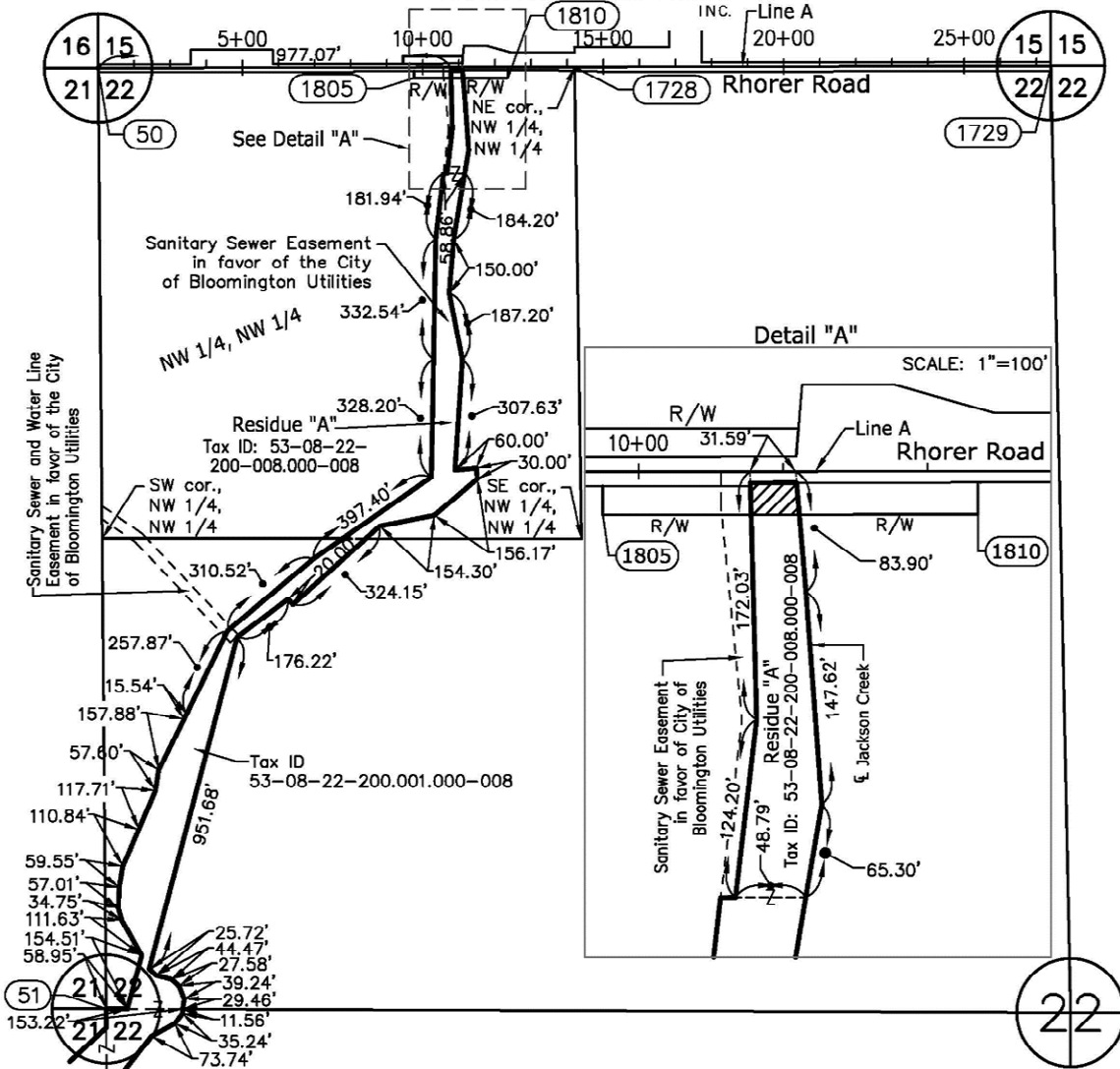
SHEET 1 OF 2

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Board of Commissioners of the County of Monroe, Indiana
by: AMERICAN



