

# **City of Bloomington Common Council**

## **Legislative Packet**

**Wednesday, 09 January 2019  
Organizational Meeting and  
Committee of the Whole**

For material regarding annual organization of the Council, please  
consult this Packet.

All other legislation and background material contained herein.

*For a schedule of upcoming meetings of the Council and the City's boards and commissions, please  
consult the City's [Calendar](#).*

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To: Council Members  
From: Council Office  
Re: Weekly Packet  
Date: 04 January 2019

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**Material for Consideration on Wednesday, 09 January 2019**

**ORGANIZATIONAL MEETING**

- Election of Officers, Appointments, Assignments, and Seating

**First Reading:**

- **Ord 19-01:** Amending the 2019 Salary Ordinance
- **Ord 19-03** - Amending Title 8 to Designate the Maple Heights Conservation District
- **Ord 19-04** - Amending Title 8 to Designate the Harvey-Nelson Historic District

**Second Reading (on the Same Night as Introduced):**

- **Ord 19-01:** Amending the 2019 Salary Ordinance  
→ This ordinance implements the recently approved collective bargaining agreement between the City and AFSCME Union (along with a few other unrelated changes) and is scheduled for action on the same evening it is introduced.

**COMMITTEE OF THE WHOLE**

- **Ord 19-01:** Amending the 2019 Salary Ordinance.
- **Ord 19-03** - Amending Title 8 to Designate the Maple Heights Conservation District
- **Ord 19-04** - Amending Title 8 to Designate the Harvey-Nelson Historic District
- **Res 19-02:** To Extend the Bloomington Urban Enterprise Zone for an Additional Five Years

**Material regarding Elections of Officers, Appointments, and Assignments  
at the Organizational Meeting**

- List of Council Positions - Officers, Appointments, and Assignments for 2019 (*blank*)
- List of Current Council Positions - Officers, Appointments, and Assignments (2018)
- List of Interview Committee Assignments 2016 - 2019
- Council Member Seating Chart for 2014 – 2019 (*with 2019 blank*)

**Legislative Material for Organizational Meeting**

See First and Second Readings (below)

**Legislative Material for Committee of the Whole**

**Resolution 19-02:** To Extend the Bloomington Urban Enterprise Zone for an Additional Five Years

- Memo from Brian Payne, Assistant Director for Small Business Development, Department of Economic and Sustainable Development
- Map of the Bloomington Urban Enterprise Zone
- 2018 BUEA Budget

Contact:

*Brian Payne, Assistant Director for Small Business Development, 812-349-3418 or  
payneb@bloomington.in.gov*

**First Readings – Organizational Meeting - Material in this Packet**

**Ordinance 19-01** An Ordinance to Amend Ordinance 18-18, which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2019 - Re: To Reflect Changes Due to the Execution of a Work Agreement between the City of Bloomington and Local 2487 CBME, A.F.S.C.M.E. and also Changes Affecting Three Additional Job Titles

- Memo to Council from Caroline Shaw, Director, Human Resources Department
- Strikeout version of Ordinance 18-18 Highlighting Changes Proposed by Ordinance 19-01)

Contact

*Caroline Shaw at 812-349-3404, shawcaro@bloomington.in.gov*

**Overview of Title 8 (Historic Preservation and Protection) – Re: Ordinance 19-03 (Designating Maple Heights Conservation District) and Ordinance 19-04 (Designating the Harvey-Nelson Historic District)**

**Ordinance 19-03** To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: The Maple Heights Conservation District (Maple Heights Neighborhood Association, Commission, Petitioner)

- Aerial Map – with parcels, zoning, and subdivisions;
- Memo to Council from Conor Herterich, Program Manager, Historic Preservation; Housing and Neighborhood Development Department;
- Staff Report to Council with a:
  - Map of boundaries and ratings of properties;
  - List of properties
  - Narrative Tying Designation to Criteria

- Photos of houses (and housing types) in the district
- Maple Heights Newsletter – May 2018
- Minutes from June 7, 2018 Commission Meeting

*Contact:*

*Conor Herterich at 349-3401, herteric@bloomington.in.gov*

*Philippa Guthrie, at 349-3426 or guthriep@bloomington.in.gov*

**Ordinance 19-04** To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: 1175 S. Smith Road Historic District (The Harvey-Nelson House), (James and Sally Harvey, Petitioner)

- Aerial Map – with parcels, zoning, and subdivisions;
- Memo to Council from Conor Herterich, Program Manager, Historic Preservation; Housing and Neighborhood Development Department;
- Staff Report to Council with a:
  - Map of boundaries and ratings of properties;
  - Description of the District;
  - Narrative Tying Designation to Criteria
  - Photos of buildings in the district

*Contact:*

*Conor Herterich at 349-3401, herteric@bloomington.in.gov*

*Philippa Guthrie, at 349-3426 or guthriep@bloomington.in.gov*

### **Elections, Appointments, and Assignments – Summary of Material**

As noted above, the Council will hold an Organizational Meeting followed by a Committee of the Whole next Wednesday night (January 9<sup>th</sup>).

The Organizational Meeting is the time for the Council to hold elections and make appointments, and for the new President to make assignments. These actions typically occur in the following order:

- The Council elects officers – President, Vice President, and Parliamentarian (and the outgoing President is presented with gavel or plaque);
- The new officers are seated and the new President assigns seating for the rest of the Council members (*Please note that any two Council members who wish to switch seats may do so by written request to the Council President (BMC 2.04.110)*);
- The Council appoints Council members to various boards and commissions; and
- The new President assigns Council members to Council committees.

Please see the attached sheets for appointments, assignments, and seating. Note that the sheets include those from last year (for context) as well as blank sheets for completion this year.

**Group Photo on January 9, 2019.** With likely changes in Council officers, the Council should have a new photo taken for the Council webpage. Next Wednesday will be a good opportunity for taking that photo, so please come suitably attired and be ready for a photo after the meeting.

## **Second Readings and Resolutions – Organizational Meeting - Summary of New Material**

Along with elections, appointments and assignments, the Organizational Meeting also begins the first legislative cycle of the year, which typically includes legislation to be introduced at the Organizational Meeting, discussed at the Committee of the Whole later that evening, and placed under Second Readings at the Regular Session the following Wednesday.

### **Items 1:**

However, the Council has been asked to consider one ordinance on the same night and at the meeting that it was introduced. That, as noted below, requires unanimous consent for consideration and a 2/3's majority for adoption. This is noted on the agenda and, in the event at least one member does not consent to this treatment, this ordinance also appears as an item on the Committee of the Whole agenda. *See the summary of this ordinance below under First Readings.*

## **First Readings – Organizational Meeting - Summaries**

### **Item 1:**

#### **Ordinance 19-01: Amending Ordinance 18-18 which Fixed the Salaries of Appointed Officers, Non-Union Employees and AFSCME Employees for All Departments of the City for 2019**

This ordinance amends the ordinance setting salaries for appointed officers, non-union employees, and AFSCME employees for 2019. It is being brought forward at this time in order to reflect the terms of a new collective bargaining agreement (Agreement) recently reached with AFSCME union as early as possible in the new year. Please know that the ordinance also makes changes to three additional job titles unrelated to the Agreement. Please see the Memo from Caroline Shaw, Director of the Human Resources Department, for details not covered in this summary.

**Procedures to Adopt Ordinance on Same Night/Meeting it is Introduced.** The first meeting of the new year is on Wednesday, January 9<sup>th</sup> and the first payroll period in 2019 ends on January 12<sup>th</sup>. If the Council wishes to have the changes in effect for that paycheck, it would need to take special steps to adopt an ordinance at the same meeting and on the same night as it was introduced. Those special steps include giving unanimous consent to considering the ordinance at the same night and meeting that it is introduced and obtaining a 2/3's majority vote to adopt the ordinance. In the event any one or more Council members would prefer to consider it over two nights, then the ordinance would be considered at the Committee of the Whole scheduled for later that night.

#### **Changes Unrelated to the Collective Bargaining Agreement with AFSCME (Agreement) – Information and Technology Services (ITS) and Public Works – Sanitation (Sanitation).**

Two changes unrelated to the Agreement and their fiscal impact are noted below:

- **ITS** – In order to better fit the needs of the department, the position of **Applications Support and Security Specialist** will be renamed **Accounts and Training Specialist** and regraded from 7 to 5.
  - **Fiscal Impact:** Decrease of \$5,702
- **Sanitation** – As part of the Sanitation Modernization Project, one **Laborer** position will become a **Master Motor Equipment Operation (MEO)** with an increase in grade from 104 to 108.

- **Fiscal Impact:** Increase of \$1,270.

**Changes Associated with the Agreement.** The rest of this summary pertains the new Agreement.

### **Section 1 – Salary Schedule**

- **Various Departments/Divisions** – a number of positions will be renamed in order to be gender-neutral and will have no fiscal impact;<sup>1</sup>
- **Public Works – Animal Care and Control – Kennel Worker** will become **Animal Care Technician** and the grade will increase from 103 to 106.
  - **Fiscal Impact:** Increase of \$4,806<sup>2</sup>
- **Public Works – Fleet – Apprentice Master Mechanic/Master Mechanic** will become **Apprentice Master Technician/Master Technician**.
  - **Fiscal Impact:** \$0
- **Utilities – Transmission and Distribution (T&D) – Plant Maintenance Mechanic Apprentice/Mechanic** will become **Lift Station Mechanic Apprentice/Lift Station Mechanic**.
  - **Fiscal Impact:** \$0

### **Section 2C – Labor, Trades, and Craft (LTC) Pay Rate Table**

This section sets forth and explains<sup>3</sup> the pay rate table (Table) for Labor, Trades and Craft (LTC) positions within the City. Positions in this table fit within 13 grades (101 – 113) with pay ranges that will increase 2% as a result of the Agreement. As an example, in 2019 the lowest grade (Grade 101) will see an increase in range from \$16.98 – \$21.09 to \$17.21- \$21.09 and the highest grade (Grade 113) will see an increase in range from \$20.37 - \$24.08 to \$20.78 - \$24.56.

- **Fiscal Impact over the 4-Year Agreement: \$1.865 Million<sup>4</sup>**

### **Section 2F – On Call Status**

On Call status applies to employees who are not on duty, but must be ready to come to work if needed. Persons in LTC positions will see an increase from \$35 to \$40 in pay per 24-hour period when they are On Call.

- **Annual Fiscal Impact:** \$8,834

### **Section 2H – Tool Allowance**

Apprentice Master Technicians/Master Technicians in the Public Works – Fleet Division will see an increase in the amount of their reimbursement for the purchase of tools from \$1,000 to \$1,500 per year.

- **Annual Fiscal Impact:** \$4,000

### **Section 2 I – Licenses and Certifications**

As is true with many other union positions in the City, LTC positions are eligible to receive additional pay for certifications or licenses necessary to (or beneficial for) performing their duties, which may be subject to certain maximum amounts. Please see the Memo from Caroline Shaw for more on

<sup>1</sup> In Parks & Recreation and Utilities Purchasing – Working Foreman will become Working Foreperson; in Public Works Fleet – the Shop Foreman will become Shop Foreperson; and, in Utilities- Transmission and Distribution – Lineman will become Lineperson

<sup>2</sup> There are nine Full-Time Equivalents (FTEs) in this job title.

<sup>3</sup> The text ties the Step Chart in the Agreement to the Table in this section and describes the effect of lateral transfers, promotions, pay that falls above the range (due to longevity), and disciplinary demotions.

<sup>4</sup> The increases over the four years of the Agreement are: 2019 – 2%; 2020 – 2.25%; 2021 – 2.5%; and, 2022 – 2.5%

which positions and certifications are subject to what hourly amount of additional compensation.<sup>5</sup> Please note that there are new provisions allowing incentive pay for obtaining additional, non-required certifications in the Utilities Department.<sup>6</sup>

- **Annual Fiscal Impact:** \$120,084

### **Section 2 I – Night and Swing Shifts**

In accordance with the Agreement, LTC employees will get an additional \$0.65/hour (rather than \$0.57/hour) when working the night shift and an additional \$0.70/hour (rather than \$0.63/hour) when working the swing shift.

- **Annual Fiscal Impact:** \$2,712

### **Section 20 – CDL Physicals**

Employees who are required to have a Commercial Driver’s License will be reimbursed up to \$100 for the cost of the physical examination required to obtain the license.

- **Fiscal Impact:** \$0 (since the City has been reimbursing employees for this expense for the last few years).

### **Section 2P – AFSCME Contract Ratification Bonus**

In a new provision, the ordinance provides for a one-time \$250 “contract ratification bonus” to employees who were in an AFSCME position at the time of ratification of the Agreement through December 1, 2019, which will be disbursed in December 2019.

## **Item 2:**

### **Ordinance 19-03 – Amending Title 8 (Historic Preservation and Protection) to Establish the Maple Heights Historic Conservation District**

Ordinance 19-03 would designate the Maple Heights area as a conservation district as provided for under Title 8 of the Bloomington Municipal Code entitled (Historic Preservation and Protection). It

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<sup>5</sup> Wastewater Plant Operators will receive an additional \$1.00/hour (rather than the current \$0.50/hour) for a Class 1 certification and an additional \$0.33/hour (over current amount) for each of the Class II, Class III, and Class IV certifications;

T & D Linepersons will receive an additional \$1.00/hour (rather than the current \$0.50/hour) for a DS-L certification issued through IDEM;

Lift Station Mechanics and Apprentices and Plant Maintenance Mechanics will receive an additional \$1.00/hour (rather than the current \$0.33/Hour) for a Class II Collection System Certification issued by the Indiana Water Pollution Control Association;

Water Plant Operators (who start as Operators in Training [OIT], receive annual increases based upon years of experience, and receive another increase upon obtaining a WT-5 certificate) – will be eligible to receive a maximum increase which will rise from \$1.99/hour to \$5.00/hour depending upon years of service as an OIT and obtaining a WT-5 certification;

Employees required to have a Commercial Driver’s License will paid \$0.30/hour (rather than \$0.20/Hour) for a Class B license and \$0.50/hour (rather than \$0.30/hour) for a Class A license;

Technicians in Fleet Maintenance will receive \$0.20/hour for each Automotive Service Excellence (ASE) test they pass up to a maximum of 8 certifications (or \$1.60/hour); and

Lastly, LTC positions outside of the Utilities Department may receive an additional \$0.20/hour (rather than \$0.10/hour) for no more than three up-to-date certifications which are essential to their work - as listed in the ordinance (with three new ones added with this amendment) or as added by the City with notice in writing to employees.

<sup>6</sup> Here, Linepersons, MMEOs, Lift Station Mechanics, and Laborers, who obtain a DSL or Class II Collection Systems certification, which is not required for their current position, will receive an additional \$0.50/hour for each of those non-required permits. In addition to the above, all union-eligible Utility Employees may receive incentive pay for one more certification at an additional \$0.33/hour, but subject to certain limitations. In that regard, Wastewater Plant Operators may not receive additional compensation after the fourth certification and Water Plant Operators may not receive additional compensation after the second certification. Only one certification may be outside of those specified in the ordinance for these positions; and such certifications must be approved by the Director.

comes forward as a petition from the Maple Heights Neighborhood Association and as a result of action by the Historic Preservation Commission (Commission) on June 7<sup>th</sup> and December 13<sup>th</sup> 2018.

### Overview of Title 8 (Historic Preservation and Protection) Enclosed with Packet Materials

The remainder of this summary highlights the key actions taken by the ordinance and the grounds for this historic designation. For those readers who need an overview of the City's code provisions regarding historic preservation, please see the attached document entitled *Overview of Title 8 of the Bloomington Municipal Code Entitled "Historic Preservation and Protection"* which is placed ahead of this ordinance and serves as an Introduction to this and the next ordinance in this packet. Please know that this summary draws upon the memo and material provided by the City's new Program Manager for Historic Preservation, Conor Herterich, along with other information available on the City's webpage and elsewhere online.

### Actions Taken by Ordinance 19-03 and the Effect of Its Adoption by the City

The ordinance:

- Approves the map and establishes Maple Heights as a conservation district;
- Attaches the map and the report (which provides the grounds for this designation);
- Describes the district and classifies the properties (as either notable,<sup>7</sup> contributing or non-contributing);
- Inserts the newly established conservation district into the List of Historic and Conservation Districts (BMC 8.20);
- Provides, as set forth in statute, for the district's elevation to a full historic district at the third anniversary of the adoption of the ordinance, unless a majority of the property owners object to the Commission in writing in a timely manner; and
- Once adopted, will require that changes to the external appearance of properties within this conservation district be subject to review by the Commission or Commission staff and may require the granting of a Certificate of Appropriateness before the changes are made (see below for more on what would be reviewed in a Conservation District versus a full Historic District).

### **Genesis, Interim Protection, Boundaries, and Zoning of the Matlock Heights Conservation District**

Apparently, the Maple Heights Neighborhood Association sought this designation in response to development pressures in the area. It sent out a neighborhood Newsletter (attached) and held three public information meetings in May of 2018. The Historic Preservation Commission (Commission) then held a special meeting on June 7<sup>th</sup> and voted 7-0 to designate this conservation district and impose interim protection on the properties (which will be lifted after the ordinance is acted upon by the Council).

During that hearing, a number of maps from various historic surveys were presented to the Commission. In the months following this action, staff reviewed the record and sought a second hearing in order to clarify which map was to be forwarded to the Common Council. That hearing was held on December 13<sup>th</sup>, at which time the Commission voted to submit the map,<sup>8</sup> and revised report to the Council.

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<sup>7</sup> No properties in this district are rated as "Outstanding."

<sup>8</sup> The new map is based upon a different survey, and while sharing the same boundaries as the old map, identifies one "Notable" property (823 N. Maple) where the old map only identified "Contributing" and "Non-Contributing" properties.

## Conservation District - Interim Protection

As noted in the attached Overview, properties that are designated as historic are subject to review by the Commission of certain changes to the exterior of historic buildings, structures, or sites by the Commission. Those proposed changes are brought forward in the form of a request for a Certificate of Appropriateness. Properties that are put under Interim Protection by the Commission stay in that status until the Council approves or rejects the designation. During that interim period, Certificates of Appropriateness may be reviewed by the Commission, but if approved, do not go into effect until the designation is adopted by the City.

A conservation district is a phased designation which elevates into a full historic district at the third anniversary of adoption of the ordinance, unless a majority of owners submit objections in writing to the Commission within 60-180 days before that date (per IC 36-7-11-19). Unlike a full historic district,<sup>9</sup> changes that are subject to Commission review in a Conservation District are limited to:

- moving or demolishing of a building, or
- constructing of any principal building or accessory buildings or structures that can be seen from a public way.

This district is zoned Residential Core (RC), visually distinct from its surroundings, and roughly bounded:

- on the north by properties south of W. 16<sup>th</sup> (except for three properties that extend a half-block north of W 16<sup>th</sup> along the east side of North Jackson Street);
- on the east by a few properties that abut the west side of N. Madison Street;
- on the south, by the Indiana Railroad tracks from Madison to Maple Street; and
- on the west, by the backyard property lines of parcels on the west side of North Maple Street starting in the 700 block and ending in the 900 block.

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<sup>9</sup> The full historic district is the ultimate designation that, along with those restrictions noted in regard to conservation districts, also authorizes the Commission to review:

- any addition, reconstruction, or alteration that conspicuously changes the external appearance of *historic* structures, and appurtenances to those structures, viewable from a public way in what are classified as “primary” and “secondary” areas; and
- any addition, reconstruction, or alteration that conspicuously changes the external appearance of a *non-historic* structure viewable from a public way or any change to or construction of any wall or fence along the public way in what are classified as “primary” areas.

**Maple Heights**  
Proposed Conservation District

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

May 31, 2018

Legend:  
 V - Vacant  
 Red - Non-Contributing  
 Purple - Contributing  
 Green - Vacant

Scale: 1" = 300'

300 0 300



## Statistical Overview of the District

Properties:	119
Ratings:	1 – Notable, 81 – Contributing, and 37 - Non-contributing
Registered rentals:	~ 51%
Vacant Parcels:	6
RC zoned properties:	100%

## **Historic and Architectural Criteria for this Designation**

The Commission granted this designation based upon both the historic and architectural significance of the neighborhood and its buildings as detailed in the Staff Report. The Commission found that the neighborhood has historic significance because of the criteria highlighted in yellow:

### **Historical Significance (BMC 8.08.010[e][1])**

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

### **Architectural Significance (BMC 8.08.010[e][2])**

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

In support of these findings, the Report identifies and briefly touches upon the activities of some members of the Blair family, who settled the Maple Heights area. The narrative starts with James N. Blair and his family. They were "Scotch-Irish Covenanter Presbyterians [who were]...strongly opposed to slavery" and moved here from the south to farm in 1825 after "Indiana outlawed slavery." Along with farming these 160 acres, James also served as a trustee at Indiana University in the early years of that institution, and he and his son, John, were elders in their church. The anti-slavery sentiment was carried on with John and his wife, Hannah, who "were very active in the Underground Railroad," helping escaped slaves make their way to Canada.