STRUCTUREPOINT



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: CITY OF BLOOMINGTON UTILITIES	DRAWN BY: MAP
PARCEL: 4	CHECKED BY: JLS
CODE: N/A	DES. NO.: N/A
PROJECT: BRIDGE 75	
ROAD: RHORER ROAD	
COUNTY: MONROE	
SECTION: 22	
TOWNSHIP: 8 NORTH	
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Current Photographs



**SALES OF COMPARABLE PROPERTIES
UNIMPROVED LAND COMPARABLE**



Photo View Looking southwesterly

Sketch GIS Aerial

Date Sold	<u>09/16/2022</u>	Act. Price	<u>\$210,000.00</u>	Size	<u>2.800 Acres +/- 121,968 SF +/-</u>		<u>\$75,000 /Acre \$1.72 /SF</u>
Vendor	<u>Robert James & Holly Coutts Benninghoff</u>			Vendee	<u>Ovais & Zarmina Raza</u>		
Property Address	<u>4728 S Live Oak Ct</u>				City	<u>Bloomington, IN 47401</u>	
Legal Description	<u>Sterling Woods Lot 105A-6</u>				Document #	<u>2022014198</u>	
Rec. Consideration	<u>\$10.00 & OVC</u>	Sale Info. Verified By	<u>Public records</u>		Date Ver.	<u>06/05/2023</u>	
Financing	<u>Cash equivalent assumed</u>				Zoning	<u>CR, Conservation Residential</u>	
Condition of Sale	<u>Arm's length</u>				Highest & Best Use	<u>Residential development</u>	

DESCRIPTION of LAND

Dimensions/Size	<u>Unknown / 2.800 Acres +/-</u>									
Land Improvements	Drives	<u>No</u>	Walks	<u>Yes</u>	Landscaping	<u>No</u>	Trees	<u>Yes</u>	Well	<u>No</u>
	Septic	<u>No</u>	Fence	<u>No</u>	Pond	<u>No</u>				
Available Services	Road	<u>Public.</u>	City Water	<u>Avl.</u>	City Sewer	<u>Avl.</u>	Gas	<u>Avl.</u>	Other	<u>N/A</u>
Land Topography	<u>Level</u>	Drainage	<u>Adequate</u>	Quality of Soils	<u>Adequate assumed</u>					
Comments (please refer to attached pages):	<u>Parcel #53-08-23-401-017.000-008</u>									

Appraiser's Name	<u>Shawn M. Patterson</u>	Broker No.	<u>RB16000874</u>	Appraisal Lic. No.	<u>CG#49600166</u>
	(Type or Print)			Indiana Certified General Appraiser	
County	<u>Monroe</u>	Township	<u>Perry</u>	Type Property	<u>Bare Land</u>
Project No.	<u>Monroe County Bridge</u>	Insp. Date	<u>06/05/2023</u>	Comp. No.	<u>BL-1</u>