The next generation of Blairs were also active in the community, with one son, James, serving as a member of the town Council, as County Commissioner, and as a member of the police board. Another son, John, was a businessman and married Julie Waldron, a member of another prominent Bloomington family.

The Report also traces the selling-off of the farm in the latter part of the 19<sup>th</sup> Century and early part of the 20<sup>th</sup> Century into many subdivisions<sup>10</sup> to build homes for the workers needed at the “factories and businesses ... (that) grew and prospered with the expansion of the rail industry.”

The styles of homes in the district include: California Bungalow (~1910 – 1939); Gabled-ell (~190-1910); Dormer Front bungalow (~1905-1930); Shotgun (~mid-1800s – 1930); Pyramid Roof Cottage (~1900 – 1930); and I-House (~1850s – 1890s). *(See photos in the Report)*

Evidence of neighborhood life in the early part of the last century is still present in buildings where businesses once operated: the Godsey Furniture Shop (611 W. 12<sup>th</sup>); a grocery store owned by Walter and Pearl Herrin (701 N. Jackson), and a barber shop (703 W 11<sup>th</sup>).

In closing the Report mentions the threat of losing the character of the neighborhood:

The Maple Heights neighborhood has lost many houses over the course of the past century and many others have been altered so they are unrecognizable to their original form, scale, or style. The neighborhood is facing increasing pressure from developers seeking to buy reasonably priced vacant lots and homes to turn into multi-family housing or large commercial enterprises. This single-family neighborhood represents an integral part of the Bloomington story and is a familiar visual feature of the city [that is danger of being lost]. A local Conservation District designation will ensure that these houses are not dramatically altered or lost in the future, and that the neighborhood will maintain its historic setting as a single family residential area thus securing the preservation of this architecture and its story for another century.

### **Guidelines – Review of Demolishing, Moving, and Constructing Buildings**

With the help of staff, the Petitioner will next develop Guidelines for the review of the demolition, moving or constructing of buildings in this new Conservation District.

#### **Item 3:**

### **Ordinance 19-04 – Amending Title 8 (Historic Preservation and Protection) to Establish the Harvey-Nelson House at 1175 S. Smith Road (James and Sally Harvey, Petitioners)**

Ord 19-04 is the second ordinance up for consideration this legislative cycle that would designate a historic district. These designations are enabled under Title 8 of the Bloomington Municipal Code

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<sup>10</sup> These subdivisions and additions include: Maple Heights Additions (1889), Craven and Carmichael Subdivisions (1891), Dolan Addition (1891), Kenwood Addition (~1893), Johnson Subdivision (1906), and the Vernon Subdivision (1923).

entitled (Historic Preservation and Protection). This one comes forward as a petition from the owners of a farm house, barn, and “tenant house” at 1575 South Smith Road and follows action by the Historic Preservation Commission (Commission) on December 13<sup>th</sup> 2018.

### Overview of Title 8 (Historic Preservation and Protection) Enclosed with Packet Materials

As was stated in regard to the previous ordinance in this packet, the remainder of this summary highlights the key actions taken by the ordinance and the grounds for this historic designation. For more information on Title 8 please see the Introduction to these two ordinance for an Overview of that title. Please know that this summary draws upon the memo and material provided by the City’s new Program Manager for Historic Preservation, Conor Herterich, along with other information available on the City’s webpage and elsewhere online.

### Actions Taken by Ord 19-04 and the Effect of Its Adoption

The ordinance:

- Approves the map and establishes the Harvey-Nelson House as a historic district;
- Attaches the map and the report (which provides the grounds for this designation);
- Describes the district and classifies the structures as “Contributing”<sup>11</sup> ;
- Inserts the newly established historic district into the List of Historic and Conservation Districts (BMC 8.20); and
- Upon adoption, will require that changes to the external appearance of historic structures and appurtenances within this historic district be subject to review by the Commission or Commission staff and may require the granting of a Certificate of Appropriateness before the changes are made.<sup>12</sup>

### Genesis, Boundaries, and Zoning of the 1575 S. Smith Road

The owners of this property are James and Sally Harvey, who bought it in 1979 and now, almost 40 years later, are seeking this designation. The three structures on the land include “the main house [which] is currently well-maintained and the tenant house and barn [which] are basically unaltered.” These structures lie on 3.46 acres of Residential Single Family (RS) zoned land that “has recently seen increased pressure from large scale development through the expansion of the Gentry subdivisions.” It is rated as “Contributing” in the ordinance, which reflects the most recent State survey.<sup>13</sup>

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<sup>11</sup> No properties in this district are rated as “Notable” or “Outstanding.”

<sup>12</sup> Upon designation, a full historic district authorizes the Commission to review:

- any addition, reconstruction, or alteration that conspicuously changes the external appearance of *historic* structures, and appurtenances to those structures, viewable from a public way in what are classified as “primary” and “secondary” areas; and
- any addition, reconstruction, or alteration that conspicuously changes the external appearance of a *non-historic* structure viewable from a public way or any change to or construction of any wall or fence along the public way in what are classified as “primary” areas.

<sup>13</sup> Please see the Introduction to both of these historic designation ordinances for more on surveys in general, but note that the State survey refers to the Indiana “State Historic Architectural and Archeological Research Database [SHAARD]”

**Some History.** 80 acres constituting the original farmstead were deeded from the State to Mr. Robert Ewing in 1830 and “stayed intact” until 20 acres (including the three structures) were sold to Alice and Ralph Nelson a little over 100 years later, in 1936. She worked as Director of the Halls of Residence for 25 years and “oversaw a massive dormitory building program in the 1950s.” He was “a civic leader ... and served as President of First National Bank.” The current owners are local well-known educators who worked at the MCCSC, James as a teacher and principal, and Sally as elementary school teacher.<sup>14</sup>

**Some Architecture.** The farm house and barn are of well-known architectural forms which have been added to over the years. The home is a “wooden-frame I-House” built in about 1875 on a limestone foundation with white-painted brick in front and wood siding on the other facades. The memo notes that “The I-House (two stories tall, two rooms wide, and one room deep) is an architectural form found throughout the Northeastern United States, and can be traced back to seventeenth century England.” A front porch and rear additions were added by the Nelsons. The barn was built in around 1930 in what is known as the Prairie Style. It was made using wooden pegs, is believed to have been extended in two directions, and has had its wood shingle roof replaced. The third, “small one bedroom house ... used as tenant housing when the land was still used for farming’ has an exterior which is “unaltered and maintains high historic integrity.” All three gutter and downspout systems fed “five, beehive-shaped underground cisterns constructed from brick.”

### **Historic and Architectural Criteria for this Designation**

The Commission granted this designation based upon both the historic significance of the owners of the property (i.e. the Nelsons) and architectural value of its buildings as detailed in the Staff Report. The criteria for historical and architectural significance are set forth below with the ones associated with this property high-lighted in yellow and with a brief note on how they apply to this property in particular.

#### **Historical Significance (BMC 8.08.010[e][1])**

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

The former owners, the Nelsons, were “civic leaders and prominent members of the community from the 1930s – 1960s.”

- (B) Is the site of a historic event; or  
(C) Exemplifies the cultural, political, economic, social or historic heritage of the community;

#### **Architectural Significance (BMC 8.08.010[e][2])**

- (A) Embodies distinguishing characteristics of an architectural or engineering type; or

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<sup>14</sup> The Memo notes that she was “honored as teach of the year by the Rotary Club.”

- (B) Is the work of a designer whose individual work has significantly influenced the development of the community; or
- (C) Is the work of a design of such prominence that such work gains its value from the designer's reputation; or
- (D) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- (E) Contains any architectural style, detail, or other element in danger of being lost; or

The barn "is the last remaining structure of its kind in Perry Township ... [with] two older barns of similar construction in the vicinity ... recently ... demolished to make way for new residential development."

- (F) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- (G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

"The high level of integrity maintained by all three buildings" allow this property to fit under this criteria and justifies the listing as Contributing structures.

#### **Legislation Not Previously Summarized for Discussion at the Committee of the Whole**

##### **Committee of the Whole - Item 4:**

#### **Resolution 19-02 – To Extend the Bloomington Urban Enterprise Zone for an Additional Five Years**

**Res 19-02** renews the Bloomington Urban Enterprise Zone (the Zone) for an additional five years. This renewal is a response to legislation passed by the Indiana General Assembly in 2018 enabling a five-year extension of the Zone where the fiscal body authorizes such extension. **Res 19-02** proposes a renewal for the period 01 January 2019 – 31 December 2023. Currently, statute does not authorize an extension beyond this period.

#### **Enterprise Zones – Generally**

Indiana's Urban Enterprise Zone program was established in 1983 under Indiana Code § 5-28-15 to promote investment and increased economic activity in some of the most distressed urban areas around the state. These Zones were created for a period of 10 years with the ability to apply for two (2) five-year extensions and, with subsequent legislation, a third and fourth five-year extension. Established in 1992, Bloomington's Zone is one of 19 active Zones in Indiana. *Please see* the enclosed map for the boundaries of the Zone. Statute provides that the following tax incentives are available to businesses and residents located or doing business within a Zone.

##### **1. Employee Income Tax Deduction**

*Zone residents who also work in the Zone can receive a State income deduction of 50% of her/his adjusted gross income or \$7,500, whichever is less.*

##### **2. Employment Expense Credit**

*Zone businesses can receive a State income tax credit equal to 10% of the wages paid to a Zone resident, up to \$1,500/Zone resident employee.*

##### **3. Enterprise Zone Property Tax Investment Deduction (EZID)**

*Zone businesses can receive a ten-year property tax deduction for the increased value of Zone business property due to qualifying real and personal property investment. A participation fee is paid by EZID recipients to urban enterprise associations which yielded revenues of ~ \$535,000 for Bloomington Urban Enterprise Association in 2017. Please consult the Memo from Payne for a history of those revenues since 2007. Note that when a Zone business is located in both the Zone and in a Tax-Increment Financing District (TIF), the deduction must be approved by Council.<sup>15</sup>*

Each of these incentives is further explained in the accompanying memo from Brian Payne, Assistant Director for Small Business Development, Department of Economic and Sustainable Development.

### **The Bloomington Urban Enterprise Association**

Statute creates an urban enterprise association in each Zone. Each association has duties that are mandatory and duties that are discretionary. Those duties are as follows:

#### ***Mandatory***

Pursuant to I.C. 5-28-15-14, each urban enterprise association **shall**:

- Coordinate zone development activities.
- Serve as a catalyst for zone development.
- Promote the zone to outside groups and individuals.
- Establish a formal line of communication with residents and businesses in the zone.
- Act as a liaison between residents, businesses, the municipality, and the board for any development activity that may affect the zone or zone residents.

#### ***Discretionary***

Pursuant to I.C. 5-28-15-14, each urban enterprise association **may**:

- Initiate and coordinate any community development activities that aid in the employment of zone residents, improve the physical environment, or encourage the turnover or retention of capital in the zone.
- Incorporate as a nonprofit corporation. This incorporation continues after the expiration of the zone. When an association is incorporated it may purchase or receive real property from a redevelopment commission.
- Request, by majority vote, that the legislative body of the municipality in which the zone is located modify or waive any municipal ordinance or regulation that is in effect in the zone. The legislative body may, by ordinance, waive or modify the operation of the ordinance or regulation, if the ordinance or regulation does not affect health (including environmental health), safety, civil rights, or employment rights.

Urban Enterprise Associations consist of 12 members from the business and labor sectors, State and local government, and residents of the zone, who are appointed by the Governor (2), Mayor (6), and Council (4).<sup>16</sup> See the Memo from Payne for a list of appointees to the Bloomington Urban Enterprise Association (BUEA).

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<sup>15</sup> Note that previously businesses were eligible for loan interest credits and investment cost credits, but those incentives ended at the end of 2017.

<sup>16</sup> One of the Council's four appointments includes a Councilmember whose district includes all or part of the zone. That Councilmember is Councilmember Sturbaum.

The BUEA is currently administered by the City's Economic and Sustainable Development Department.

### **The Bloomington Urban Enterprise Zone – History of Renewals**

The Bloomington Urban Enterprise Zone began in 1992 with the encouragement of the former State Department of Commerce as a way to help Thomson Consumer Electronic and the community (Res 91-37).

Thomson and the other zone industries saw immediate savings because, under a reinvestment agreement, they could keep 80% of their inventory tax and turn the other 20% over to the Zone as a participation fee. This money, along with other nominal revenues, was then available to foster reinvestment, encourage loans, and benefit individual residents of the zone. Over the next few years, the BUEA increased business participation in the program, helped with the expansion of zone businesses, and worked with neighbors regarding zone programs and projects.

The departure of Thomson in 1997 significantly reduced zone revenues and led the BUEA to work with the State board to expand the Zone with its first five-year renewal in 2002 (Res 01-26). As a cost-saving measure, the BUEA also agreed to let the City serve as administrator in 2000. Please note that those duties were transferred from the Economic Development to the HAND department in 2002, and then back to the Economic and Sustainable Development department in 2014.

In 2005, the City took steps to obtain what it foresaw as the second and final five-year extension (Res 05-26), which was to expire January 31, 2012. Around the same time, the primary revenue source for the Zone switched from a credit on an inventory tax, which was phased-out by the State, to an Enterprise Zone Loan Interest Credit. By 2011, the Enterprise Zone Investment Deduction (EZID) became the primary source of revenue.

In 2010, as a result of a change in State law, the City adopted Res 10-07, which extended the Zone for a third five year period (until January 31, 2017). Then, in 2016, as a result of another change in State law, the Council had another opportunity to extend the Zone for one more year until January 31, 2018. Effective July 2018, the Indiana General Assembly made another change to State statute allowing a fiscal body of a municipality to renew a Zone for an additional five years. Resolution 19-02 authorizes that change and renews the Zone for the period from January 1, 2019 to December 31, 2023. It should be noted that the Zone has been inactive since its expiration in late January 2018. During this period, Brian Payne of ESD advises that while the investment deductions already in place continued, no new deductions could be issued during this period of expiration. However, the BUEA, as an independent non-profit, continued to function.<sup>17</sup>

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<sup>17</sup> Note that with the 2018 changes made by the Indiana General Assembly, certain functions were shifted away from the Indiana Economic Development Corporation and authorizes similar functions to be performed by: (1) BUEA and (2) the fiscal body of the municipality (the Council) in which the enterprise zone is located. These functions include, but are not limited to: imposing *additional* fees on certain zone businesses (I.C. 5-28-15-5.7(b)), modifying zone boundaries (I.C. 5-28-15-5.7(a)(3)), and/or disqualifying a business under the zone (I.C. 5-28-15-5.7(c)). However, in separate communication, Brian Payne advises that “given the short-term nature of the zone and its functionality under current boundaries, the BUEA is not seeking any changes,” including any changes that would require Council authorization under the new law.

## Local BUEA Programs and Accomplishments

According to the memo, the BUEA has created a number of programs/initiatives that are administered by the ESD department. Here is a list of those programs and some of their accomplishments:

- a business consulting partnership with the Small Business Development Center (SBDC) for entrepreneurial support and technical assistance – which has provided 1,100 counseling hours to 115 entrepreneurs since 2007;
- a loan program - which has provided 14 loans worth more than \$350,000 to bring properties up to current building code requirements since 2003;
- a historic façade preservation grant program – which has funded 32 façade improvement projects worth \$375,000 since 2004;
- an arts grant program – which has awarded 50 arts grants worth \$119,000 for “events, physical art pieces, performances, and classes” since 2012;
- a business economic enhancement scholarship program – which has awarded five scholarships worth \$7,200 toward continuing education for zone businesses and staff (in the form of “classes, conferences, and CEO Roundtable groups”) since 2014;
- a school grant program – which has provided \$272,054 to the Foundation for Monroe County Schools since 2004 to assist with various education
- a resident economic enhancement scholarship program – which has provided 43 scholarships worth \$50,000 for zone residents to attend IVY Tech and Indiana University since 2003; and,
- special grants - which have included a \$150,000 grant with an additional matching grant of \$200,000 to the Shalom Community Center for operation of the homeless shelter now known as “A Friend’s Place;” a \$50,000 grant to the Boys & Girls Club of Monroe County to help renovate and build out a facility in the Crestmont neighborhood” in 2015; and in 2018 a \$1 million donation to capitalize the fund for CDFI Friendly Bloomington, a 501(c)(3) created in December 2018 to provide flexible funding for affordable housing, small and new businesses, and community facilities.

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL  
ORGANIZATIONAL MEETING AND  
COMMITTEE OF THE WHOLE  
6:30 P.M., WEDNESDAY, JANUARY 09, 2019  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**ORGANIZATIONAL MEETING**

**I. ROLL CALL**

**II. AGENDA SUMMATION**

**III. APPROVAL OF MINUTES:** *None*

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

- 1. Councilmembers**
- 2. The Mayor and City Offices**
- 3. Council Committees**
- 4. Public \***

**V. ELECTION OF OFFICERS** (Once the Council elects its officers, the newly-elected President will assign Council members their seats at the dais. The President may also, at this time, announce assignments of Council members to Council committees.)

**VI. APPOINTMENTS TO BOARDS AND COMMISSIONS** (The Council will take this opportunity to appoint members to serve on various boards and commissions; and, if any nominations are ready, it may also consider appointment of citizens to serve on boards and commissions, as well.)

**VII. LEGISLATION FOR FIRST READING**

1. Ordinance 19-01 An Ordinance to Amend Ordinance 18-18, Which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana For the Year 2019 – Re: To Reflect Changes Due to the Execution of a Work Agreement between the City of Bloomington and Local 2487 CBME, A.F.S.C. M.E. and also Changes Affecting Three Additional Job Titles

*Unanimous consent is necessary for council to consider adoption of an ordinance at the same meeting at which it is introduced (I.C. 36-6-4-13; BMC 2.04.300).*

2. Ordinance 19-03 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: The Maple Heights Conservation District (Maple Heights Neighborhood Association, Petitioner)

3. Ordinance 19-04 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: 1175 S. Smith Road Historic District (The Harvey-Nelson House) (James and Sally Harvey, Petitioner)

**VIII. LEGISLATION FOR SECOND READING AND RESOLUTIONS**

1. Ordinance 19-01 An Ordinance to Amend Ordinance 18-18, Which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana For the Year 2019 – Re: To Reflect Changes Due to the Execution of a Work Agreement between the City of Bloomington and Local 2487 CBME, A.F.S.C. M.E. and also Changes Affecting Three Additional Job Titles

*If council votes to consider this ordinance at the same meeting at which it was introduced, then two-thirds majority vote is needed for this ordinance to be adopted this evening.*

Committee Recommendation: None

\* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

*Auxiliary aids are available upon request with adequate notice. Please call (812) 349 - 3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).*

Posted: 04 January 2019

**IX. ADDITIONAL PUBLIC COMMENT \*** (A maximum of twenty-five minutes is set aside for this section.)

**X. COUNCIL SCHEDULE**

**XI. ADJOURNMENT**

*(To be immediately followed by a)*

**COMMITTEE OF THE WHOLE**

**Chair: Councilmember Susan Sandberg**

1. Ordinance 19-01 An Ordinance to Amend Ordinance 18-18, Which Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana For the Year 2019 – Re: To Reflect Changes Due to the Execution of a Work Agreement between the City of Bloomington and Local 2487 CBME, A.F.S.C. M.E. and also Changes Affecting Three Additional Job Titles

*If council does not vote to consider this ordinance in one meeting, then it will be ready for discussion here at the Committee of the Whole.*

Asked to attend: Caroline Shaw, Director Human Resources

2. Ordinance 19-03 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: The Maple Heights Conservation District (Maple Heights Neighborhood Association, Petitioner)

Asked to attend: Conor Herterich, Program Manager- Historic Preservation, HAND  
Representative of Petitioner

3. Ordinance 19-04 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: 1175 S. Smith Road Historic District (The Harvey-Nelson House) (James and Sally Harvey, Petitioner)

Asked to attend: Representative of Petitioner

4. Resolution 19-02 To Extend the Bloomington Urban Enterprise Zone for an Additional Five Years

Asked to attend: Brian Payne, Assistant Director Small Business Development

\* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

*Auxiliary aids are available upon request with adequate notice. Please call (812) 349 - 3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).*

Posted: 04 January 2019

## **Material Related to Elections, Appointments, and Assignments Scheduled for Action at the Organizational Meeting:**

- List of Council-held Positions – Election of Officers, Appointments to Boards and Commissions (by the Council), and Assignments (by the President) to Two of the Council Committees for 2019 (*blank*)
- List of Council-held Positions – Election of Officers, Appointments to Boards and Commissions (by the Council), and Assignments (by the President) to Two of the Council Committees for 2018
- List of Assignments to the Three Council Interview Committees (A, B & C) 2016 – 2019<sup>1</sup>
- Council Member Seating Chart for 2014 – 2019 (*with 2019 blank*)

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<sup>1</sup> These three Interviewing Committees are Standing Committees of the Council per Res 13-04. According to BMC 2.04.210 (Standing Committees – Establishment), the Council President assigns members to these committees “observing the preference of each member as closely as possible” and also appoints the Chair of each committee. Please note that, as a matter of past practice, these assignments have not been changed once made at the beginning of the term.