**SALES OF COMPARABLE PROPERTIES
UNIMPROVED LAND COMPARABLE**

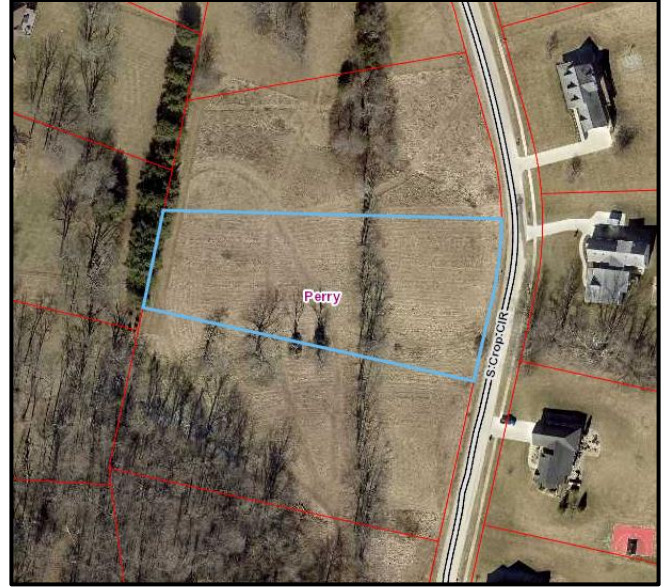


Photo View Looking westerly Sketch GIS Aerial

Date Sold	<u>03/03/2023</u>	Act. Price	<u>\$90,000.00</u>	Size	<u>1.520 Acres +/- 66,211 SF +/-</u>		<u>\$59,211 /Acre \$1.36 /SF</u>
Vendor	<u>Eastro, LLC</u>	Vendee	<u>Rodney A. Hasler</u>				
Property Address	<u>5486 S Crop Circle</u>		City	<u>Bloomington, IN 47403</u>			
Legal Description	<u>Farmers Field Ph 3 Lot 36</u>		Document #	<u>2023002313</u>			
Rec. Consideration	<u>\$10.00 & OVC</u>	Sale Info. Verified By	<u>Public records</u>	Date Ver.	<u>06/06/2023</u>		
Financing	<u>Cash equivalent assumed</u>		Zoning	<u>AG/RR, Ag/Rural Res.</u>			
Condition of Sale	<u>Arm's length</u>		Highest & Best Use	<u>Residential development</u>			

DESCRIPTION of LAND

Dimensions/Size	<u>Unknown / 1.520 Acres +/-</u>									
Land Improvements	Drives	<u>No</u>	Walks	<u>No</u>	Landscaping	<u>No</u>	Trees	<u>Yes</u>	Well	<u>No</u>
	Septic	<u>No</u>			Fence	<u>No</u>			Pond	<u>No</u>
Available Services	Road	<u>Public.</u>	City Water	<u>Avl.</u>	City Sewer	<u>No</u>	Gas	<u>Avl.</u>	Other	<u>N/A</u>
Land Topography	<u>Level</u>		Drainage	<u>Adequate</u>	Quality of Soils	<u>Adequate assumed</u>				
Comments (please refer to attached pages):	<u>Parcel #53-08-30-200-054.000-008</u>									

Appraiser's Name Shawn M. Patterson Broker No. RB16000874 Appraisal Lic. No. CG#49600166
 (Type or Print) Indiana Certified General Appraiser

County Monroe Township Perry Type Property Bare Land
 Project No. Monroe County Bridge Insp. Date 06/05/2023 Comp. No. BL-2