**ELECTION OF COUNCIL OFFICERS, APPOINTMENTS &  
ASSIGNMENTS FOR 2019**

**ACTION BY MOTIONS OF THE COUNCIL**

**President** \_\_\_\_\_  
**Vice President** \_\_\_\_\_  
**Parliamentarian** \_\_\_\_\_

**Citizens Advisory Committee - Community Development Block Grants (CDBG)**  
**Social Services** \_\_\_\_\_  
**Physical Improvements** \_\_\_\_\_  
**Commission for Bloomington Downtown** \_\_\_\_\_  
**Economic Development Commission (City)** \_\_\_\_\_  
**Economic Development Commission (County)** \_\_\_\_\_  
**Environmental Resource Advisory Committee** \_\_\_\_\_  
**Metropolitan Planning Organization** \_\_\_\_\_  
**Plan Commission** \_\_\_\_\_  
**Solid Waste Management District** \_\_\_\_\_  
**Board of the Urban Enterprise Association** \_\_\_\_\_  
**Utilities Service Board (ex officio)** \_\_\_\_\_  
**Bloomington Economic Development Corporation** \_\_\_\_\_  
**Bloomington Commission on Sustainability** \_\_\_\_\_  
**Parking Commission (New 2017)** \_\_\_\_\_  
**PS LIT – Allocation Committee (New 2017 –  
assuming the MC LIT Council members meet in  
the same manner as 2016)** \_\_\_\_\_

**ACTION BY PRESIDENT (By Assignment)**

**Jack Hopkins Social Services Funding Committee (5 council members)**  
\_\_\_\_\_  
**Council Sidewalk Committee (4 council members) (Regarding 2019 Funds)**  
\_\_\_\_\_  
**Three Council Interview Committees for Citizen Appointments to Boards and  
Commissions - A, B & C (*see accompanying list*)**  
\_\_\_\_\_

# ELECTION OF COUNCIL OFFICERS, APPOINTMENTS & ASSIGNMENTS FOR 2018

## ACTION BY MOTIONS OF THE COUNCIL

<b>President</b>	<u>Dorothy Granger</u>
<b>Vice President</b>	<u>Isabel Piedmont-Smith</u>
<b>Parliamentarian</b>	<u>Steve Volan</u>

### **Citizens Advisory Committee - Community Development Block Grants (CDBG)**

<b>Social Services</b>	<u>Susan Sandberg</u>
<b>Physical Improvements</b>	<u>Andy Ruff</u>

<b>Commission for Bloomington Downtown</b>	<u>Chris Sturbaum</u>
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<b>Economic Development Commission (City)</b>	<u>Dorothy Granger</u>
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<b>Economic Development Commission (County)</b>	<u>Allison Chopra</u>
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<b>Environmental Resource Advisory Committee</b>	<u>Dave Rollo</u>
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<b>Metropolitan Planning Organization</b>	<u>Isabel Piedmont-Smith</u>
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<b>Plan Commission</b>	<u>Susan Sandberg</u>
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<b>Solid Waste Management District</b>	<u>Isabel Piedmont-Smith</u>
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<b>Board of the Urban Enterprise Association</b>	<u>Chris Sturbaum</u>
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<b>Utilities Service Board (ex officio)</b>	<u>Jim Sims</u>
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<b>Bloomington Economic Development Corporation</b>	<u>Jim Sims</u>
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<b>Bloomington Commission on Sustainability</b>	<u>Dave Rollo</u>
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<b>Parking Commission (New 2017)</b>	<u>Steve Volan</u>
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<b>PS LIT – Allocation Committee (New 2017 – assuming the MC LIT Council members meet in the same manner as 2016)</b>	<u>Dorothy Granger, Isabel Piedmont-Smith, Jim Sims &amp; Susan Sandberg</u>
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## ACTION BY PRESIDENT (By Assignment)

### **Jack Hopkins Social Services Funding Committee (5 council members)**

Allison Chopra (Chair), Dorothy Granger, Isabel Piedmont-Smith, Andy Ruff & Susan Sandberg

### **Council Sidewalk Committee (4 council members) (Regarding 2018 Funds)**

Dorothy Granger (Chair), Dave Rollo, Jim Sims & Chris Sturbaum

### **Council Interview Committees for Citizen Appointments to Boards and Commissions (*see accompanying list*)**

<div> <div>BOARD AND COMMISSION -- INTERVIEW COMMITTEE<sup>1</sup></div> <div>ASSIGNMENT GRID 2016 - 2019</div> </div>			
Committee →	A Allison, Jim & Chris	B Dorothy, Steve & Andy	C Isabel, Dave & Susan
↓ Boards and Commissions			
Animal Control	X		
Bloomington Community Arts Commission			X
Bike and Ped Commission		X	
Bloomington Digital Underground		X	
Board of Zoning Appeals	X		
Commission on Aging	X		
Commission on Hispanic and Latino Affairs			X
Commission on the Status of Black Males		X	
Commission on the Status of Women		X	
Commission on Sustainability			X
Commission on the Status of Children and Youth			X
Economic Development Commission	COUNCIL		
Environmental Commission		X	
Historic Preservation	X		
Housing Quality Appeals Board	X		
Housing Trust Fund			X
Human Rights Commission			X
MLK Commission		X	
Parking			X <sup>2</sup>
Public Transportation Corporation	X		
Redevelopment Commission	X		
Telecommunications Council		X	
Traffic Commission		X	
Tree Commission			X
Urban Enterprise Association	X		
Utilities Service Board			X

<sup>1</sup> The three Board and Commission Interview Committees are Standing Committees of the Council enabled by Res 13-04 To Consolidate the Council Board and Commission Interviewing and Nominating Committees. Please note that the resolution assigned the duties regarding each board and commission to a specific Interviewing Committee.

<sup>2</sup> The Parking Commission was established with adoption of Res16-41 and the duty to make recommendations regarding citizen appointments to the Council was delegated to Interviewing Committee C by adoption of a motion at the Organizational Meeting on January 11, 2017.

# Council Member Seating 2014 – 2019 (Assigned by President) <sup>1</sup>

## Seating For the Year 2014

Ruff	Sturbaum	Sandberg	Granger	Neher	Mayer	Rollo	Volan	Spechler
			Vice President	President	Parliamentarian			

## Seating For the Year 2015

Neher	Granger	Mayer	Ruff	Rollo	Sandberg	Sturbaum	Volan	Spechler
			Vice President	President	Parliamentarian			

## Seating For the Year 2016

Granger	Sturbaum	Mayer	Sandberg	Ruff	Volan	Piedmont-Smith	Chopra	Rollo
			Vice President	President	Parliamentarian			

## Seating For the Year 2017 (January – July)

Sturbaum	Ruff	Chopra	Granger	Sandberg	Mayer	Piedmont-Smith	Volan	Rollo
			Vice President	President	Parliamentarian			

## Seating For the Year 2017 (August – December)

Sturbaum	Ruff	Chopra	Granger	Sandberg	Volan	Piedmont-Smith	Sims	Rollo
			Vice President	President	Parliamentarian			

## Seating For the Year 2018

Ruff	Sturbaum	Chopra	Piedmont-Smith	Granger	Volan	Sandberg	Sims	Rollo
			Vice President	President	Parliamentarian			

## Seating For the Year 2019

			Vice President	President	Parliamentarian			

<sup>1</sup> Written requests by two Council members to exchange seats will be granted by the President. (per BMC 2.04.110)

## ORDINANCE 19-01

### **AN ORDINANCE TO AMEND ORDINANCE 18-18, WHICH FIXED THE SALARIES OF APPOINTED OFFICERS, NON-UNION, AND A.F.S.C.M.E. EMPLOYEES FOR ALL THE DEPARTMENTS OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA FOR THE YEAR 2019 -**

**Re: To Reflect Changes Due to the Execution of a Work Agreement between the City of Bloomington and Local 2487 CBME, A.F.S.C.M.E. and also Changes Affecting Three Additional Job Titles**

- WHEREAS, IC § 36-7-4-3 authorizes the Mayor, subject to the approval of the Council, to fix the compensation of each appointed officer, deputy, and other employee of the city; and
- WHEREAS, Salaries for certain City of Bloomington employees were set by Ordinance 18-18 which was adopted on October 11, 2018; and
- WHEREAS, Recent execution of a new Work Agreement between the City of Bloomington and Local 2487 CBME, AFSCME along with changes affecting three additional job titles should be reflected in Ordinance 18-18; and
- WHEREAS, In the interest of including all relevant salaries in one document, these changes are incorporated into Ordinance 18-18 by deleting and replacing the text of the entire ordinance, but such deletion and replacement is not intended to change the status of unaffected job titles or provisions;

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

Ordinance 18-18, which fixed salaries for Appointed Officers, Non-Union, and AFSCME Employees, is hereby deleted in its entirety and replaced as follows.

#### SECTION 1:

From and after the first day of January 2019, the salary and pay schedule for the following appointed officers and employees of the City of Bloomington, be fixed as follows:

#### **SALARY SCHEDULE AS PRESENTED BY MAYOR JOHN HAMILTON TO THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON:**

I, John Hamilton, Mayor of the City of Bloomington, Indiana, as required by Indiana Code §36-4-7-3, hereby fix the salaries and pay schedule for the following appointed officers and employees of the City of Bloomington, Indiana, beginning January 1, 2019, and continuing thereafter until duly changed, and request that such salary rates be approved by the Common Council of said city.

In addition to the salaries of appointed officers and employees of the Civil City, this ordinance also contains the salaries of the appointed officers and employees of the City Utilities Department, which have been approved by the Utility Services Board pursuant to Indiana Code §36-4-7-3.

For employees not covered by a collective bargaining agreement (non-union), the maximum rates listed below reflect the maximum annual salary for each job grade for a regular full-time employee. These ranges are based on full-time hours worked and will be prorated for part-time employees.

For Labor, Trades and Crafts employees, the maximum rates listed below reflect the maximum longevity-based hourly rate for each job grade in accordance with the Step Charts continued in the Work Agreement and Memorandum of Understanding between City of Bloomington and Local 2487 CBME, A.F.S.C.M.E.

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

<b><u>Department/Job Title</u></b>	<b><u>Grade</u></b>
<b><u>Board of Public Safety</u></b>	
Board Members	
<b><u>Clerk</u></b>	
Chief Deputy Clerk	6
Deputy Clerk	5
<b><u>Common Council</u></b>	
Council/Administrator Attorney	12
Deputy Administrator/Deputy Attorney	9
Assistant Administrator/Legal Research Assistant (.65)	5
<b><u>Community and Family Resources Department</u></b>	
Director	12
Director – Safe & Civil City	7
CBVN Coordinator	7
Special Projects Coordinator	7
After Hours Ambassador	7
Latino Outreach Coordinator	6
CBVN Assistant Coordinator	6
Special Projects Program Specialist	6
Office Manager/Program Assistant	5
<b><u>Controller’s Department</u></b>	
Controller	12
Deputy Controller	10
Director of Auditing and Financial Systems	10
Accounting and Procurement Manager	8
Data Analyst and Manager	8
Purchasing Manager	8
Payroll Systems Manager	6
Senior Accounts Payable/Revenue Clerk	5
Accounts Payable/ Revenue Clerk (3)	4
Revenue Clerk/Customer Service (2)	3
<b><u>Department of Economic and Sustainable Development</u></b>	
Director	12
Assistant Director of Sustainability	8
Assistant Director for Small Business Development	8
Assistant Director for the Arts	8
Customer Service Representative III	3
<b><u>Fire Department</u></b>	
Logistics Officer	6
Fire Inspection Officer	7
Secretary	3
<b><u>HAND Department</u></b>	
Director	12
Assistant Director	10
Program Manager (5)	7
Neighborhood Compliance Officer (6)	5
Financial Specialist	5
Rental Specialist 1	3
Rental Specialist 2 (2)	3
<b><u>Human Resources Department</u></b>	
Director	12
Assistant Director	10
Benefits Manager & Human Resources Generalist	8

Human Resources Generalist	7
Manager of Worker's Compensation & HR Administrative Functions	5
Administrative Assistant	3
<b><u>Information and Technology Services Department</u></b>	
Director	12
Assistant Director	10
Systems and Applications Manager	10
GIS Manager	10
Technology Support Manager	10
Systems and Innovation Analyst	9
Application Developer	8
Database Administrator & Web Appl. Developer	8
Systems Administrator	8
Front-End Developer	7
Accounts and Training Specialist	5
GIS Specialist (2)	5
Technology Support Specialist (5)	5
Office Manager	4
<b><u>Legal Department</u></b>	
<b><u>Legal</u></b>	
Corporation Counsel	12
City Attorney	11
Assistant City Attorney (4)	10
Human Rights Director/Attorney	10
Legal Secretary/Paralegal	5
Secretary – Human Rights and Legal	4
<b><u>Risk Management</u></b>	
Risk Manager	9
Director of Safety and Training	6
Secretary – Risk and Legal	4
<b><u>Office of the Mayor</u></b>	
Deputy Mayor	12
Communications Director	9
Director of Innovation	9
Director of Community Engagement	9
Executive Assistant	6
Digital Communication Specialist	6
Administrative Coordinator	5
<b><u>Parks Department</u></b>	
Administrator	12
Operations and Development Director	10
Recreation Services Director	9
Sports Services Director	9
Operations Superintendent	8
General Manager, Twin Lakes Recreation Center	8
General Manager, Switchyard Park	8
Community Events Manager	7
Community Relations Manager	7
Golf Facilities Manager	7
Coordinator-AJB	7
Natural Resources Manager	7
Sports Facility/Program Manager	7
Aquatics/Program Coordinator	6
Membership Coordinator	6
Program/Facility Coordinator (5)	6

Golf Programs Coordinator	6
Health/Wellness Coordinator	6
Natural Resources Coordinator	6
Community Relations Coordinator	6
Urban Forester	6
Sports/Facility Coordinator	6
City Landscaper	6
Golf Course Superintendent	5
Market Master Specialist	5
Program Specialist (2)	4
Community Relations Specialist	4
Office Manager	4
Operations Office Coordinator	4
Customer Service Representative III	3
Customer Service Representative II (2.75)	2
Crew Leader	110
Equipment Maintenance Mechanic	108
Equipment Maintenance Mechanic (Facilities)	108
Working Foreperson (6)	108
Apprentice MEO/Master MEO (3)	104/108
Laborer (5)	104
Custodian	101

### **Planning and Transportation Department**

#### **Planning and Transportation Administration**

Director	12
Assistant Director	10
Office Manager	5
Administrative Assistant	3

#### **Planning Services Division**

Planning Services Manager	9
Senior Transportation Planner	8
MPO Transportation Planner	7
Long Range Planner	6
Bicycle and Pedestrian Coordinator	6

#### **Development Services Division**

Development Services Manager	9
Senior Zoning Compliance Planner	7
Senior Zoning Planner	7
Senior Environmental Planner	7
Zoning and Long Range Planner	5
Zoning Planner	5
Zoning Compliance Planner	5

#### **Transportation and Traffic Engineering Services Division**

Transportation and Traffic Engineer	11
Senior Project Engineer	10
Project Engineer	9
Senior Project Manager	8
Project Manager (2)	7
Public Improvements Manager	7
Engineering Field Specialist	6
Engineering Technician	4
Planning Technician	4

### **Police Department**

#### **Administration**

Crime Scene Technician and Property Manager (2)	8
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Social Worker	8
Community Affairs and Accreditation Specialist	7
Executive Assistant	6
Crime Analyst	6
Neighborhood Resource Specialist (2)	5

#### **CEDC**

Telecommunications Manager	9
Telecommunications Supervisor (6)	7
Telecommunicators (25.5 FTE)	6
Training Coordinator	8
CAD/RMS Administrator	5

#### **Parking Enforcement**

Parking Enforcement Supervisor	8
Team Leader	4
Parking Enforcement Officers (10)	3

#### **Records**

Records Supervisor	7
Records Assistant Supervisor	6
Special Investigations Clerk	5
Records Clerk (11)	5
Office Manager	4
Front Desk Clerk I	4
Evidence Room Clerk (0.5 FTE)	2
Custodian	1

### **Public Works Department**

#### **Public Works Administration**

Director	12
Data Analyst and Manager	8
Parking Services Director	8
Special Projects Manager	6
Office Manager	4
Customer Service Representative III	3
Board Members	

#### **Animal Care and Control**

Director	9
Outreach Coordinator	6
Shelter Manager	7
Volunteer Program Director	6
Secretary (4)	2
Animal Control Officer (3)	107
Animal Care Technician (9)	106

#### **Operations and Facilities**

Director	9
Parking Garage Manager	8
Downtown Specialist	3
Customer Service/Security Specialist (6)	3
Maintenance/Custodian(2)	107

#### **Fleet**

Fleet Maintenance Manager	8
Fleet Office Clerk/Customer Service Representative	3
Inventory Coordinator	3
Apprentice Master Technician/Master Technician (7)	109/112
Shop Foreperson	113

**Sanitation**

Director	9
Office Manager	3
Crew Leader (2)	110
Apprentice MEO/Master MEO (17)	104/108
Laborer (3)	104

**Street Operations**

Director of Street Operations	10
Deputy Director	8
Sign and Marking Supervisor	7
Signal and Lighting Supervisor	7
Asset Clerk/Emergency Grants Coordinator	4
Asset Clerk	3
Crew Leader (5)	110
Apprentice MEO/Master MEO (16)	104/108
Laborer (12)	104

**Utilities****Accounting and Finance**

Utilities Assistant Director – Finance	11
Finance Manager	8
Accounting Manager	7
Accounts Receivable Manager	6
Associate Accountant	5
Web/Information Manager	5
Account Collections Specialist	5
Accounting Clerk	4
Accounts Payable Clerk	4
Payroll Administrator	3
Assistant Accounts Payable Clerk	2
Cashier (2)	2

**Administration**

Director	12
Assistant Director of Operations	10
Public Affairs Specialist	7
Administrative Assistant	4
Office Manager	3
Board Members	

**Environmental**

Assistant Director of Environmental Programs	9
Conservation and Energy Resource Manager	8
Water Quality Coordinator	8
Pretreatment Program Coordinator	8
Environmental Program Coordinator	7
MS4 Coordinator	7
Pretreatment Program Inspector	6
Education Specialist	4

**Blucher Poole**

Superintendent	9
Maintenance Coordinator	7
Wastewater Plant Operator (9)	106
Apprentice/Master MEO	104/108
Laborer	104

**Customer Relations**

Customer Relations Manager	6
Customer Relations Representative (4)	2

**Dillman**

Superintendent	9
Maintenance Coordinator	7
Solids Handling Supervisor	7
Secretary	2
Plant Maintenance Mechanic Apprentice/ Mechanic (4)	107/111
Wastewater Plant Operator (9)	106
Apprentice MEO/Master MEO	104/108

**Engineering**

Utilities Assistant Director – Engineering	11
Utilities Engineer (3)	10
Capital Projects Manager	9
GIS Coordinator	7
Senior Project Coordinator (2)	7
Assistant GIS Coordinator	6
Project Coordinator (2)	6
Utilities Inspector (3)	6
Engineering Technician	5
Utilities Technician (3)	5
Administrative and Project Coordinator	4

**Laboratory**

Chemist	8
Lab Technician I (3)	109

**Meter Services**

Assistant Superintendent	7
Meter Services Representative/Management Technician	3
Meter Technician II	107
Meter Serviceperson (4)	105
Meter Reader (6)	103

**Monroe Plant**

Superintendent	9
Maintenance Coordinator	7
Plant Maintenance Mechanic Apprentice/ Mechanic (2)	107/111
Water Plant Operator (10)	106

**Purchasing**

Purchasing Manager	7
Inventory Coordinator	4
Purchasing Buyer	4
Working Foreperson	108
Laborer (2)	104

**Transmission and Distribution**

Utilities Assistant Director – T&D	11
Assistant Superintendent (5)	7
Engineering Field Technician (4)	5
T&D/Meter Operations Coordinator	4
Secretary	3
Communications Operator (7)	1
Lineperson (8)	110
Lift Station Mechanic Apprentice/Lift Station Mechanic (4)	107/111
Apprentice MEO/Master MEO (10)	104/108
Laborer (16)	104

SECTION 2 A. Non-Union Positions. The minimum and maximum rates listed below reflect the salary ranges for each job grade for a regular full-time employee. These ranges are based on full time hours worked and will be prorated for part-time employees. Employees whose 2019 salary is higher than the maximum of the salary range due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their total salary.

NON-UNION		
<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
1	\$31,824	\$41,371.20
2	\$32,779	\$42,612.54
3	\$33,762	\$43,890.60
4	\$34,775	\$55,639.98
5	\$35,818	\$57,308.70
6	\$37,609	\$60,174.90
7	\$39,489	\$63,182.88
8	\$42,254	\$67,606.62
9	\$46,479	\$83,662.44
10	\$51,128	\$92,028.48
11	\$58,796	\$105,833.16
12	\$71,143	\$128,057.94
Pension Secretaries		\$4,000
Board of Public Works Member		\$2,100
Board of Public Safety Members		\$635
Utility Services Board Members		\$4,279

SECTION 2 B: Police Shift Differential. Employees working in the Police Department as dispatchers and clerks shall receive a twenty-six cents (\$0.26) per hour premium shift differential for working the evening shift.

SECTION 2 C: Labor, Trades, and Crafts Positions. Any employee who transfers laterally or is promoted to another position in the Pay Plan shall be paid at the wage for the new position in accordance with the relevant longevity step as determined by the Step Charts contained in the Work Agreement and Memorandum of Understanding between City of Bloomington and Local 2487 CBME, A.F.S.C.M.E. Provided, however, no current employee shall receive a pay reduction upon lateral transfer or promotion, but will not receive an additional increase due to promotion or longevity until so merited with the step pay system for the job classification. An employee who is demoted for disciplinary reasons or in lieu of layoff shall receive the wage for the relevant step within the job classification to which the employee is demoted. Also, the employee’s longevity of service is “carried” to the new position. Internal promotions shall be paid at ninety-five percent (95%) of the salary of the relevant grade and step for the first thirty (30) days after promotion. Employees who transfer to a pay grade below their current pay grade shall be paid at the relevant grade and step for the new position.

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

The rates shown below for the pay grades and job classification for Labor, Trades, and Crafts positions are the minimum and maximum rates:

LABOR, TRADES, AND CRAFTS		
<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
101	\$ 17.32	\$ 21.09
102	\$ 17.44	\$ 21.23
103	\$ 17.57	\$ 21.35
104	\$ 17.70	\$ 21.48
105	\$ 17.82	\$ 21.58

106	\$ 17.94	\$ 21.72
107	\$ 18.06	\$ 21.86
108	\$ 18.20	\$ 21.96
109	\$ 18.32	\$ 22.11
110	\$ 18.44	\$ 22.23
111	\$ 18.57	\$ 22.34
112	\$ 19.89	\$ 23.65
113	\$ 20.78	\$ 24.56

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

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

SECTION 2 F: On Call Status. Any employee with a Labor, Trades, and Crafts (LTC) position, who is required to be on call shall be paid forty dollars (\$40.00) per 24-hour period. Fire Inspectors receive \$100 per week when in an on-call status.

SECTION 2 G: Temporary Reassignment. This section applies to Labor, Trades, and Crafts (LTC) positions. An employee who is temporarily assigned to perform the duties of a job classification in a pay grade above the employee's normal pay grade shall be compensated at the rate in effect for the higher pay grade as follows:

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

SECTION 2 H: Tool Allowance. This section applies to Labor, Trades, and Crafts (LTC) positions. Employees classified as Technicians in Fleet Maintenance shall be reimbursed up to one thousand five-hundred dollars (\$1,500.00) in any calendar year for the purchase of tools.

SECTION 2 I: Licenses and Certifications. This section applies to Labor, Trades, and Crafts (LTC) positions. Wastewater Plant Operators shall receive one dollar (\$1.00) per hour for obtaining a Class I certification. Wastewater Plant Operators who receive a Class II certification shall receive one dollar and fifty cents (\$1.50) per hour. Wastewater Plant Operators who receive a Class III certification shall receive two dollars (\$2.00) per hour. Wastewater Plant Operators who receive a Class IV certification shall receive two dollars and fifty cents (\$2.50) per hour.

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

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

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

Linepersons, MMEO's, Lift Station Mechanics, and Laborers in the Utilities Department who are not required to hold a DSL or a Class II collection systems certification will receive an additional fifty-cents (\$0.50) for each non-required license or certification.

Incentive pay premiums may be awarded for one certification for all union-eligible Utilities Department employees in addition to those licenses recognized above, with the limitations that follow. Wastewater Plant Operators can be recognized financially for a maximum of four certifications total, no more than one of which may be outside of the specific plant operator certifications listed above. In addition to the certifications listed above, incentive pay may be acquired for other certifications as approved in writing by the Director of Utilities. Water Plant Operators can be recognized financially for a maximum of two (2) certifications total; no more than one may be outside the specific plant operator certifications listed above. Any incentive pay premiums other than the amounts listed above shall be thirty-three cents (\$0.33) per hour.

Where an employee is required to obtain a Class B CDL, he/she will receive thirty cents (\$0.30) per hour additional compensation. Where an employee is required by Employer to obtain a Class A CDL, he/she will receive fifty cents (\$0.50) per hour additional compensation. Employees classified as technicians in Fleet Maintenance that obtain the certification of Automotive Service Excellence (ASE) will receive an additional twenty cents (\$0.20) per hour for each test passed. A maximum of eight (8) certificates or one dollar sixty cents (\$1.60) shall apply.

Employees who possess the following certifications shall receive twenty cents (\$0.20) per hour additional compensation provided said certifications remain current and are considered an essential requirement or function of an employee's job:

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

COB reserves the right, at its sole option, to add additional categories of certifications to the above list. If additional categories are added to the above list, the Union and all employees shall be notified in writing.

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

**SECTION 2 J: Night and Swing Shifts.** This section applies to Labor, Trades, and Crafts (LTC) positions. In accordance with Article 4 of the Work Agreement and Memorandum of Understanding between the City of Bloomington and Local 2487 CBME, A.F.S.C.M.E., employees working on the evening or night shift shall receive sixty-five cents (\$0.65) per hour premium. Employees working on a swing shift shall receive a seventy cents (\$0.70) per hour premium.

**SECTION 2 K: Holiday Pay.** This section applies to Labor, Trades, and Crafts (LTC) positions. For all paid legal holidays worked, the employee will receive a holiday allowance of two times regular pay, plus regular pay over a 24-hour period, and employees not working will receive regular pay.

In addition, in the event an employee’s regular schedule of work includes work on Easter Sunday, which is not a paid legal holiday within the agreement, said employee will receive a premium of half time in addition to the employee’s regular rate of pay or, at the discretion of the supervisor, compensatory time off. The half time premium shall be in addition to any other premium to which the employee is entitled.

Section 2 L: Common Law Positions. All positions that are filled on an ad hoc basis and are of temporary or seasonal nature are considered “Common Law Positions”, which are listed below. The rate ranges in the table are hourly rates, except as otherwise listed.

COMMON LAW POSITIONS		
<u>Job Title</u>	<u>Minimum</u>	<u>Maximum</u>
Administrative Assistant	\$13.00	\$15.00
Attendant	\$11.36	\$11.36
Crossing Guard	\$23.00/day	\$25.50/day
Intern	\$10.00	\$12.00
Laborer	\$11.36	\$15.70
Law Clerk	\$13.00	\$15.00
Leader	\$11.80	\$12.00
Lifeguard	\$12.16	\$12.36
Motor Equipment Operator	\$13.00	\$17.84
Specialist	\$13.00	\$50.00
Staff Assistant	\$14.74	\$14.94
Supervisor	\$13.00	\$13.20
Meter Reader	\$13.00	\$17.23

Section 2 M. Longevity Recognition Pay. Any employee with the City of Bloomington who has completed upon their anniversary date said years of service as outlined below, shall receive the below compensation. This compensation is in addition to their regular pay as outlined in this ordinance.

Five (5) years	\$25.00
Ten (10) years	\$50.00
Fifteen (15) years	\$75.00
Twenty (20) years	\$100.00
Twenty-five (25) years	\$150.00
Thirty (30) years	\$200.00
Thirty-five (35) years	\$250.00
Forty (40) years	\$300.00
Forty-five (45) years	\$350.00
Fifty (50) years	\$400.00

SECTION 2 N: Dispatch Trainer Incentive Pay. Dispatchers may earn a maximum of \$525 per year for training other, less experienced dispatchers.

SECTION 2 O: CDL Physicals. Employees required to hold a CDL will be reimbursed up to one-hundred dollars (\$100) for the medical physical examination required to maintain a CDL.

SECTION 2 P: AFSCME Contract Ratification Bonus. All AFSCME members who were employed at the time of the final execution of the 2019-2022 Work Agreement and remain employed in an AFSCME position through December 1, 2019 will receive a one-time lump sum payment of \$250 to be disbursed during December, 2019.

SECTION 3: The rates shown as wages and salaries for the positions listed above are maximum rates.

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

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
, 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 \_\_\_\_\_, 2019.

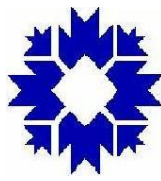
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NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance amends Ordinance 18-18, which set the maximum salary for all appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the City of Bloomington, Indiana in 2019. The changes reflect the terms of a new, four-year collective bargaining agreement between the City and A.F.S.C.M.E. and also include changes affecting three additional job titles unrelated to the collective bargaining agreement.



City of Bloomington  
Human Resources Department

MEMORANDUM

To: City Council members

From: Caroline Shaw, Human Resources Director

CC: Mayor John Hamilton, Deputy Mayor Renneisen, Jeff Underwood, and Dan Sherman

Date: December 28, 2018

Re: Ordinance 19-01, Amendment to 2019 Salary Ordinance 18-18 for Appointed Officers, Non-Union, and AFSCME Employees

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Ordinance 19-01 replaces Ordinance 18-18 that sets 2019 pay grades and salary ranges for Appointed Officers, Non-Union, and AFSCME Employees.

The position of Applications Support and Security Specialist (Grade 7) in ITS was modified to fit the needs of the department, and it has been renamed and regraded. It is now Accounts and Training Specialists, grade 5. The fiscal impact is a decrease of approximately \$5,702.

Eliminating Laborers and adding more Master Motor Equipment Operators (MEO) was an anticipated outcome from the Sanitation Modernization Project. Public Works-Sanitation would like to eliminate one Laborer FTE and add one MEO FTE. The fiscal impact is an increase of approximately \$1,270.

The amendment reflects the following changes in accordance with the recently agreed upon Work Agreement and Memorandum of Understanding between the City of Bloomington and Local 2487 CBME, A.F.S.C.M.E:

- Working Foreman in Parks & Recreation and Utilities-Purchasing will now be Working Foreperson.
- Kennel Worker in Public Works-Animal Care and Control will now be Animal Care Technician, and the grade for this position increased from a 103 to a 106. The fiscal impact is an increase of approximately \$4,806.
- In Public Works-Fleet, Apprentice Master Mechanic/Mechanic will now be Apprentice Master Technician/Master Technician. In addition Shop Foreman will be changed to Shop Foreperson. There is no change to the pay grades and no fiscal impact.
- There are two title changes in Utilities-Transmission and Distribution. Lineman is now Lineperson and Plant Maintenance Mechanic Apprentice/Mechanic is now Lift Station Mechanic Apprentice/Lift Station Mechanic.



City of Bloomington  
Human Resources Department

- The pay rate table for Labor, Trades, and Crafts in section 2C has been replaced and reflects an increase of 2% for 2019. These salaries increases over next four years will cost an additional \$1,865,145.
- The On Call Status pay noted in Section 2F has increased from \$35 to \$40. The fiscal impact is an increase of \$8,834.
- The Tool Allowance reimbursement is increasing by \$500. This is reflected in Section 2H. This change has a fiscal impact of a \$4,000 increase.
- Section 2I has been revised with increased premiums to the below certifications, designations, and licenses. The fiscal impact of these changes is an estimated increase of \$120,084 from current annual costs.
  - Wastewater Plant operators will receive \$1.00 per hour instead of \$.50 per hour for obtaining a Class I certification. Operators who receive a Class II certification shall receive \$1.50 per hour, \$2.00 per hour for Class III certifications, and \$2.50 for Class IV certifications. This is an increase from an additional \$.33 per hour for each certification received after a Class I.
  - Linepersons will receive an additional \$1 per hour, instead of \$.50 per hour for obtaining and maintaining a DS-L certification.
  - The license premiums for Lift Station Mechanics, Plant Maintenance Mechanics, and Apprentices in those roles, increased from \$0.33 per hour to \$1 per hour.
  - Overall available license premiums for Water Plant Operators increased from a maximum of \$1.99 per hour to a maximum of \$5 per hour. Operator in Training Water Plant Operators will receive an additional \$2.00 per hour instead of \$.50. After one year of service this will increase to \$3.00 per hour, which is up from \$.83 per hour. Those with a WT5 certification will receive \$5.00 per hour, which is an increase from \$1.16 per hour.
  - Unlike prior years, Linepersons, MMEO's, Lift Station Mechanics, and Laborers who are not required to hold a DSL or a Class II collection systems will receive an additional fifty-cents (\$0.50) for each non-required certification.
  - CDL license premiums increased from \$0.20 per hour for class B to \$0.30 and from \$0.30 per hour for class A to \$0.50
  - Fleet maintenance certification premiums increased from \$0.06 per hour for each certification to \$.20 for each certification.
  - Miscellaneous certification pay increased from \$0.10 per hour to \$0.20 per hour and three new certifications were added. In addition, the following certifications have been added to that list: Registered Pesticide Technician, Certified Pesticide Applicator, and Tree Risk Assessment Certification.
- Night and Swing Shift premiums increased in Section 2J. Evening or night shift shall receive \$.65 instead of \$.57 per hour and swing shift employees shall receive \$.70 instead of \$.63 per hour. This represents an increase of \$2,712.



City of Bloomington  
Human Resources Department

- Section 2O explains a \$100 reimbursement to employees for CDL physicals, when CDLs are required. Since the City has been reimbursing for CDL physicals for a couple of years, there is no new fiscal impact.
- Section 2P has been added, which sets a contract ratification bonus of \$250 to each AFSCME member on December 1, 2019. The approximate fiscal impact is \$40,000.

Thank you for your review. Please let me know if you have any questions.

ORDINANCE 19-01

AN ORDINANCE TO AMEND ORDINANCE 18-18, WHICH FIXED  
~~AN ORDINANCE FIXING~~ THE SALARIES OF APPOINTED OFFICERS, NON-  
UNION, AND A.F.S.C.M.E. EMPLOYEES FOR ALL THE DEPARTMENTS OF THE  
CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA FOR THE YEAR 2019, -  
Re: To Reflect Changes Due to the Execution of a Work Agreement between the City of  
Bloomington and Local 2487 CBME, A.F.S.C.M.E. and also Changes  
Affecting Three Additional Job Titles

WHEREAS, IC § 36-7-4-3 authorizes the Mayor, subject to the approval of the Council, to fix the compensation of each appointed officer, deputy, and other employee of the city; and

WHEREAS, Salaries for certain City of Bloomington employees were set by Ordinance 18-18 which was adopted on October 11, 2018; and

WHEREAS, Recent execution of a new Work Agreement between the City of Bloomington and Local 2487 CBME, AFSCME along with changes affecting three additional job titles should be reflected in Ordinance 18-18; and

WHEREAS, In the interest of including all relevant salaries in one document, these changes are incorporated into Ordinance 18-18 by deleting and replacing the text of the entire ordinance, but such deletion and replacement is not intended to change the status of unaffected job titles or provisions;

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

Ordinance 18-18, which fixed salaries for Appointed Officers, Non-Union, and AFSCME Employees, is hereby deleted in its entirety and replaced as follows.

SECTION 1:

From and after the first day of January 2019, the salary and pay schedule for the following appointed officers and employees of the City of Bloomington, be fixed as follows:

SALARY SCHEDULE AS PRESENTED BY MAYOR JOHN HAMILTON TO THE  
COMMON COUNCIL OF THE CITY OF BLOOMINGTON:

I, John Hamilton, Mayor of the City of Bloomington, Indiana, as required by Indiana Code §36-4-7-3, hereby fix the salaries and pay schedule for the following appointed officers and employees of the City of Bloomington, Indiana, beginning January 1, 2019, and continuing thereafter until duly changed, and request that such salary rates be approved by the Common Council of said city.

In addition to the salaries of appointed officers and employees of the Civil City, this ordinance also contains the salaries of the appointed officers and employees of the City Utilities Department, which have been approved by the Utility Services Board pursuant to Indiana Code §36-4-7-3.

For employees not covered by a collective bargaining agreement (non-union), the maximum rates listed below reflect the maximum annual salary for each job grade for a regular full-time employee. These ranges are based on full-time hours worked and will be prorated for part-time employees.

For Labor, Trades and Crafts employees, the maximum rates listed below reflect the maximum longevity-based hourly rate for each job grade in accordance with the Step Charts continued in the Work Agreement and Memorandum of Understanding between City of Bloomington and Local 2487 CBME, A.F.S.C.M.E.

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

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<u>Department/Job Title</u>	<u>Grade</u>
<b><u>Board of Public Safety</u></b>	
Board Members	
<b><u>Clerk</u></b>	
Chief Deputy Clerk	6
Deputy Clerk	5
<b><u>Common Council</u></b>	
Council/Administrator Attorney	12
Deputy Administrator/Deputy Attorney	9
Assistant Administrator/Legal Research Assistant (.65)	5
<b><u>Community and Family Resources Department</u></b>	
Director	12
Director – Safe & Civil City	7
CBVN Coordinator	7
Special Projects Coordinator	7
After Hours Ambassador	7
Latino Outreach Coordinator	6
CBVN Assistant Coordinator	6
Special Projects Program Specialist	6
Office Manager/Program Assistant	5
<b><u>Controller’s Department</u></b>	
Controller	12
Deputy Controller	10
Director of Auditing and Financial Systems	10
Accounting and Procurement Manager	8
Data Analyst and Manager	8
Purchasing Manager	8
Payroll Systems Manager	6
Senior Accounts Payable/Revenue Clerk	5
Accounts Payable/ Revenue Clerk (3)	4
Revenue Clerk/Customer Service (2)	3
<b><u>Department of Economic and Sustainable Development</u></b>	
Director	12
Assistant Director of Sustainability	8
Assistant Director for Small Business Development	8
Assistant Director for the Arts	8
Customer Service Representative III	3
<b><u>Fire Department</u></b>	
Logistics Officer	6
Fire Inspection Officer	7
Secretary	3
<b><u>HAND Department</u></b>	
Director	12
Assistant Director	10
Program Manager (5)	7
Neighborhood Compliance Officer (6)	5
Financial Specialist	5
Rental Specialist 1	3
Rental Specialist 2 (2)	3
<b><u>Human Resources Department</u></b>	
Director	12

Assistant Director	10
Benefits Manager & Human Resources Generalist	8
Human Resources Generalist	7
Manager of Worker’s Compensation & HR Administrative Functions	5
Administrative Assistant	3

**Information and Technology Services Department**

Director	12
Assistant Director	10
Systems and Applications Manager	10
GIS Manager	10
Technology Support Manager	10
Systems and Innovation Analyst	9
Application Developer	8
Database Administrator & Web Appl. Developer	8
Systems Administrator	8
Front-End Developer	7
<del>Applications Support</del> <u>Accounts</u> and <del>Security</del> <u>Training</u> Specialist	<del>7</del> <u>5</u>
GIS Specialist (2)	5
Technology Support Specialist (5)	5
Office Manager	4

**Legal Department**

**Legal**

Corporation Counsel	12
City Attorney	11
Assistant City Attorney (4)	10
Human Rights Director/Attorney	10
Legal Secretary/Paralegal	5
Secretary – Human Rights and Legal	4

**Risk Management**

Risk Manager	9
Director of Safety and Training	6
Secretary – Risk and Legal	4

**Office of the Mayor**

Deputy Mayor	12
Communications Director	9
Director of Innovation	9
Director of Community Engagement	9
Executive Assistant	6
Digital Communication Specialist	6
Administrative Coordinator	5

**Parks Department**

Administrator	12
Operations and Development Director	10
Recreation Services Director	9
Sports Services Director	9
Operations Superintendent	8
General Manager, Twin Lakes Recreation Center	8
General Manager, Switchyard Park	8
Community Events Manager	7
Community Relations Manager	7