**SALES OF COMPARABLE PROPERTIES
UNIMPROVED LAND COMPARABLE**

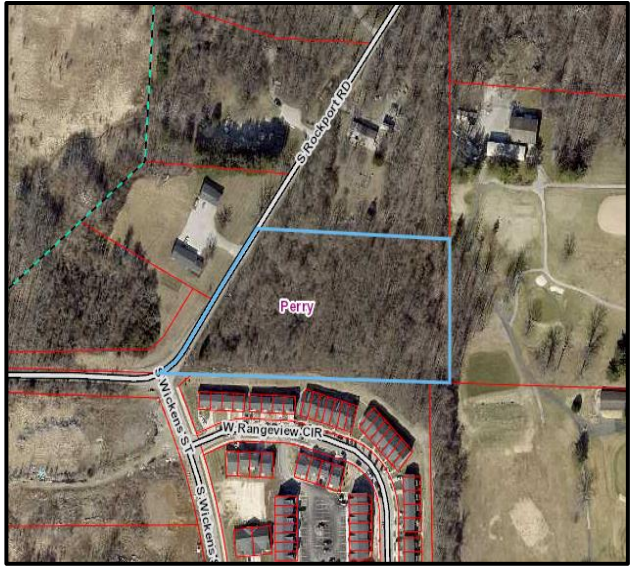


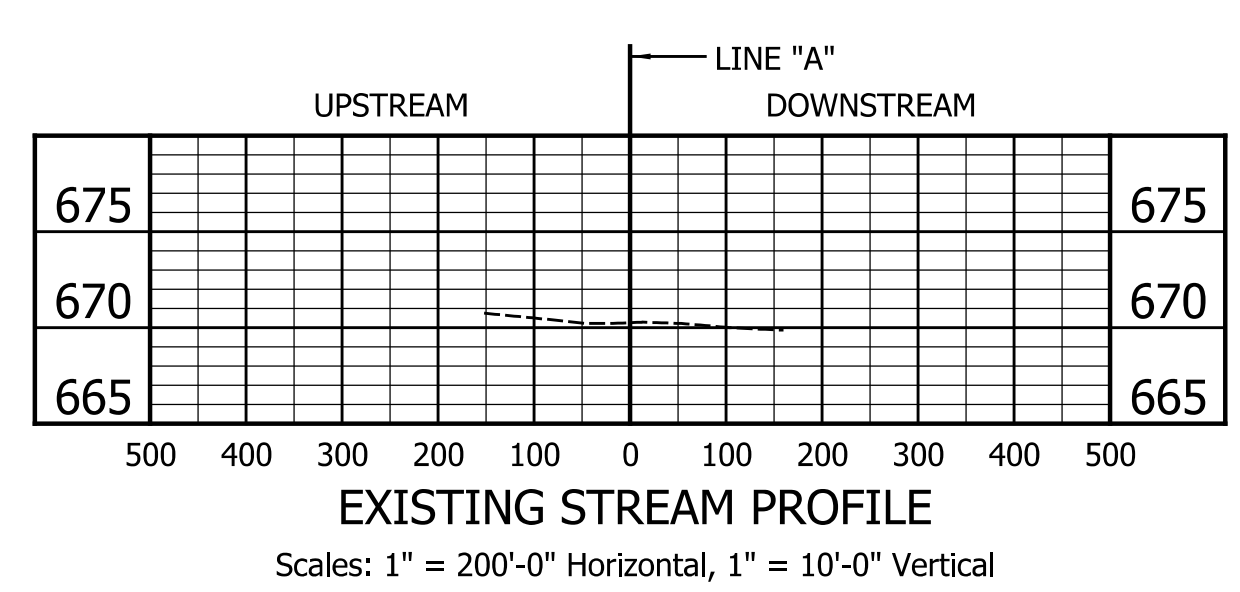
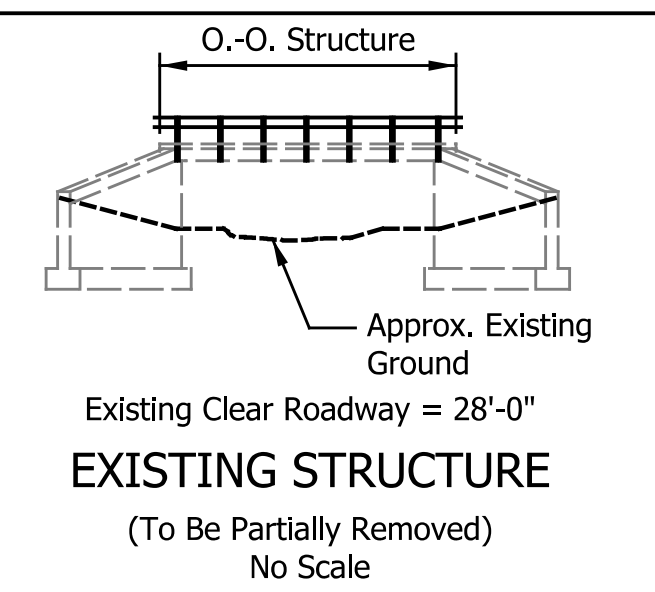
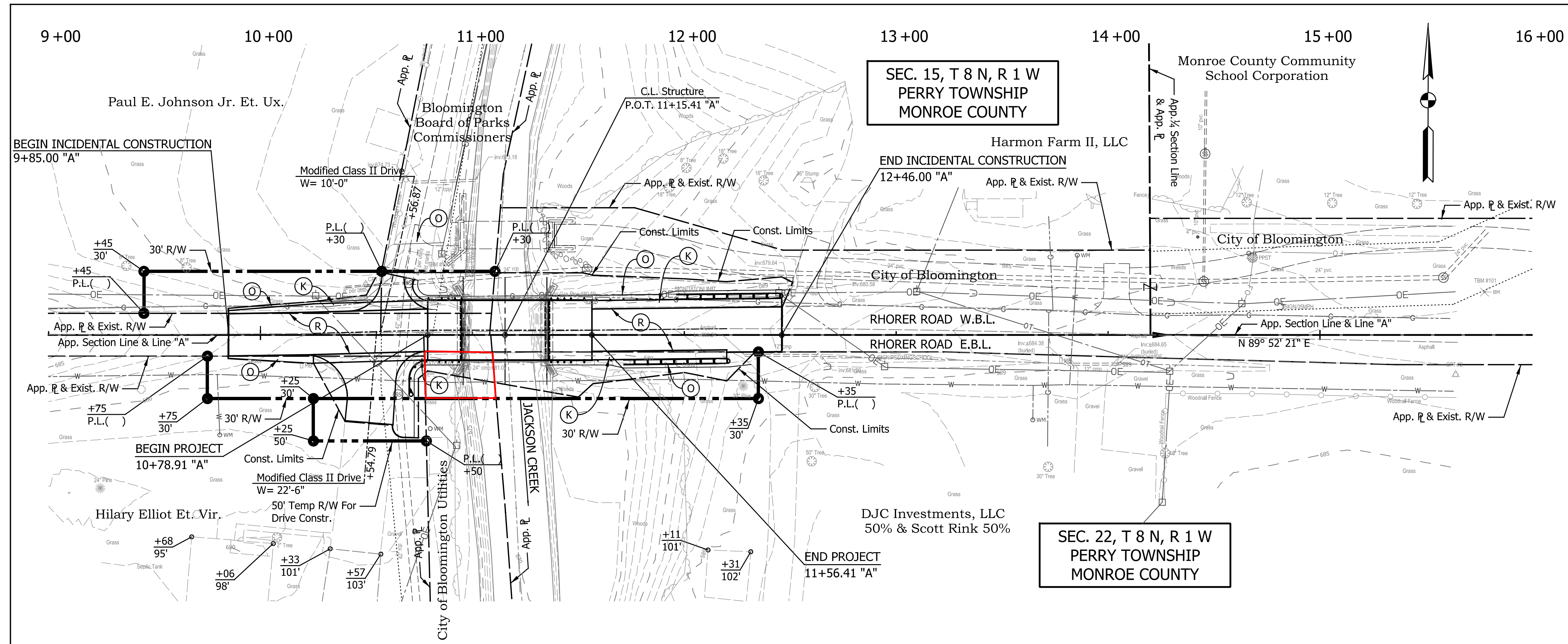
Photo View Looking easterly Sketch GIS Aerial