Golf Facilities Manager	7
Coordinator-AJB	7
Natural Resources Manager	7
Sports Facility/Program Manager	7
Aquatics/Program Coordinator	6
Membership Coordinator	6
Program/Facility Coordinator (5)	6
Golf Programs Coordinator	6
Health/Wellness Coordinator	6
Natural Resources Coordinator	6
Community Relations Coordinator	6
Urban Forester	6
Sports/Facility Coordinator	6
City Landscaper	6
Golf Course Superintendent	5
Market Master Specialist	5
Program Specialist (2)	4
Community Relations Specialist	4
Office Manager	4
Operations Office Coordinator	4
Customer Service Representative III	3
Customer Service Representative II (2.75)	2
Crew Leader	110
Equipment Maintenance Mechanic	108
Equipment Maintenance Mechanic (Facilities)	108
Working ForemanForeperson (6)	108
Apprentice MEO/Master MEO (3)	104/108
Laborer (5)	104
Custodian	101

**Planning and Transportation Department**

**Planning and Transportation Administration**

Director	12
Assistant Director	10
Office Manager	5
Administrative Assistant	3

**Planning Services Division**

Planning Services Manager	9
Senior Transportation Planner	8
MPO Transportation Planner	7
Long Range Planner	6
Bicycle and Pedestrian Coordinator	6

**Development Services Division**

Development Services Manager	9
Senior Zoning Compliance Planner	7
Senior Zoning Planner	7
Senior Environmental Planner	7
Zoning and Long Range Planner	5
Zoning Planner	5
Zoning Compliance Planner	5

**Transportation and Traffic Engineering Services Division**

Transportation and Traffic Engineer	11
Senior Project Engineer	10
Project Engineer	9
Senior Project Manager	8
Project Manager (2)	7
Public Improvements Manager	7
Engineering Field Specialist	6

Engineering Technician	4
Planning Technician	4
<b><u>Police Department</u></b>	
<b><u>Administration</u></b>	
Crime Scene Technician and Property Manager (2)	8
Social Worker	8
Community Affairs and Accreditation Specialist	7
Executive Assistant	6
Crime Analyst	6
Neighborhood Resource Specialist (2)	5
<b><u>CEDC</u></b>	
Telecommunications Manager	9
Telecommunications Supervisor (6)	7
Telecommunicators (25.5 FTE)	6
Training Coordinator	8
CAD/RMS Administrator	5
<b><u>Parking Enforcement</u></b>	
Parking Enforcement Supervisor	8
Team Leader	4
Parking Enforcement Officers (10)	3
<b><u>Records</u></b>	
Records Supervisor	7
Records Assistant Supervisor	6
Special Investigations Clerk	5
Records Clerk (11)	5
Office Manager	4
Front Desk Clerk I	4
Evidence Room Clerk (0.5 FTE)	2
Custodian	1
<b><u>Public Works Department</u></b>	
<b><u>Public Works Administration</u></b>	
Director	12
Data Analyst and Manager	8
Parking Services Director	8
Special Projects Manager	6
Office Manager	4
Customer Service Representative III	3
Board Members	
<b><u>Animal Care and Control</u></b>	
Director	9
Outreach Coordinator	6
Shelter Manager	7
Volunteer Program Director	6
Secretary (4)	2
Animal Control Officer (3)	107
<del>Kennel Worker</del> <u>Animal Care Technician</u> (9)	<del>103</del> <u>106</u>
<b><u>Operations and Facilities</u></b>	
Director	9
Parking Garage Manager	8
Downtown Specialist	3
Customer Service/Security Specialist (6)	3
Maintenance/Custodian(2)	107
<b><u>Fleet</u></b>	
Fleet Maintenance Manager	8

Fleet Office Clerk/Customer Service Representative	3
Inventory Coordinator	3
Apprentice Master	109/112
<del>Mechanic/Mechanic Technician/Master Technician</del>	
(7)	
Shop ForemanForeperson	113

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<b><u>Sanitation</u></b>	
Director	9
Office Manager	3
Crew Leader (2)	110
Apprentice MEO/Master MEO (+617)	104/108
Laborer (43)	104

<b><u>Street Operations</u></b>	
Director of Street Operations	10
Deputy Director	8
Sign and Marking Supervisor	7
Signal and Lighting Supervisor	7
Asset Clerk/Emergency Grants Coordinator	4
Asset Clerk	3
Crew Leader (5)	110
Apprentice MEO/Master MEO (16)	104/108
Laborer (12)	104

Utilities

Accounting and Finance

Utilities Assistant Director – Finance	11
Finance Manager	8
Accounting Manager	7
Accounts Receivable Manager	6
Associate Accountant	5
Web/Information Manager	5
Account Collections Specialist	5
Accounting Clerk	4
Accounts Payable Clerk	4
Payroll Administrator	3
Assistant Accounts Payable Clerk	2
Cashier (2)	2

Administration

Director	12
Assistant Director of Operations	10
Public Affairs Specialist	7
Administrative Assistant	4
Office Manager	3
Board Members	

Environmental

Assistant Director of Environmental Programs	9
Conservation and Energy Resource Manager	8
Water Quality Coordinator	8
Pretreatment Program Coordinator	8
Environmental Program Coordinator	7
MS4 Coordinator	7
Pretreatment Program Inspector	6
Education Specialist	4

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Superintendent	9
Maintenance Coordinator	7
Wastewater Plant Operator (9)	106
Apprentice/Master MEO	104/108
Laborer	104

Customer Relations

Customer Relations Manager	6
Customer Relations Representative (4)	2

Dillman

Superintendent	9
Maintenance Coordinator	7
Solids Handling Supervisor	7
Secretary	2
Plant Maintenance Mechanic Apprentice/ Mechanic (4)	107/111
Wastewater Plant Operator (9)	106
Apprentice MEO/Master MEO	104/108

Engineering

Utilities Assistant Director – Engineering	11
Utilities Engineer (3)	10
Capital Projects Manager	9
GIS Coordinator	7
Senior Project Coordinator (2)	7
Assistant GIS Coordinator	6
Project Coordinator (2)	6

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Utilities Inspector (3)	6
Engineering Technician	5
Utilities Technician (3)	5
Administrative and Project Coordinator	4
<b><u>Laboratory</u></b>	
Chemist	8
Lab Technician I (3)	109
<b><u>Meter Services</u></b>	
Assistant Superintendent	7
Meter Services Representative/Management Technician	3
Meter Technician II	107
Meter Serviceperson (4)	105
Meter Reader (6)	103
<b><u>Monroe Plant</u></b>	
Superintendent	9
Maintenance Coordinator	7
Plant Maintenance Mechanic Apprentice/ Mechanic (2)	107/111
Water Plant Operator (10)	106
<b><u>Purchasing</u></b>	
Purchasing Manager	7
Inventory Coordinator	4
Purchasing Buyer	4
Working ForemanForeperson	108
Laborer (2)	104
<b><u>Transmission and Distribution</u></b>	
Utilities Assistant Director – T&D	11
Assistant Superintendent (5)	7
Engineering Field Technician (4)	5
T&D/Meter Operations Coordinator	4
Secretary	3
Communications Operator (7)	1
LinemanLineperson (8)	110
Plant MaintenanceLift Station Mechanic Apprentice/Lift Station Mechanic (4)	107/111
Apprentice MEO/Master MEO (10)	104/108
Laborer (16)	104

SECTION 2 A. Non-Union Positions. The minimum and maximum rates listed below reflect the salary ranges for each job grade for a regular full-time employee. These ranges are based on full time hours worked and will be prorated for part-time employees. Employees whose 2019 salary is higher than the maximum of the salary range due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their total salary.

NON-UNION

<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
1	\$31,824	-\$41,371.20
2	\$32,779	-\$42,612.54
3	\$33,762	-\$43,890.60
4	\$34,775	-\$55,639.98
5	\$35,818	-\$57,308.70
6	\$37,609	-\$60,174.90
7	\$39,489	-\$63,182.88
8	\$42,254	-\$67,606.62

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9	\$46,479	-\$83,662.44
10	\$51,128	-\$92,028.48
11	\$58,796	-\$105,833.16
12	\$71,143	-\$128,057.94

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

SECTION 2 B: Police Shift Differential. Employees working in the Police Department as dispatchers and clerks shall receive a twenty-six cents (\$0.26) per hour premium shift differential for working the evening shift.

SECTION 2 C: Labor, Trades, and Crafts Positions. Any employee who transfers laterally or is promoted to another position in the Pay Plan shall be paid at the wage for the new position in accordance with the relevant longevity step as determined by the Step Charts contained in the Work Agreement and Memorandum of Understanding between City of Bloomington and Local 2487 CBME, A.F.S.C.M.E. Provided, however, no current employee shall receive a pay reduction upon lateral transfer or promotion, but will not receive an additional increase due to promotion or longevity until so merited with the step pay system for the job classification. An employee who is demoted for disciplinary reasons or in lieu of layoff shall receive the wage for the relevant step within the job classification to which the employee is demoted. Also, the employee’s longevity of service is “carried” to the new position. Internal promotions shall be paid at ninety-five percent (95%) of the salary of the relevant grade and step for the first thirty (30) days after promotion. Employees who transfer to a pay grade below their current pay grade shall be paid at the relevant grade and step for the new position.

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

The rates shown below for the pay grades and job classification for Labor, Trades, and Crafts positions are the minimum and maximum rates:

LABOR, TRADES, AND CRAFTS

Grade	Minimum	Maximum
101	\$ <del>16.98</del> 17.32	\$ <del>20.68</del> 21.09
102	\$ 17. <del>10</del> 44	\$ <del>20.81</del> 21.23
103	\$ 17. <del>23</del> 57	\$ <del>20.93</del> 21.35
104	\$ 17. <del>35</del> 70	\$ 21. <del>06</del> 48
105	\$ 17. <del>47</del> 82	\$ 21. <del>16</del> 58
106	\$ 17. <del>59</del> 94	\$ 21. <del>29</del> 72
107	\$ <del>17.71</del> 18.06	\$ 21. <del>43</del> 86
108	\$ <del>17.84</del> 18.20	\$ 21. <del>53</del> 96
109	\$ <del>17.96</del> 18.32	\$ <del>21.68</del> 22.11
110	\$ 18. <del>08</del> 44	\$ <del>21.79</del> 22.23
111	\$ 18. <del>21</del> 57	\$ <del>21.90</del> 22.34
112	\$ 19. <del>50</del> 89	\$ 23. <del>19</del> 65
113	\$ 20. <del>37</del> 78	\$ 24. <del>08</del> 56

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

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

SECTION 2 F: On Call Status. Any employee with a Labor, Trades, and Crafts (LTC) position, who is required to be on call shall be paid ~~thirty-five~~forty dollars (\$~~35~~40.00) per 24-hour period. Fire Inspectors receive \$100 per week when in an on-call status.

SECTION 2 G: Temporary Reassignment. This section applies to Labor, Trades, and Crafts (LTC) positions. An employee who is temporarily assigned to perform the duties of a job classification in a pay grade above the employee's normal pay grade shall be compensated at the rate in effect for the higher pay grade as follows:

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

SECTION 2 H: Tool Allowance. This section applies to Labor, Trades, and Crafts (LTC) positions. Employees classified as ~~mechanics~~Technicians in Fleet Maintenance shall be reimbursed up to one thousand ~~five-hundred~~ dollars (\$1,~~000~~500.00) in any calendar year for the purchase of tools.

SECTION 2 I: Licenses and Certifications. This section applies to Labor, Trades, and Crafts (LTC) positions. Wastewater Plant Operators ~~who obtain (Class I) certifications and T&D Shop Foremen and T&D Linemen who obtain (DSL)~~ shall receive one dollar (\$1.00) per hour for obtaining a Class I certification. Wastewater Plant Operators who receive a Class II certification shall receive one dollar and fifty cents (\$1.50) per hour. Wastewater Plant Operators who receive a Class III certification shall receive two dollars (\$2.00) per hour. Wastewater Plant Operators who receive a Class IV certification shall receive two dollars and fifty cents (\$2.50) per hour.

T&D Linepersons who obtain (DSL) certifications, issued by the State of Indiana, Department of Environmental Management, shall receive an additional ~~fifty cents (\$0.50)~~one dollar (\$1.00) per hour. ~~T&D Plant Maintenance Apprentices~~

Lift Station Mechanics and Apprentice Lift Station Mechanics who obtain Collection System Class II Certification, issued by the Indiana Water Pollution Control Association, shall receive an additional ~~thirty-three cents (\$0.33)~~one-dollar (\$1.00) per hour. ~~Wastewater Plant Operators~~Maintenance Mechanics who obtain a Class II, Class III, or Class IV license(s) Collection Systems Certification shall receive an additional ~~thirty-three cents (\$0.33)~~one-dollar (\$1.00) per hour ~~per classification obtained.~~

Water Plant Operators who qualify as a grade operator in training (O.I.T.) as defined by 327 IAC 8-12-3.2 will receive an additional ~~fifty cents (\$0.50)~~two dollars (\$2.00) per hour ~~after. After~~ one year of service ~~and as~~ an O.I.T., Water Plant Operators shall receive an additional thirty-one-dollar (\$1.00), for a total of three (\$0.33) centsdollars (\$3.00) per hour ~~after two years of service.~~ Water Plant Operators who obtain a grade WT-5 certification will receive additional pay in the amount of ~~one dollar and sixteen cents (\$1.16)~~two dollars (\$2.00) per hour for a maximum of \$5.00 per hour.

Linepersons, MMEO's, Lift Station Mechanics, and Laborers in the Utilities Department who are not required to hold a DSL or a Class II collection systems certification will receive an additional fifty-cents (\$0.50) for each non-required license or certification.

Incentive pay premiums may be awarded for one certification for all union-eligible Utilities Department employees in addition to those licenses recognized above, with the limitations that follow. Wastewater Plant Operators can be recognized financially for a maximum of four certifications total, no more than one of which may be outside of the specific plant operator certifications listed above. In addition to the certifications listed ~~in Section A above~~, incentive pay may be acquired for other certifications as approved in writing by the Director of Utilities. Water Plant Operators can be recognized financially for a maximum of two (2) certifications total; no more than one may be outside the specific plant operator certifications listed above. Any incentive pay premiums other than the amounts listed above shall be thirty-three cents (\$0.33) per hour.

Where an employee is required ~~by Employer~~ to obtain a Class B CDL, he/she will receive ~~twentythree~~ cents (\$0.~~2030~~) per hour additional compensation. Where an employee is required by Employer to obtain a Class A CDL, he/she will receive ~~thirtyfifty~~ cents (\$0.~~3050~~) per hour additional compensation. Employees classified as ~~mechanic~~technicians in Fleet Maintenance that obtain the certification of ~~(ASE)~~-Automotive Service Excellence (ASE) will receive an additional ~~sixtwenty~~ cents (\$0.~~0620~~) per hour for each test passed. A maximum of eight (8) certificates or ~~fortyeightone dollar sixty~~ cents (\$0.~~481.60~~) shall apply.

Employees who possess the following certifications shall receive ~~tenttwenty~~ cents (\$0.~~4020~~) per hour additional compensation provided said certifications remain current and are considered an essential requirement or function of an employee’s job:

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

COB reserves the right, at its sole option, to add additional categories of certifications to the above list. If additional categories are added to the above list, the Union and all employees shall be notified in writing.

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

SECTION 2 J: Night and Swing Shifts. This section applies to Labor, Trades, and Crafts (LTC) positions. In accordance with Article 4 of the Work Agreement and Memorandum of Understanding between the City of Bloomington and Local 2487 CBME, A.F.S.C.M.E., employees working on the evening or night shift shall receive ~~fiftysevensixty-five~~ cents (\$0.~~5765~~) per hour premium. Employees working on a swing shift shall receive a ~~sixty-threeseventy~~ cents (\$0.~~6370~~) per hour premium.

SECTION 2 K: Holiday Pay. This section applies to Labor, Trades, and Crafts (LTC) positions. For all paid legal holidays worked, the employee will receive a holiday allowance of two times regular pay, plus regular pay over a 24-hour period, and employees not working will receive regular pay.

In addition, in the event an employee’s regular schedule of work includes work on Easter Sunday, which is not a paid legal holiday within the agreement, said employee will receive a premium of half time in addition to the employee’s regular rate of pay or, at the discretion of the supervisor, compensatory time off. The half time premium shall be in addition to any other premium to which the employee is entitled.

Section 2 L: Common Law Positions. All positions that are filled on an ad hoc basis and are of temporary or seasonal nature are considered “Common Law Positions”, which are listed below. The rate ranges in the table are hourly rates, except as otherwise listed.

## COMMON LAW POSITIONS

<u><b>Job Title</b></u>	<u><b>Minimum</b></u>	<u><b>Maximum</b></u>
Administrative Assistant	\$13.00	\$15.00
Attendant	\$11.36	\$11.36
Crossing Guard	\$23.00/day	\$25.50/day
Intern	\$10.00	\$12.00
Laborer	\$11.36	\$15.70
Law Clerk	\$13.00	\$15.00
Leader	\$11.80	\$12.00
Lifeguard	\$12.16	\$12.36
Motor Equipment Operator	\$13.00	\$17.84
Specialist	\$13.00	\$50.00
Staff Assistant	\$14.74	\$14.94
Supervisor	\$13.00	\$13.20
Meter Reader	\$13.00	\$17.23

Section 2 M. Longevity Recognition Pay. Any employee with the City of Bloomington who has completed upon their anniversary date said years of service as outlined below, shall receive the below compensation. This compensation is in addition to their regular pay as outlined in this ordinance.

Five (5) years	\$25.00
Ten (10) years	\$50.00
Fifteen (15) years	\$75.00
Twenty (20) years	\$100.00
Twenty-five (25) years	\$150.00
Thirty (30) years	\$200.00
Thirty-five (35) years	\$250.00
Forty (40) years	\$300.00
Forty-five (45) years	\$350.00
Fifty (50) years	\$400.00

**SECTION ~~2N2~~ N:** Dispatch Trainer Incentive Pay. Dispatchers may earn a maximum of \$525 per year for training other, less experienced dispatchers.

**SECTION 2 O: CDL Physicals. Employees required to hold a CDL will be reimbursed up to one-hundred dollars (\$100) for the medical physical examination required to maintain a CDL.**

SECTION 2 P: AFSCME Contract Ratification Bonus. All AFSCME members who were employed at the time of the final execution of the 2019-2022 Work Agreement and remain employed in an AFSCME position through December 1, 2019 will receive a one-time lump sum payment of \$250 to be disbursed during December, 2019.

SECTION 3: The rates shown as wages and salaries for the positions listed above are maximum rates.

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

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon  
this \_\_\_\_\_ day of \_\_\_\_\_, ~~2018~~2019.

~~DOROTHY GRANGER~~, President  
Bloomington Common Council

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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 \_\_\_\_\_, ~~2018~~2019.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, ~~2018~~2019.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance ~~sets~~amends Ordinance 18-18, which set the maximum ~~2019~~ salary for all appointed officers, non-union, and A.F.S.C.M.E. employees for all the departments of the City of Bloomington, Indiana ~~in 2019. The changes reflect the terms of a new, four-year collective bargaining agreement between the City and A.F.S.C.M.E. and also include changes affecting three additional job titles unrelated to the collective bargaining agreement.~~

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# **Introduction to:**

## **ORDINANCE 19-03**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE,  
ENTITLED “HISTORIC PRESERVATION AND PROTECTION”  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: The Maple Heights Conservation District  
(Maple Heights Neighborhood Association, Petitioner)**

**&**

## **ORDINANCE 19-04**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE,  
ENTITLED “HISTORIC PRESERVATION AND PROTECTION” TO  
ESTABLISH A HISTORIC DISTRICT –  
Re: 1175 S. Smith Road Historic District (The Harvey-Nelson House)  
(James and Sally Harvey, Petitioner)**

# **Overview of Title 8 of the BMC (Historic Preservation and Protection)**

## **Overview of Title 8 of the Bloomington Municipal Code Entitled “Historic Preservation and Protection”**

### **Overall Purpose and Effect of the Title 8 (Historic Preservation and Protection)**

The provisions of Title 8 (Historic Preservation and Protection) are enabled by State law (I.C. 36-7-11 et seq.) and are intended to:

- protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage;
- ensure the harmonious and orderly growth and development of the City;
- maintain established residential neighborhoods in danger of having their distinctiveness destroyed;
- enhance property values and attract new residents; and
- ensure the viability of the traditional downtown area and to enhance tourism.

The Historic Preservation Commission is authorized to make recommendations to the Council regarding the establishment of historic districts either on its own accord or by petition of the property owner. It also promulgates rules and procedures, including those for reviewing changes to the external appearance of properties within these districts. Those reviews occur in the context of either granting or denying Certificates of Appropriateness for the proposed changes which, in some instances *may* be done by staff and, in other instances, *must* be done by the Commission. Unless the property owner agrees to an extension, the action on the Certificate of Appropriateness must be taken within 30 days of submittal of the application. Persons who fail to comply with the Certificate of Appropriateness or other aspects of Title 8 are subject to fines and other actions set forth in BMC Chapter 8.16 (Administration and Enforcement).