Date Sold	<u>08/05/2022</u>	Act. Price	<u>\$190,000.00</u>	Size	<u>4.000 Acres +/- 174,240 SF +/-</u>	\$47,500 /Acre \$1.09 /SF
Vendor	<u>Blackwell Contractors Inc, et al.</u>	Vendee	<u>Mason DM Properties, LLC</u>			
Property Address	<u>3050 +/- S Rockport Rd</u>			City	<u>Bloomington, IN 47403</u>	
Legal Description	<u>PT NW NW 17-8-1W</u>			Document #	<u>2022011915</u>	
Rec. Consideration	<u>\$10.00 & OVC</u>	Sale Info. Verified By	<u>Public records</u>	Date Ver.	<u>06/05/2023</u>	
Financing	<u>Cash equivalent assumed</u>			Zoning	<u>RS, Sng. Dwell. Res.</u>	
Condition of Sale	<u>Arm's length</u>			Highest & Best Use	<u>Residential development</u>	

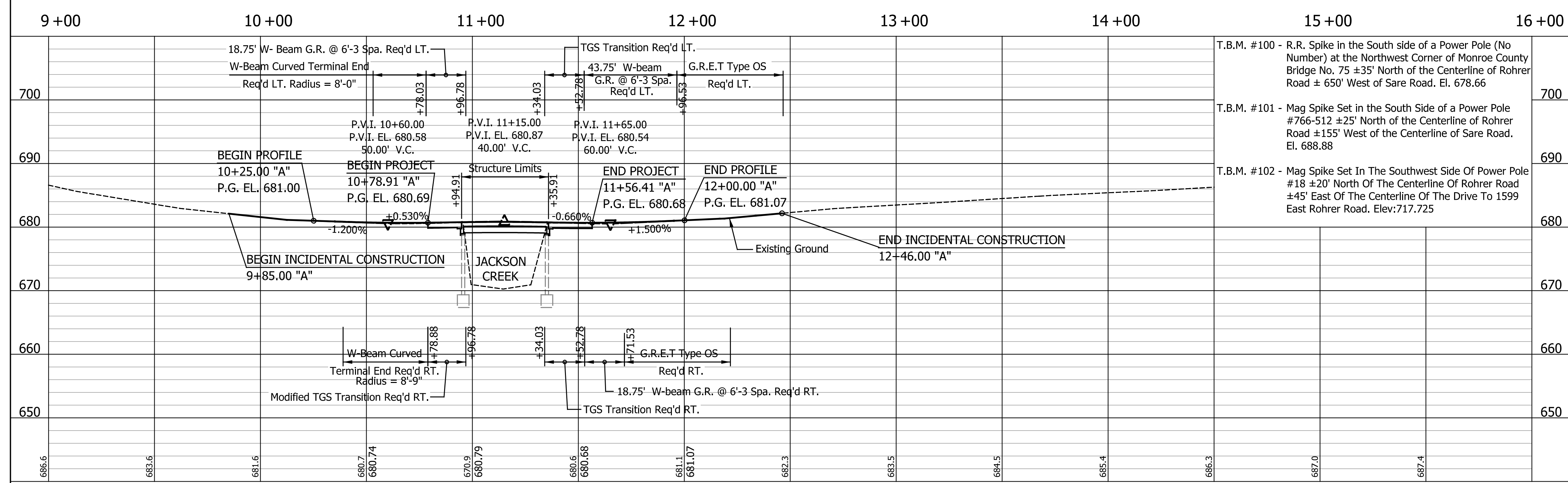
DESCRIPTION of LAND

Dimensions/Size	<u>Unknown / 4.000 Acres +/-</u>									
Land Improvements	Drives	<u>No</u>	Walks	<u>No</u>	Landscaping	<u>No</u>	Trees	<u>Yes</u>	Well	<u>No</u>
	Septic	<u>No</u>	Fence	<u>No</u>	Pond	<u>No</u>				
Available Services	Road	<u>Public.</u>	City Water	<u>Avl.</u>	City Sewer	<u>Avl.</u>	Gas	<u>Avl.</u>	Other	<u>N/A</u>
Land Topography	<u>Level</u>		Drainage	<u>Adequate</u>	Quality of Soils	<u>Adequate assumed</u>				
Comments (please refer to attached pages):	<u>Parcel #53-08-17-200-002.000-008</u>									

Appraiser's Name	<u>Shawn M. Patterson</u> (Type or Print)	Broker No.	<u>RB16000874</u>	Appraisal Lic. No.	<u>CG#49600166</u> Indiana Certified General Appraiser
County	<u>Monroe</u>	Township	<u>Perry</u>	Type Property	<u>Bare Land</u>
Project No.	<u>Monroe County Bridge</u>	Insp. Date	<u>06/05/2023</u>	Comp. No.	<u>BL-3</u>



SITUATION PLAN
Scale: 1" = 30'-0", Contour Interval 1'-0"