### **Surveys**

At a State level, the Indiana Division of Historic Preservation and Archaeology (DHPA) is responsible for “prepar(ing) and maintain(ing) a register of Indiana historic sites and historic structures and establishing criteria for listing historic sites and historic structures on the register.” IC 14-21-1-15. This information is in the Indiana State Historic Architecture and Archeological Research Database (SHAARD). At a local level, the Commission is also responsible for preparing a survey, which identifies properties that may be proposed for historic designation and may serve as a basis for historic designations. IC 36-7-11-6; BMC 8.08.060;

BMC 8.08.010. In the past, the City has provided Interim Reports to the State which were incorporated into the SHAARD. More recently, as part of the approvals associated with the I-69 project, the State inventoried local properties without the help of the local commission.

### **Districts, Areas, and Ratings**

Under local code, these inventories (i.e. registers and surveys) contain gradations of districts, areas, and ratings that tie the level of historic/architectural significance to a level of regulation and protection. In that regard, there are two levels of historic districts, two levels of areas, and four levels of ratings, which are briefly noted below:

**Districts.** Districts may include a “single building, structure, object, or site or a concentration (of the foregoing) designated by ordinance” (per BMC 8.02.020) and come in two forms: a conservation district and a permanent historic district.

The conservation district is a phased designation which elevates into a full historic district at the third anniversary of adoption of the ordinance, unless a majority of owners submit objections in writing to the Commission within 60-180 days before that date (per IC 36-7-11-19). It requires the Commission to review the:

- moving or demolishing of a building, or
- constructing of any principal building or accessory buildings or structures that can be seen from a public way.

The full historic district is the ultimate designation that, along with those restrictions noted in regard to conservation districts, also authorizes the Commission to review:

- any addition, reconstruction, or alteration that conspicuously changes the external appearance of *historic* structures, and appurtenances to those structures, viewable from a public way in what are classified as “primary” and “secondary” areas; and
- any addition, reconstruction, or alteration that conspicuously changes the external appearance of a *non-historic* structure viewable from a public way or any change to or construction of any wall or fence along the public way in what are classified as “primary” areas.

**Areas.** As alluded to above, within each district, the City may distinguish between primary or secondary areas.

- The primary area is the principle area of historic/architectural significance; and
- the secondary area is an adjacent space whose appearance could affect the

preservation of the primary area and is needed to assure the integrity of the primary area. *Please note that the Commission, to date, has not sought to establish districts with “secondary” areas.*

**Age and Ratings.** Each property within a district of sufficient age may be rated as outstanding, notable, contributing, or noncontributing, according to its level of its significance<sup>1</sup> as elaborated below (per BMC 8.02.020):

- “Outstanding” is the highest rating and is applied to properties that are *listed or are eligible for listing* on the National Register of Historic Places and “can be of local, state, or national importance”;
- “Notable” is the second-highest rating and applies to properties that are of above average, but not outstanding importance, and “*may be eligible for the National Register*”;
- “Contributing” is the third-highest rating and applies to properties that are at least 40 years old and are important to the “density or continuity of the area’s historic fabric” and “*can be listed on the National Register only as part of an historic district*”; and
- “Non-contributing” is the lowest rating and applies to properties that are “not included in the inventory unless (they are) located within the boundaries of an historic district.” These properties *are ineligible for listing on the National Register* and may involve structures that are either less than fifty years old, older than that but “have been altered in such a way that they have lost their historic character,” or “are otherwise incompatible with their historic surroundings.”

### **Designation Procedures**

According to the BMC, in order to bring forward a historic designation, the Commission must hold a public hearing<sup>2</sup> and submit a map and staff report (Report) to the Council. The map identifies the district and classifies properties, and the Report explains these actions in terms of the historic and architectural criteria set forth in the ordinance (see BMC 8.08.010[e]). These criteria provide the grounds for the designation.

The Commission may impose interim protection on the district that prevents any conspicuous alteration of the exterior of the property until the Council acts on the

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<sup>1</sup> Please note that, in some cases, the condition of the property, particularly exterior alterations, may affect its “significance.”

<sup>2</sup> With advertised notice to the public at large and written notice to individual affected property owners. BMC 8.08.010 (d)(3)

designation.<sup>3</sup> Please note that under local demolition delay provisions, the Commission may review applications for demolition or partial demolition of sites and structures included in the relevant survey(s) and has an opportunity to consider historic designation of such properties. (See BMC 8.08.016 and BMC 20.09.230). As a result of changes adopted by the Council in 2016, requests for partial demolition of contributing properties in single family districts will be subject to review and action by Commission staff within seven business days of submittal.

The ordinance typically:

- Approves the map and establishes the district (which provide the basis for the designation);
- Attaches the map and the report;
- Describes the district and classifies the properties;
- Inserts the newly established district into the List of Historic and Conservation Districts (BMC 8.20);
- May impose interim protection (until the Council decides on the designation); and
- In the case of conservation districts, addresses their elevation to a full historic district at the third anniversary of the adoption of the ordinance, unless a majority of the property owners object to the Commission in writing in a timely manner.

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<sup>3</sup> While “the Commission may approve a Certificate of Appropriateness at any time during interim protection .. (it) shall have no effect ...unless the map (of the historic district) is approved by the common council.” BMC 8.08.015(e)

**ORDINANCE 19-03**

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED  
“HISTORIC PRESERVATION AND PROTECTION”  
TO ESTABLISH A HISTORIC DISTRICT –  
Re: The Maple Heights Conservation District  
(Maple Heights Neighborhood Association, Petitioner)**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, on May 24, 2018, the Commission requested that a staff report be drafted for the historic designation of the properties located within the boundaries of the proposed Maple Heights Conservation District; and
- WHEREAS, on June 7, 2018, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic district designation of the “Maple Heights Conservation District”; and
- WHEREAS, on June 7, 2018, the Commission found that the Maple Heights Conservation District has historic and architectural significance that merits the protection of the property as a conservation district; and
- WHEREAS, on December 13, 2018, at the request of staff, the Commission revisited its previous action in order to clarify which map should be forwarded to the Council and to consider a revised report which would accompany the map and validate the district by addressing the criteria outlined in BMC 8.08.10; and
- WHEREAS, on December 13, 2018, after due deliberation, the Commission voted to submit the aforementioned map and report to the Common Council, which recommend local historic designation of said properties as a conservation district, and also voted to keep in place the previously-imposed interim protection on the properties within the proposed district (which will terminate upon adoption or rejection of this ordinance by the Council);

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

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

The Maple Heights Conservation District shall consist of the following addresses:

West 11th Street:	701, 702, 702 ½, 708, 709, 712, 719, 720, 801, 800-812;
West 12th Street:	600, 606, 611, 612, 613, 614, 615, 616, 619, 621, 708, 709, 713, 720, 723, 801;
West 13th Street:	412, 420, 500, 501, 502, 505, 508, 509, 512, 517, 522, 523, 615, 619, 620, 622, 623, 625, 626, 702, 705, 709, 712, 714, 715, 720, 721;
West 15th Street:	409, 410, 512, 514, 516;
North Maple Street:	633, 634, 639, 715, 717, 803, 807, 813, 823, 901, 905, 909, 910, 911, 912, 916, 917, 918, 919;
North Fairview Street:	714, 715, 721, 721 ½, 800, 802, 914, 915, 916, 917, 917 ½, 927, 931;
North Jackson Street:	811, 812-814, 815, 817, 819, 903, 907, 914, 915, 924, 925, 927, 928, 933, 938, 939, 940, 943, 943 ½, 944, 1002, 1004, 1014, 1020, 1022, 1024, 1106, 1108, 1110.

As a further description, the district is roughly bounded: on the north by properties south of W. 16<sup>th</sup> (except for three properties that extend a half-block north of W. 16<sup>th</sup> along the east side of North Jackson Street); on the east by a few properties on the west side of N. Madison Street; on the south, by the Indiana Railroad tracks from Madison to Maple Street; and, on the west, by the backyard property lines of parcels on the west side of North Maple Street starting in the 700 block and ending in the 900 block.

SECTION 2. The properties within the Maple Heights Conservation District shall be classified as indicated below:

The following property is classified as Notable:

North Maple Street: 823

The following properties are classified as Contributing:

West 11th Street: 702, 708, 712, 719, 720.

West 12th Street: 600, 606, 611, 612, 613, 614, 615, 616, 619, 621, 708, 723.

West 13th Street: 412, 420, 508, 509, 512, 517, 523, 615, 619, 623, 625, 626, 702, 705, 712, 714, 715, 720, 721.

West 15th Street: 409, 410, 512, 514.

North Maple Street: 639, 803, 807, 813, 901, 905, 909, 918, 919.

North Fairview Street: 714, 721, 914, 916, 917, 917 ½, 927, 931.

North Jackson Street: 811, 815, 817, 819, 903, 907, 915, 924, 925, 927, 928, 933, 938, 939, 940, 943, 944, 1014, 1020, 1022, 1024, 1106, 1108, 1110.

The following properties are classified as Non Contributing:

West 11th Street: 701, 702 ½, 709, 801, 800-812.

West 12th Street: 709, 713, 720, 801.

West 13th Street: 500, 501, 502, 505, 522, 620, 622, 709.

West 15th Street: 516.

North Maple Street: 633, 634, 715, 717, 911, 912, 916, 917.

North Fairview Street: 715, 721 ½, 800, 802, 915.

North Jackson Street: 812-814, 914, 943 ½, 1002, 1004.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to insert a line regarding the “Maple Heights Conservation District” which shall read as follows:

The Maple Heights Conservation District (119 properties)

SECTION 4. In accordance with IC 36-7-11-19, no earlier than 180 days before the three year anniversary date of the adoption of this Ordinance, but no later than 60 days before the three year anniversary date of the adoption of this Ordinance, property owners in the Matlock Heights Conservation District shall be given the opportunity to object, in writing, to the elevation of the district to a full Historic District. If a majority of the property owners in the Matlock Heights Conservation District do not object, in writing, to said elevation, then Matlock Heights shall automatically elevate to a full historic district on the third anniversary date of the adoption of this Ordinance.

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

SECTION 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day of \_\_\_\_\_, 2018.

\_\_\_\_\_, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

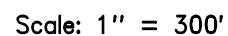
\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGEND AND APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance amends the List of Designated Historic Districts in Chapter 8.20 of the City of Bloomington Municipal Code by establishing the Maple Heights Conservation District. In recommending this designation, the Bloomington Historic Preservation Commission (“Commission”): conducted a survey; held public hearings; and, submitted a map and accompanying report to the Council. The map sets forth the boundaries of the district and the classification of buildings within the district. The report demonstrates how this district meets the necessary criteria. A conservation district is, in general, less restrictive than a full historic district, and requires only the review of proposals to demolish or move buildings, or construct new principal or accessory buildings. At end of three years after adoption of this ordinance, this conservation district will elevate into a full historic district, unless within 180 and 60 days before that date, a majority of the property owners provide the Commission with written objections to the elevation.



# MEMO:

**To: City of Bloomington Common Council**  
**From: Doris Sims, Director of Housing & Neighborhood**  
**Development Conor Herterich, Program Manager**

**Date: December 17, 2018**

**Re: Request to Create the Maple Heights Conservation District**

On December 13, 2018, the Bloomington Historic Preservation Commission voted to forward the Maple Heights Conservation District boundary map and staff report to the City Council for approval. Please read attached Staff Report for details.

Out of the 119 properties in the proposed Maple Heights Conservation District, the historic surveys indicate that there are eighty-one (81) contributing, thirty-seven (37) non-contributing, and one (1) notable structure in the proposed district boundary.

There are currently six (6) vacant lots: 522 W. 13<sup>th</sup> St; 516 W. 15<sup>th</sup> St; 715 N. Maple St; 717 N. Maple St; 910 N. Maple St; 1004 N. Jackson St. These are counted as non-contributing.

## **Conservation District:**

Bloomington Municipal Code allows for the establishment of districts in two phases. The first phase is known as a conservation district. In a conservation district, a certificate of appropriateness is required for the following activities:

- The demolition of any building;
- The moving of any building;
- Any new construction of a principal building or accessory building, or structure subject to view from a public way.

The second phase is known as a historic district. In a historic district, a certificate of appropriateness is required for the following activities:

- The demolition of any building;
- The moving of any building;
- Any new construction of a principal building or accessory building, or structure subject to view from a public way.
- Design review including alterations to architectural elements or materials of a structure that are visible from the public right of way.

The conservation district phase shall last three years. Upon expiration of the three-year period, the conservation district shall elevate to the second phase and become a historic district unless a majority of the property owners in the district object, in writing, to elevation. Said objections must be received by the commission not earlier than 180 days or later than 60 days before the third anniversary of the adoption of the conservation district.

Out of the 119 properties in the proposed Maple Heights Conservation District there are approximately ninety-two (92) property owners and sixty-one (61) rental properties. During the June 7, 2018, Commission meeting ten members of the public provided testimony. 8/10 of the public comments were in favor of establishing the Maple Heights Conservation District. Residents argue that establishing a conservation district will protect the historic character of the neighborhood, historically a single-family residential area, from being disrupted by multi-family and commercial development projects. Property owners in Maple Heights see the conservation district status as a way to ensure compatible infill design and as a means to prevent further demolition of the neighborhood's historic fabric.

At the conclusion of the June 7, 2018 public hearing on the proposed district, the Commission made the following motion(s):

- Recommended the Common Council approve the proposed map;
- Approved a report which outlined the criteria by which the district qualified for historic designation and moved that said report should be forwarded to the Common Council; and
- Pursuant to their authority under Bloomington Municipal Code § 8.08.015, placed the Property under "Interim Protection".

**Amendment to Map and Staff Report:**

Due to uncertainty over what map was approved by the Commission on June 7, 2018, staff created a new map. While the boundaries of the proposed district have not changed, the historic ratings of the properties inside the district have. The provenance of the new map is explained in the attached Staff Report. Staff also had to amend the staff report to reflect the data shown by the new map. The amended Maple Heights Conservation District Map and Staff Report were approved by the Commission on December 13, 2018 to be forwarded to the Common Council.

In accordance with Bloomington Municipal Code § 8.08.15, all property owners inside of the proposed district, as well as all property owners adjacent to the district, were provided written notification that the structures in the proposed district are currently under "Interim Protection". This notice advised the property owners of what it means for the structures to be placed under "Interim Protection" and how they can go about seeking exterior modifications on said structures while under this level of protection. Attached to this Memo you will find a map of the district. Also attached is the Staff Report adopted by the Commission at its December 13, 2018, public hearing.

**Maple Heights Conservation District**

The properties located within the proposed boundaries of the Maple Heights Conservation District qualify for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1): a, c (2): e and f.

(1) Historic:

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

(2) Architecturally worthy:

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

**Case Background**

The Maple Heights Neighborhood Association has met the criteria required to be designated as a conservation district. According to Ordinance 95-20, the proposed district only needs to meet one (1) of the ten (10) criteria listed in the ordinance to qualify for historic designation. A “May 2018” newsletter was sent out to all property owners within the proposed conservation district boundaries. The newsletter contained information about the impact of conservation status on the neighborhood and invited property owners to attend upcoming public meetings. Three public information meetings were held on May 15, 20, and 24 of 2018. A complete application form for historic designation was received by HAND staff on May 16, 2018, and the Bloomington Historic Preservation Commission (BHPC) held a special meeting on June 7, 2018 to hear the Maple Heights Conservation District proposal. At this meeting the BHPC voted 7-0 to approve the boundary map and staff report, and forward the application to City Council. The BHPC also approved a motion to place the proposed district under interim protection until the application and map are approved or denied by City Council.

### **Historic Surveys and rating historic properties:**

The City of Bloomington uses historic surveys that identify properties that may be worthy of historic designation. These properties are rated as being “Non-Contributing”, “Contributing”, “Notable”, or “Outstanding”. A “Non-Contributing” rating may be given if the structure is less than fifty years old, has been heavily altered, or has been demolished leaving a vacant lot. The “Contributing” rating may be given if the property is at least 40 to 50 years old, is not heavily altered, or does not meet the criteria for an "Outstanding" or "Notable" rating. Such resources may be important to the density or continuity of the area's historic fabric, and the removal or alteration of contributing structures can have a detrimental impact on the area's historic integrity. Contributing structures can be listed on the National Register only as part of an historic district. A “Notable” property means that the property does not merit the outstanding rating, but it is still above average in its importance. A “Notable” structure may be eligible for the National Register. The ratings of non-contributing, contributing, and notable are given to the properties inside the Maple Heights Conservation District. There are no properties rated as outstanding.

The first historic resource survey was completed for the Maple Heights neighborhood in 2008 by historic preservation consultant Danielle Bachant-Bell. This survey data was added to the City of Bloomington Survey of Historic Sites and Structures and is reflected in the City GIS system under the 2001 Survey Overlay. In 2015 a historic resource survey was completed for the city of Bloomington under the direction of the Indiana Department of Historic Preservation and Archaeology (DHPA). Known as the 2015 SHAARD survey, this city-wide survey only partially surveyed the Maple Heights neighborhood. In fact, only fifty-three (53) out of the 119 properties within the boundary of the proposed Maple Heights Conservation District were actually surveyed in the 2015 SHAARD, excluding many historic properties from an important state inventory of historic structures. If the property is not surveyed it must be listed as “Non-Contributing”. In 2018 Bloomington Restoration Inc (BRI) was contracted by the City of Bloomington to resurvey the properties surveyed in the 2015 SHAARD survey due to local disagreement regarding many of the SHAARD survey ratings.

There are several differences between the 2015 SHAAARD and the BRI Resurvey in the Maple Heights neighborhood. The following properties were downgraded by BRI from contributing to non-contributing due to heavy alteration: 1004, 1014 N. Jackson, 509 W. 13th, and 803 N. Maple. 715 and 717 N. Maple were also downgraded from contributing to non-contributing because they have been demolished. 823 N. Maple was upgraded from contributing to notable because of its age and integrity. Both staff and the BHPC agree that the updated ratings assigned by the 2018 BRI Resurvey are the most accurate and current rating of the housing stock in the Maple Heights neighborhood.

The survey ratings listed in this staff report are a combination of the 2008 Maple Heights neighborhood survey and the 2018 BRI Resurvey. The goal was to be as thorough as possible while listing the most recent survey rating available for each property.

**Properties located within the proposed Maple Heights Conservation District boundaries (119):**

West 11th Street: 701, 702, 702 ½, 708, 709, 712, 719, 720, 801, 800-812;  
West 12th Street: 600, 606, 611, 612, 613, 614, 615, 616, 619, 621, 708, 709, 713, 720, 723, 801;  
West 13th Street: 412, 420, 500, 501, 502, 505, 508, 509, 512, 517, 522, 523, 615, 619, 620, 622, 623, 625, 626, 702, 705, 709, 712, 714, 715, 720, 721;  
West 15th Street: 409, 410, 512, 514, 516;  
North Maple Street: 633, 634, 639, 715, 717, 803, 807, 813, 823, 901, 905, 909, 910, 911, 912, 916, 917, 918, 919;  
North Fairview Street: 714, 715, 721, 721 ½, 800, 802, 914, 915, 916, 917, 917 ½, 927, 931;  
North Jackson Street: 811, 812-814, 815, 817, 819, 903, 907, 914, 915, 924, 925, 927, 928, 933, 938, 939, 940, 943, 943 ½, 944, 1002, 1004, 1014, 1020, 1022, 1024, 1106, 1108, 1110.

\*Red highlight = vacant lots

**Properties listed as notable on the historic survey<sup>1</sup> (1)**

North Maple Street 823.

**Properties listed as contributing on the historic survey (81):**

West 11th Street: 702, 708, 712, 719, 720.  
West 12th Street: 600, 606, 611, 612, 613, 614, 615, 616, 619, 621, 708, 723.  
West 13th Street: 412, 420, 508, 509, 512, 517, 523, 615, 619, 623, 625, 626, 702, 705, 712, 714, 715, 720, 721;  
West 15th Street: 409, 410, 512, 514;  
North Maple Street: 639, 803, 807, 813, 901, 905, 909, 918, 919.  
North Fairview Street: 714, 721, 914, 916, 917, 917 ½, 927, 931.  
North Jackson Street: 811, 815, 817, 819, 903, 907, 915, 924, 925, 927, 928, 933, 938, 939, 940, 943, 944, 1014, 1020, 1022, 1024, 1106, 1108, 1110.

**Properties listed as non-contributing on the historic survey (37)**

West 11th Street 701, 702 ½, 709, 801, 800-812;  
West 12th Street 709, 713, 720, 801;  
West 13th Street 500, 501, 502, 505, 522, 620, 622, 709;  
West 15th Street 516;  
North Maple Street 633, 634, 715, 717, 910, 911, 912, 916, 917;  
North Fairview Street 715, 721½, 800, 802, 915;  
North Jackson Street 812-814, 914, 943½, 1002, 1004.

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<sup>1</sup> The historic survey referred to in this document is a combination of the 2018 BRI Resurvey and the 2008 Maple Heights Neighborhood Survey.

**Maple Heights**  
**Proposed Conservation District**

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

May 31, 2018

Scale: 1" = 300'

300 0 300

Legend:

- V - Vacant
- Red - Non Contributing
- Purple - Contributing
- Green - Notable

### **Sample Styles of Houses Found in the District**

- California Bungalow – common between 1910 and 1939.
- Gabled-ell – common between 1890 and 1910.
- Dormer Front Bungalow – common between 1905 and 1930.
- Shotgun – common between the mid-1800's and 1930.
- Pyramid Roof Cottage – common between 1900 and 1930
- I-House – common between the mid to late 19th century

### **Historic Background: Criteria (1) a, c**

Just a half mile north of the Showers Brothers Furniture Factory complex in downtown Bloomington, sits a quaint neighborhood with a collection of architecture that is as unique as the story behind it. Known as Maple Heights, this neighborhood developed out of a need for worker housing that was located near several downtown factories during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, the story of the neighborhood goes back much further to the Blair family who originally settled the land, where the neighborhood is located, in 1825. Prominent Covenanter's in the Bloomington community and lifelong farmers, the Blair family cleared and developed the land as Bloomington was becoming a well-known landmark in South-Central Indiana.

James N. Blair, born in 1789 in South Carolina, purchased the plot of land between the rough boundaries of today's North Madison Street, North Monroe Street, 10<sup>th</sup> and 17<sup>th</sup> Streets in 1825 and established the Blair Family farm. Scotch-Irish Covenanter Presbyterians who were strongly opposed to slavery, the Blair family moved from South Carolina in 1816 to Tennessee where they remained until 1824 when they finally moved to Indiana after the state had outlawed slavery. Approximately a half mile outside of City limits, the farm encompassed approximately 160 acres, and was used for subsistence farming. James was a prominent figure in the Bloomington Covenanter community and in 1825 was made one of two ruling elders of the Covenanter settlement, which he served as until his death. James also served as a trustee of Indiana University from 1828 to 1841.

Following his father's death in 1849, likely from a stroke, the farm was transferred to James' son, John J. Blair, and shortly after the Blair farmhouse was constructed on the property. Previously, the family had lived in a log cabin that was located on or near the property of what is today 823 N. Maple Street, and the remains of a grain silo still stand not far from the present day house. John and his wife, Hannah, were very active in the Underground Railroad and it is reported that they fed and sheltered any slaves who were seeking aid as they escaped to Canada from the South. John was also an elder of the "New Side" Covenanter Church and the United Presbyterian church, all while continuing to maintain the family farm.

When John died in 1908, his eldest son, James Blair, inherited the farm and sold off portions of the property until his death in 1939. These plots of land would be subdivided into what was to become the Maple Heights neighborhood. James was engaged in road construction and ran a small stone quarry business in the northwest corner of the farm which he ran until approximately 1921, all while he continued to farm that portion of the Blair plat. He was elected as a member of the Bloomington City Council for four years, which was followed by a four year term as Republican County Commissioner. In 1928, James was elected again as a county commissioner and retired as the end of his term in 1932. He was also a member of the city police board in his later years. When John died in 1939, the remaining acreage and the house of the Blair farm was left to his wife, Agnes, and his daughter, Junia. After Junia died unexpectedly in 1942, Agnes chose to sell the house to the Brown family in 1957. In 1965, the Brown Family sold the house in 1965 to Jim Porter who either sold or lost the property in the 1970's to the Monroe County Farm Bureau Corporation Association. Bobby and Lois Duvall purchased the property in 1977 but sold it again in 1979 to ZZ South Central Mental, which eventually became Centerstone, the organization that currently owns the house.

John's third son, William T. Blair, was also an active member of the Bloomington community. While he did not help with day to day operations of the family farm, William owned and operated a shoe store downtown which he purchased from C.R. Perdue before he organized the Bloomington Cut Stone Company. He married Julie Waldron, daughter of John and Ann Waldron, in 1882. John Waldron is one of Bloomington's most prominent businessmen who invested heavily in real estate and his tannery business. John was also the director of the First National Bank in Bloomington. William and Julia moved to a house on West Kirkwood Avenue known as the Blair-Waldron House in the late 19<sup>th</sup> century. William be active in local politics, serving as a county auditor and a member of the Bloomington city council.

As John sold off portion of the Blair family farm, developers began subdividing the land to create plots for perspective homeowners. The first plats were developed under the names Maple Heights 1<sup>st</sup> Addition and Maple Heights 2<sup>nd</sup> Addition, both in 1889. James H. Blair is listed as the first owner of the 1<sup>st</sup> platted addition, but no specific owner in listed for the 2<sup>nd</sup>. The next portions of the property to be developed were the Craven and Carmichael 1<sup>st</sup> and 2<sup>nd</sup> Subdivisions in 1891. There was a third addition to the north of the Craven and Carmichael sections known as the Dolan Addition that was also platted in 1891. The Kenwood Land Company began purchasing property in this area in 1893 and established the Kenwood Addition, while a small addition was formed immediately to the north under the Citizens Loan & Trust in 1914. The Johnson Subdivision was platted in 1906 and finally, the last addition was platted in 1923 under the name Vernon Subdivision.

### **Architectural Significance Criteria (2) e, f**

Construction dates of houses within the Maple Heights Neighborhood closely follow the creation of the platted additions, with the earliest of the houses being constructed between 1895 and 1915. The dominant styles of houses that were constructed in the neighborhood are gabled-ell cottages and pyramid roof houses, although there are examples of Shotgun Houses, Double-Pen Houses, and California Bungalow's. Example pictures of these various house types are included later in the Staff report. Many of these early twentieth century structures are intact and maintain their historic integrity.

The construction and styles of houses building in Maple Heights are representative of the need for worker housing near the downtown area. As factories and businesses, such as the Showers Brothers Furniture Factory and the Nurre Glass Works, grew and prospered with the expansion of the rail industry, companies began employing more factory workers throughout the city. This led to an increased need for small, affordable houses located near a worker's place of business. Maple Heights became an ideal location for families to live affordably while still remaining close to most of the major factories into at least the 1930's.

Even though larger factories and businesses were the major employers of the residents of Maple Heights, some residents operated grocery stores, barber shops, and other small businesses either in the neighborhood or nearby. One business that still retains its early commercial connections to the neighborhood is the Godsey Cabinet Shop which is located at 611 W. 12<sup>th</sup> Street and was opened in 1932 by the Godsey/Mouldin family. The business is currently closed but the building is still retained on the site and speaks to an earlier time when small businesses were an integral part of neighborhoods throughout the city. Walter and Pearl Herrin, who owned a grocery store at 701 N. Jackson, lived in the house at 708 W. 12<sup>th</sup> Street, known in the neighborhood as the Plew House. The Herrin's acquired the house from Arthur L. Plew, who was a barber and ran a shop at 703 W. 11<sup>th</sup> Street.

The Maple Heights neighborhood has lost many houses over the course of the past century and many others have been altered so they are unrecognizable to their original form, scale, or style. The neighborhood is facing increasing pressure from developers seeking to buy reasonably priced vacant lots and homes to turn into multi-family housing or large commercial enterprises. This single-family neighborhood represents an integral part of the Bloomington story and is a familiar visual feature of the city. A Local Conservation District designation will ensure that these houses are not dramatically altered or lost in the future, and that the neighborhood will maintain its historic setting as a single family residential area thus securing the preservation of this architecture and its story for another century. Staff and the BHPC recommends approving the map and the application for the proposed Maple Heights Conservation District.

### Sources

- "Bloomington Fading 823 N Maple Street: The Historic Blair House," *derekandjenrichey*, 2018. <https://bloomingtonthenandnow.wordpress.com/2013/12/28/823-n-maple-street-the-historic-james-blair-house/>.
- "Maple Heights Neighborhood Bloomington, IN: About," 2018. <http://mapleheights.bloomington.in.us/about/>.
- "Find a Grave: James Blair, John Blair, William T. Blair, James N. Blair," 2018. <https://www.findagrave.com/>.
- Previous research conducted by Nancy Hiestand for original designation application ~ 2013.

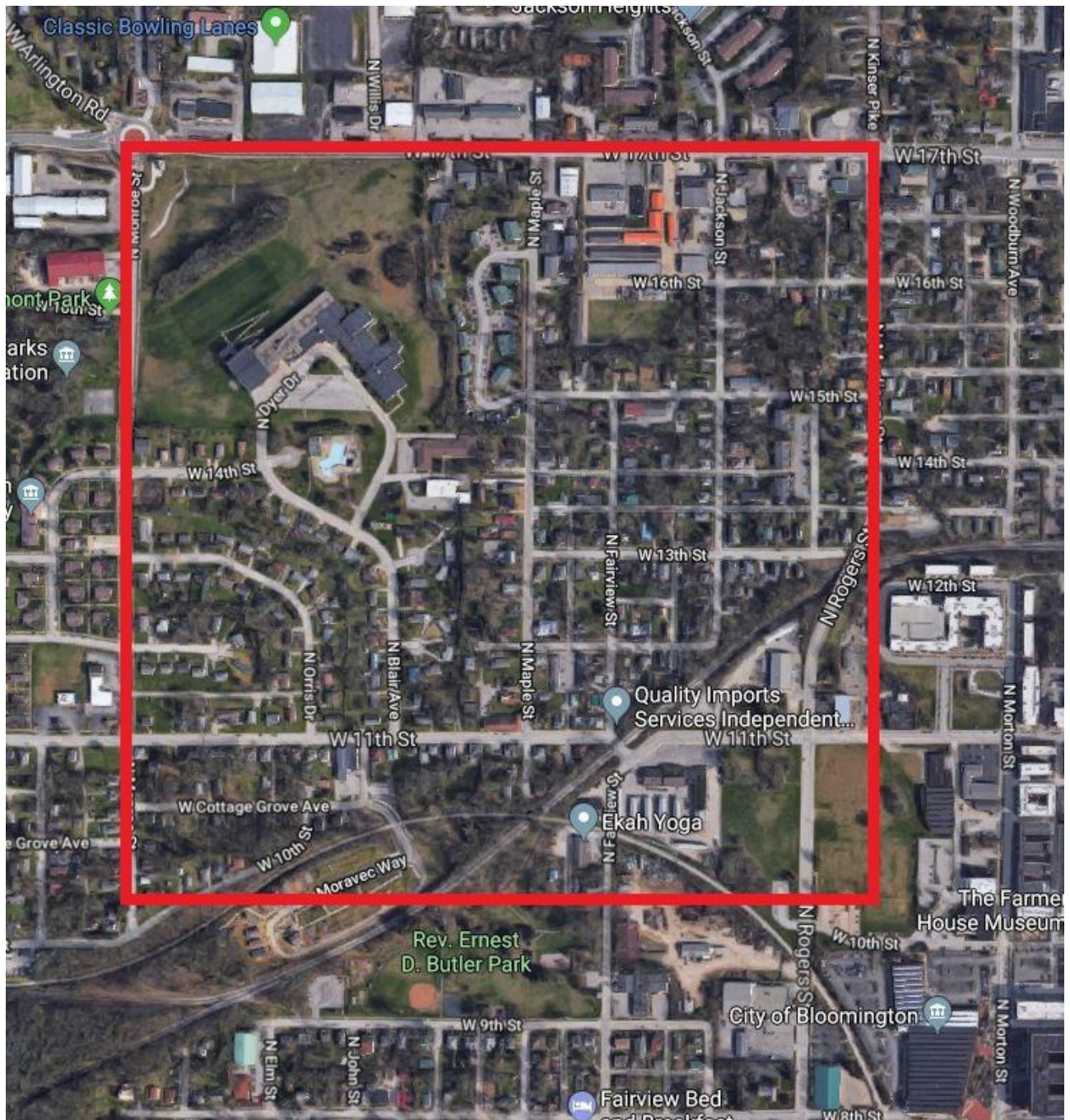


Figure 7. Approximate boundaries of the original Blair Farm that James Blair purchased in 1825.

**Sample Photographs of Historic Resources within the Proposed District**



Figure 8. Blair House – 823 N. Maple Street – Contributing.  
Architectural style: I-House (c. 1900)



Figure 9. Blair family house constructed by James N. Blair – 813 N. Maple Street – Contributing Architectural Style: California Bungalow (c.1927)



Figure 10. Blair family house constructed by James N. Blair – 715 W. 13<sup>th</sup> Street – Contributing  
Architectural Style: Pyramid Roof Cottage (c. 1900)



Figure 11. Blair family house constructed by James N. Blair – 721 W. 13<sup>th</sup> Street – Contributing  
Architectural Style: Pyramid Roof Cottage (c. 1900)



Figure 12. 621 W. 12<sup>th</sup> Street – Contributing  
Architectural Style: California Bungalow (c. 1930)



Figure 13. 619 W. 12<sup>th</sup> Street – Contributing  
Architectural Style: Cape Cod (c.1930)



Figure 14. 612 W. 12<sup>th</sup> Street – Contributing  
Architectural Style: Shotgun

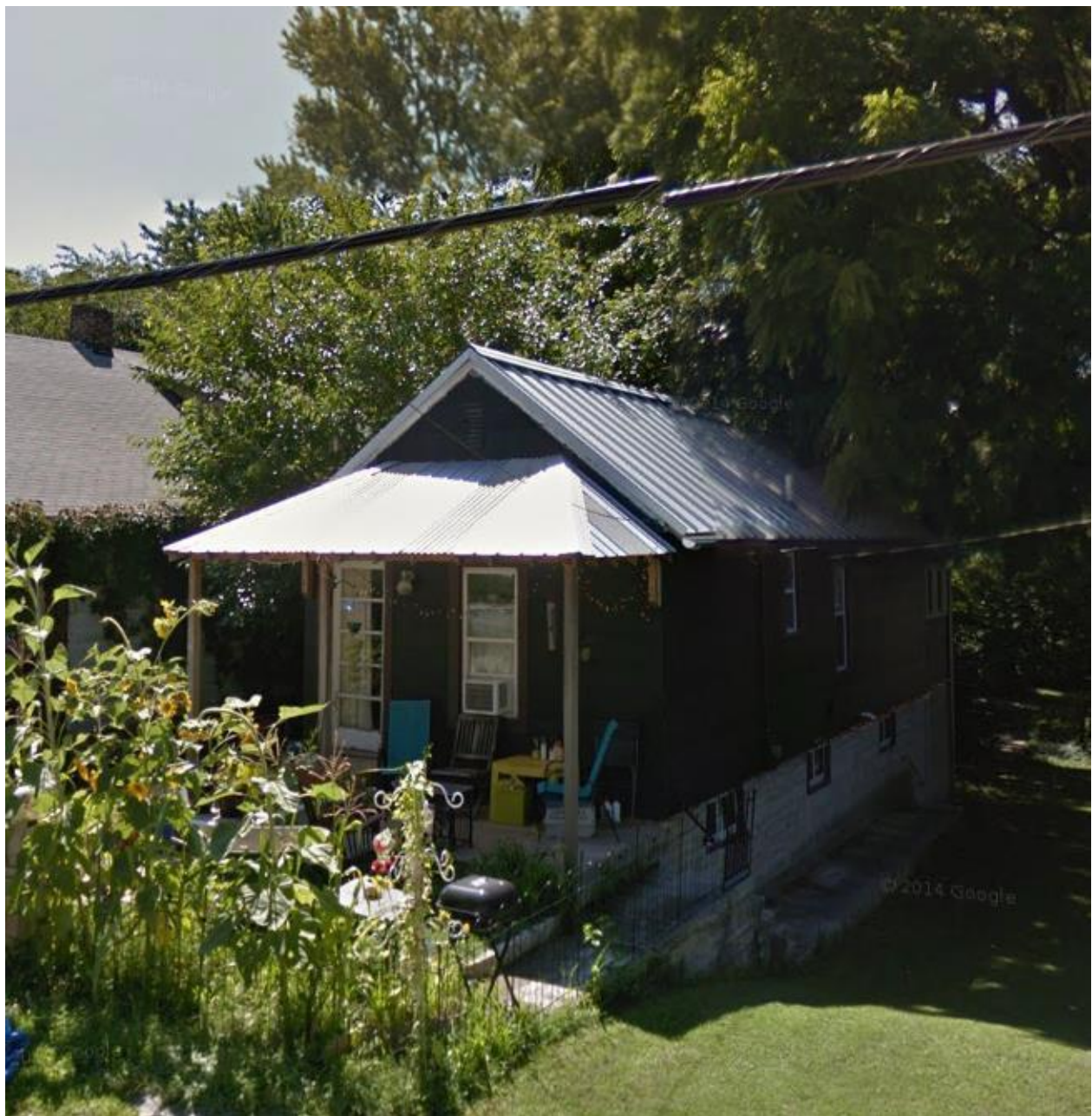


Figure 15. 619 W. 13<sup>th</sup> Street – Contributing  
Architectural Style: Shotgun (c. 1900)



Figure 16. 705 W. 13<sup>th</sup> Street – Contributing  
Architectural Style: Hall and Parlor (c.1900)



Figure 17. 931 N. Fairview Street – Contributing  
Architectural Style: Pyramid Roof Cottage (c. 1950)



Figure 18. 819 N. Jackson Street – Contributing  
Architectural Style: Gable Ell (c.1900)



Figure 19. 600 W. 12<sup>th</sup> Street – Contributing  
Architectural Style: Gable Ell (c. 1930)

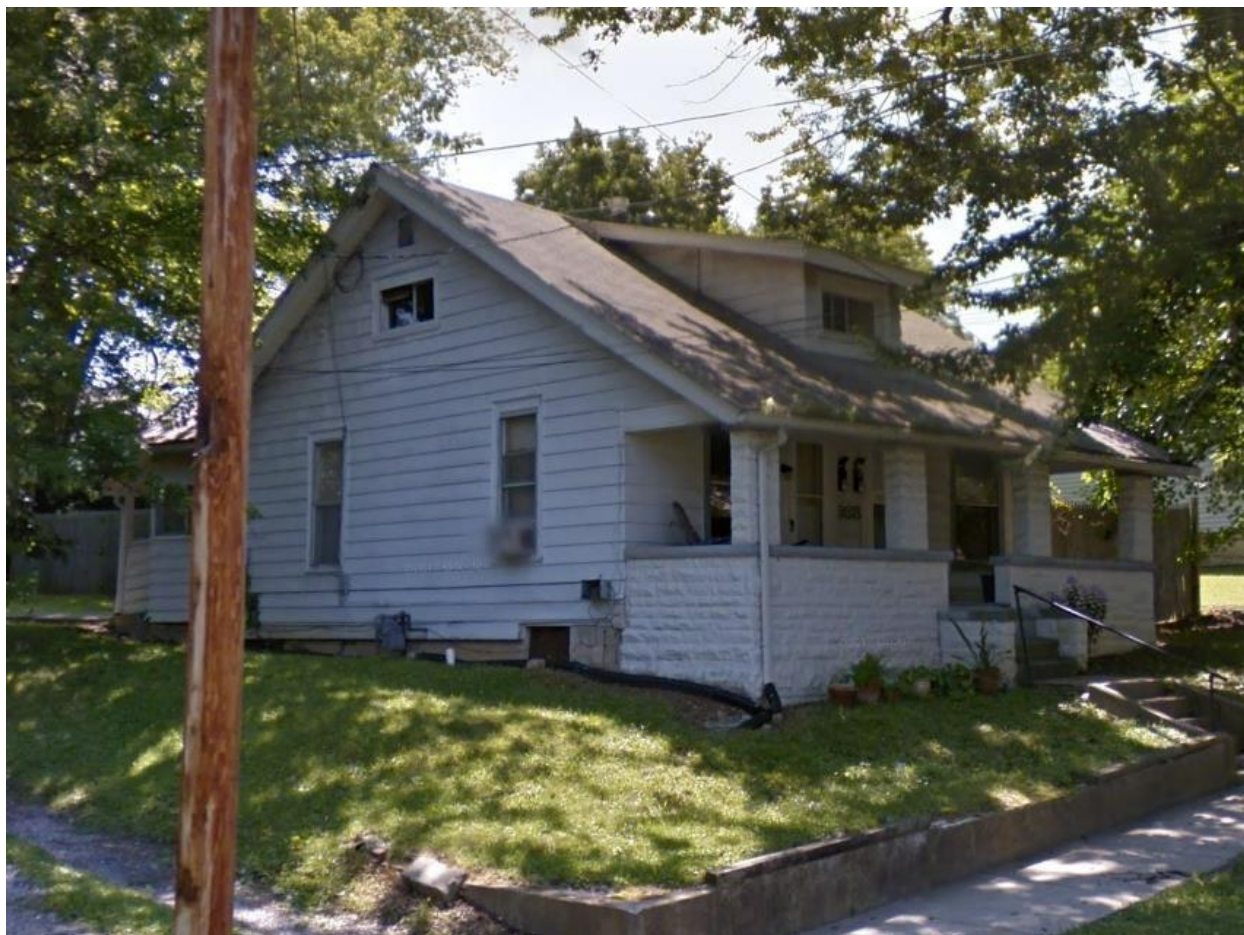


Figure 20. 938 N. Jackson – Contributing  
Architectural Style: Dormer Front Bungalow (c. 1930)