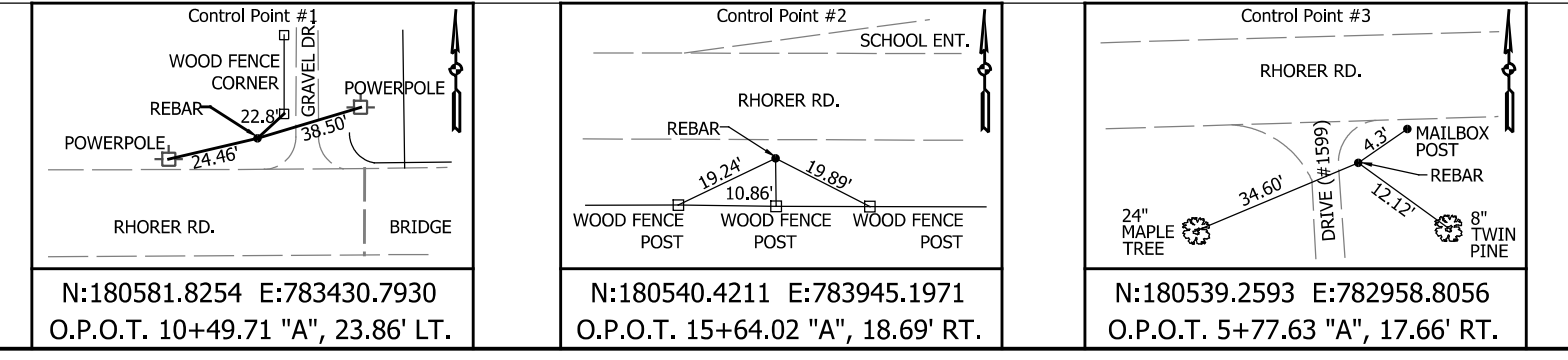
PROFILE ON PROPOSED CL ROADWAY
Scales: 1" = 30'-0" Horizontal, 1" = 10'-0" Vertical

- T.B.M. #100 - R.R. Spike in the South side of a Power Pole (No Number) at the Northwest Corner of Monroe County Bridge No. 75 ±35' North of the Centerline of Rohrer Road ± 650' West of Sare Road. El. 678.66
- T.B.M. #101 - Mag Spike Set in the South Side of a Power Pole #766-512 ±25' North of the Centerline of Rohrer Road ±155' West of the Centerline of Sare Road. El. 688.88
- T.B.M. #102 - Mag Spike Set In The Southwest Side Of Power Pole #18 ±20' North Of The Centerline Of Rohrer Road ±45' East Of The Centerline Of The Drive To 1599 East Rohrer Road. Elev:717.725

NOTES:
All R/W on this sheet is described from Line "A", Except as Shown.

CONTINUOUS COMPOSITE STEEL BEAM BRIDGE
1 SPAN: 39'-4" SKEW: SQUARE CLEAR ROADWAY: 28'-0"
RHORER ROAD OVER JACKSON CREEK
MONROE COUNTY

For (K), (O), & (R), See Typical Section Sheet



RECOMMENDED FOR APPROVAL _____
DESIGNED: CDG DRAWN: KRW
CHECKED: DWD CHECKED: DWD

INDIANA DEPARTMENT OF TRANSPORTATION
DESIGN ENGINEER _____ DATE _____
LAYOUT

HORIZONTAL SCALE	BRIDGE FILE
1" = 30'-0", U.N.	MONROE COUNTY BR. NO. 75
VERTICAL SCALE	DESIGNATION
1" = 10'-0", U.N.	N/A
SURVEY BOOK	SHEETS
ELECTRONIC	6 of 13
CONTRACT	PROJECT
N/A	MONROE COUNTY BR. NO 75A

ACCOUNTS PAYABLE VOUCHER
BOARD OF COMMISSIONERS OF THE COUNTY OF MONROE, INDIANA

An invoice or bill to be properly itemized must show: kind of service, where performed, dates service rendered, by whom, rates per day, number of hours, rate per hour, number of units, price per unit, etc.

Payee City of Bloomington Utilities <hr/> 600 E. Miller Drive <hr/> Bloomington, IN 47401 <hr/>	Purchase Order No. _____ Terms _____ Date Due _____
-------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

Invoice Date	Invoice number	Description (or note attached invoice(s) or bill(s))	Amount
		Project: Monroe County Bridge #75	\$650.00
		Parcel: 4	
		Compensation for Permanent Right-of-way	

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized thereon for which charge is made were ordered and received except _____

_____, 20 _____	_____ Amanda Burnham,	_____ Board President Title
-----------------	--------------------------	-----------------------------------

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-2.

_____, 20 _____	_____ County Auditor
-----------------	-------------------------