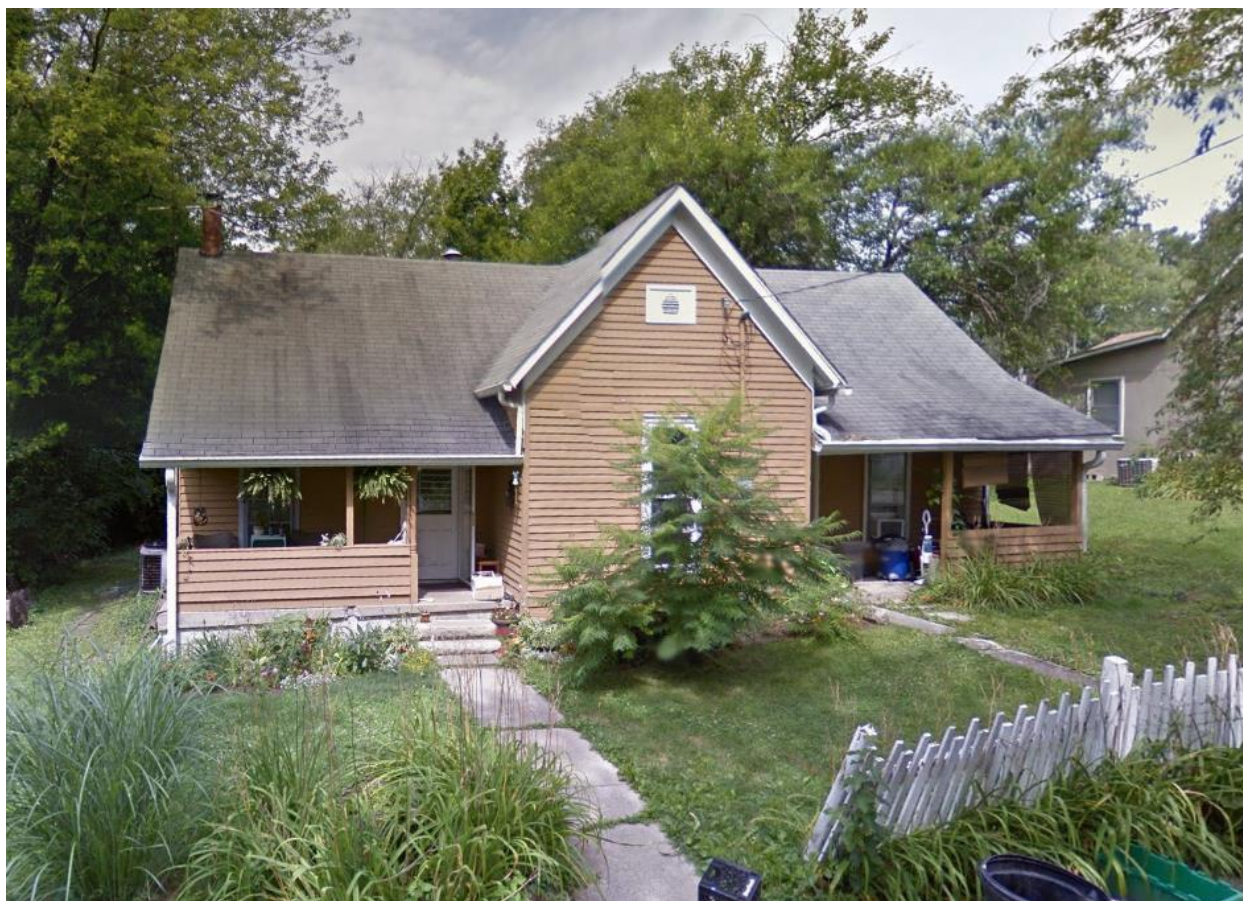


Figure 21. 639 N. Maple Street – Contributing  
Architectural Style: T-Plan Cottage (c. 1907)



MAPLE HEIGHTS  
NEIGHBORHOOD

# NEIGHBORHOOD NEWSLETTER

May 2018

## Time for a Neighborhood Conservation District?

### What's a neighborhood conservation district?

It is a tool to help maintain the beauty, character and integrity of the neighborhood by regulating demolition and new home construction.

As houses are added to the neighborhood it provides an opportunity for review to ensure that new structures contribute to the neighborhood character.

A Conservation District applies to only three activities:

1. Demolition of a house
2. Moving a house
3. Construction of a new home or building

Over the past few years, the Maple Heights Neighborhood Association has heard concerns from many neighbors about how we can protect our neighborhood and homes from being the victim of speculation and downtown expansion.

In 2012, in response to these concerns, the neighborhood association looked into the possibility of creating a conservation district in Maple Heights. The City halted the process for review before ours was considered.

As our neighborhood ages and land values soar, we are at threat of

losing many of our older homes to wrecking balls and bulldozers.

This process has already begun. In the place of older homes, larger, more modern ones are being built. These new construction homes could potentially alter the architectural continuity and affordability of our neighborhood.

Neighbors in Maple Heights love its convenient downtown location and relative affordability. We love the sidewalks and the tree-lined streets, the charming architecture, and the old-fashioned feel.



If we want to preserve the quaintness, the consistency and the charm of our neighborhood, a neighborhood conservation district is a useful tool.

For more information contact:  
[mapleheights4neighbors@gmail.com](mailto:mapleheights4neighbors@gmail.com)

### Info & Listening Sessions CONSERVATION DISTRICT PUBLIC MEETINGS

TUES., MAY 15 @ 6 P.M. (MCPL RM. 2A)

SUN., MAY 20 @ 2 P.M. (UPLAND BANQUET HALL)

THURS., MAY 24 @ 6 P.M. (MCPL RM. 2A)

MCPL - Monroe County Public Library, 303 E Kirkwood | Upland Brewery, 350 W 11th St

Come find out more about the possibility of a conservation district in Maple Heights.

## Neighborhood Conservation District Q & A

### What can we as neighbors do?

We can look at the example of other core neighborhoods (to our south along Rogers Street). The conservation districts established in McDoel Gardens and Prospect Hill, were very successful and popular in preserving their neighborhood's character and continuity.

### What would a conservation district mean to me?

- Can I enclose a porch on my existing home? YES!
- Can I change the siding or windows? YES!
- Can I paint exterior walls any color? YES!
- Can I construct and install a new fence? YES!



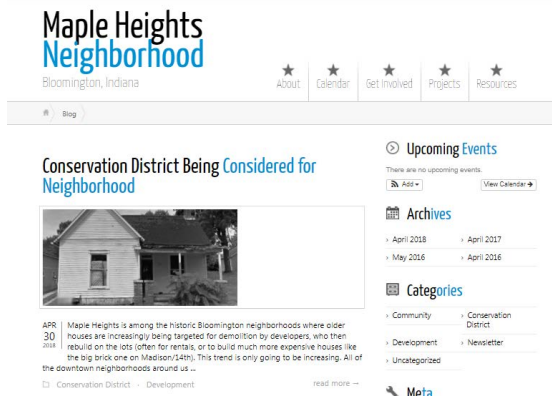
Historic photo of the Blair House at 823 North Maple Street.

## Web Site Updated

The Maple Heights web page is now up to date and a great source for information about the neighborhood.

Check out more information about meeting times, archived newsletters and events online!

[www.mapleheights.bloomington.in.us](http://www.mapleheights.bloomington.in.us)



## Join the Email Update

Receive updates of neighborhood meetings, events and issues. Send your email address to [iamtracyb@gmail.com](mailto:iamtracyb@gmail.com) to get connected today.

## Join the Facebook Community

Stay in the know. Report and receive updates at [facebook.com/groups/MapleHeightsNeighborhood](https://www.facebook.com/groups/MapleHeightsNeighborhood)

May Edition Newsletter Contributors & Collaborators: *Lucy Schaich, Sue Hathaway, Jane Goodman*

# How Can A Conservation District Help Maple Heights?

## By Protecting Neighborhood Character

Every home helps make up the neighborhood fabric. Demolition review provisions will preempt the process by stopping speedy teardowns and new construction that doesn't contribute to the neighborhood.



The house pictured above at 717 N. Maple St. has a current petition for full demolition. It is on the neighborhood survey as an historically "contributing" structure.

## By Promoting Compatible Development

Basic design guidelines developed by neighbors could include height, setback, and massing requirements in order to keep new construction compatible with existing homes and street patterns.

## By Preserving a Sense of Place

Maple Heights' sense of place is a direct result of its historic character and streetscapes. A district can help maintain this commitment to reasoned, good design, and an overall neighborhood plan.



MAPLE HEIGHTS  
NEIGHBORHOOD

## Did You Know?



Maple Heights gets its name from the Maple tree grove that would have greeted James Blair when he first arrived in Monroe County in 1825.



Blair, a strong opponent of slavery, purchased 160 acres of land, including what is now the Maple Heights neighborhood, for \$800.



James' son John built the Blair House (see above) in the mid 1800's on Maple St. Three bungalows were built close by for John's daughters, which remain standing on 13th St.

Read more at [www.mapleheights.bloomington.in.us](http://www.mapleheights.bloomington.in.us)

**Bloomington Historic Preservation Commission  
Showers City Hall  
Council Chambers  
Thursday June 7, 2018 (Special Meeting)  
5:00 P.M.  
MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by Chairman, Jeff Goldin.

**II. ROLL CALL**

**COMMISSIONERS**

Doug Bruce  
John Saunders  
Sam DeSollar  
Lee Sandweiss  
Jeff Goldin  
Chris Sturbaum  
Flavia Burrell

**ADVISORY**

Deb Hutton

**STAFF**

Rachel Ellenson - HAND  
Alison Kimmel - HAND  
Doris Sims – HAND  
Philippa Guthrie - Legal

**GUESTS**

Thomas Doak - 813 N. Maple Street  
Susan Hathaway – 517 W. 13<sup>th</sup> Street  
Davis Hart – 720 W. Maple Street  
Thomas Densford – Richard Wells Attorney  
Terry Usrey – 522 W. 13<sup>th</sup> Street  
Chris Doran – 817 N. Jackson Street  
Conner Ferguson – 509 W. 13<sup>th</sup> Street  
Leslie Kollum – 702 W. 11<sup>th</sup> Street & 702 ½ N. Fairview Street  
Lucy Schaich – 708 W. 12<sup>th</sup> Street

**III. NEW BUSINESS**

- A.** Maple Heights Conservation District – Vote to approve district boundaries map and staff report.
- B.** Maple Heights Conservation District – Vote to place interim protection on the listed properties within the district boundaries.

**Rachel Ellenson** gave presentation. See packet for details.

#### IV. PUBLIC COMMENTS

**Thomas Doak** stated he is in favor of the proposed conservation district. He lives in one of the Blair houses and was motivated to support the conservation district proposal due to the proposed demolition. The neighborhood consists of small old homes because they were built for many who worked downtown.

**Susan Hathaway** stated she is in favor of the proposed district. She has lived in the neighborhood since 2002 and feels the neighborhood is very vulnerable to development as the city continues to grow. She would like to see the character of the neighborhood preserved as much as possible as it is a great neighborhood for families and those who work downtown. She also read a letter of support from a member of the neighborhood, **Jane Goodman** (713 W. 13<sup>th</sup> Street), who could not be in attendance.

**Terry Usrey** stated he is in support of the proposed district. He stated he agrees with many of his neighbors and their reasons why to support the proposal. He likes the character of the neighborhood. He does not want new development or more rentals to come to the neighborhood. He clarified the process of how a conservation district works. He commented it would be a great way to test it for a couple of years before possibly becoming elevated to a historic district. **Deb Hutton** clarified that conservation districts have less protections than historic districts. **Terry Usrey** asked if homeowners were supposed to receive notification of this meeting because he did not. **Rachel Ellenson** stated she had several letters returned to her and she would be happy to take his information to make sure it is corrected.

**Davis Hart** stated he is in support of the proposal. He has owned his house since 1982 and he would like to see the neighborhood maintained the way it is.

**Thomas Densford** stated he is here representing the petitioner, Richard Wells. He stated Richard Wells owns multiple apartments including a couple of vacant lots in the Maple Heights neighborhood. All of his properties are always well regulated and maintained according to city code. He stated about 30-40% of the properties in the neighborhood have no significant historical value, including his properties in the neighborhood. He asked who the representative was for the application. **Rachel Ellenson** stated Lucy Schaich is the person who drafted the application. **Thomas Densford** asked how many properties were in the proposed district. **Rachel Ellenson** stated she did not have an exact number but she could count them. **Thomas Densford** stated the original application had 112. **Rachel Ellenson** stated it should be about the same. The only differences between the original application map and the current map is the properties near the railroad were taken out. **Jeff Goldin** commented there is a resurvey happening at this time as well, so the classification levels of homes could be changed.

**Chris Doran** stated he finds the previous comments all the more reason to support the conservation district. There are already a couple of apartment buildings in Maple Heights and with the trend of the city, a conservation district is needed. He advised those who have not toured Maple Heights to do so.

**Lucy Schaich** stated she has lived in the neighborhood since 2005. She is in support of the proposed conservation district for many of the reasons already stated. She appreciates the small houses with front porches, within walking distance of work and downtown, where kids can also play in the

streets. She would like to continue to see the neighborhood as the safe, affordable, downtown neighborhood it has always been. A lot of the non-contributing houses on the 2001 map were in-fill and were not built with neighborhood compatibility in mind. She stated in just the time she has lived in the neighborhood she has seen about 8 houses be demolished. That doesn't happen in the protected neighborhoods.

**Leslie Kollum** stated their current shop was the original tin shop for the farm. With the property of the workshop, came a house, which was a rental. Their original plan was to tear the house down and create a business. They had to put a lot of work in to restore and repair the house. She is in support of the district because they were not allowed to tear anything down. These houses are able to be restored and kept up.

**Conner Ferguson** stated he is in support of the conservation district.

**Jeff Goldin** stated he also had a letter from the owner of Gaar Properties, Sarah Laughlin. She was not in support of the proposed conservation district. She is the homeowner of four different rental properties in the Maple Heights neighborhood (500, 501, 502, & 505 W. 13<sup>th</sup> Street). She does not feel these home are historic and should not be designated as such. She is in support of individually designating homes if needed. The conservation district would be burdensome and increase the cost and duration of any renovations needed.

## V. COMMISSIONER COMMENTS

**Deb Hutton** asked how many people were involved in the neighborhood meetings. **Lucy Schaich** stated there were three meetings in the month of May regarding the conservation district application. There wasn't a lot of response either way. Most email responses were in support of the district. There were a few concerns, but after the process and definitions of a conservation district were explained, there were no longer concerns from those people.

**Sam DeSollar** asked Rachel Ellenson to go over the process of elevating a conservation district to a historic district after being a conservation district for 3 years. **Rachel Ellenson** stated after 3 years any conservation district in the city of Bloomington will have ballots mailed to the homeowners, not the tenants. When the ballots are returned, 51% of the responded ballots will dictate whether or not it remains a conservation district or is elevated to a historic district. If they remain a conservation district, every 3 years a new vote will be taken. **Sam DeSollar** asked what if nobody votes. **Rachel Ellenson** stated then they have the potential to be elevated to a historic district. **Philippa Guthrie** read from the code, the conservation district may continue past the 3 year term, thereby avoiding the designation of a historic district, if the majority of property owners in the district object to the commission in writing to the elevation to a historic district. **Sam DeSollar** clarified, unless property owners object, it gets elevated. **Philippa Guthrie** stated yes, 51% of them, in writing. **Sam DeSollar** cautioned the neighborhood they would have to vote every three years to object to elevation in order to stay a conservation district.

**Leslie Kollum** then asked if paint color and other items would be regulated. **Sam DeSollar** stated if your neighborhood is elevated, you will then get together and write guidelines for the neighborhood. He stated the commission tries to be very respectful of the intent of the neighborhood and their guidelines when reviewing certificates of appropriateness.

**Chris Sturbaum** stated being in a historic district does not make you do anything. You can keep your house just the way it is. If you want to make a modification to a visible area, it gets reviewed by the commission based on the neighborhoods guidelines. Chris state most things get approved because the modifications are mostly compatible with the neighborhood and follow the guidelines.

**Jeff Goldin** stated he lives in Greater Prospect Hill and was involved in writing the guidelines. They made the guidelines more flexible than those compared to Elm Heights. It is up to the neighborhood on how strict or lenient they would like to be.

**Terry Usrey** asked for clarification on the voting process. **Philippa Guthrie** stated at the end of 3 years, it will become a historic district unless 51% of the vote negates the elevation. **Chris Sturbaum** stated one person who owns four properties in the neighborhood gets one vote.

**Deb Hutton** commented she is a member of the Matlock Heights neighborhood. She explained their process after they were elevated to a historic district. It was very beneficial to hear from representatives from other historic districts.

**Doug Bruce** stated he has been on the commission for quite a few years. All of the neighborhoods that he has seen elevated has turned out better than anyone in the neighborhood thought it would. The guidelines the neighborhood writes dictates how they want the neighborhood to feel.

**Jeff Goldin** stated he is in support of the conservation district. Neighborhoods who have gone through this process adds to the marketability and value of the homes in the neighborhood.

**Chris Sturbaum** stated he is pleased to see the neighborhood want to become a conservation district. This is indirectly keeping affordable housing in the town. It prevents developers coming in to the neighborhood and creating large buildings. The homes are the only thing historic in the neighborhood, but it is also the form, the streets, the sidewalks, the trees; all of it is important to the neighborhood. This is a way to protect the neighborhoods and the city.

**Deb Hutton** stated the neighborhood writes the guidelines, whether they be strict or relaxed. The neighborhood is also notified of any certificate of appropriateness application or demolition permit that is applied for and asks the neighborhood's opinion. So, not only does the commission have the guidelines to go by, but also the neighborhood's feedback.

**Sam DeSollar** stated he thinks the neighborhood becoming a conservation district is fantastic. He wanted to caution the neighborhood there will be some bumps along the way. This will be a collective effort from the neighborhood. The commission will do what they can to help them achieve what they want to be.

**Chris Sturbaum** stated this is only a recommendation to pass on to council. The neighborhood will need to give another presentation to council when the time comes.

**John Saunders** made a motion to forward the map and staff report to council as presented. **Chris Sturbaum** seconded. **Motion carried 7/0/0.**

**Chris Sturbaum** made a motion to place interim protection on the structures in the proposed boundaries. **Lee Sandweiss** seconded. **Motion carried 7/0/0.**

**Philippa Guthrie** pointed out that the code provides for placing interim protection only on the structures that are classified and designated as historic.

**Jeff Goldin** requested to withdraw the 2<sup>nd</sup> motion. **Motion to withdraw carried 7/0/0.**

**Chris Sturbaum** made a motion to place interim protection on all historic structures within the proposed map. **Doug Bruce** seconded. **Motion carried 7/0/0.**

## **VI. ANNOUNCEMENTS**

**A.** Next regularly scheduled BHPC meeting – June 14, 2018, McCloskey Room, 5-7 P.M.

## **VII. ADJOURNMENT**

Meeting was adjourned at 6:05 pm.

## **ORDINANCE 19-04**

### **TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED “HISTORIC PRESERVATION AND PROTECTION” TO ESTABLISH A HISTORIC DISTRICT – Re: 1175 S. Smith Road Historic District (The Harvey-Nelson House) (James and Sally Harvey, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission (“Commission”) and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, the current owner of 1175 South Smith Road, James and Sally Harvey, voluntarily contacted and requested the Commission to recognize the Harvey-Nelson House as a historic property; and

WHEREAS, on December 13, 2018, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the property; and

WHEREAS, at the same hearing, the Commission found that the three structures on the property have historical and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, at the same hearing, the Commission approved a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in Bloomington Municipal Code 8.08.010; and

WHEREAS, at the same hearing, the Commission voted to submit the map and report to the Common Council for its consideration; and

WHEREAS, the report considered by the Commission at this hearing notes that this property consists of three “Contributing” structures; a slightly altered I-House built circa 1875; a Prairie-style barn and a one-room vernacular house both built circa 1930;

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

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

The legal description of this property is further described as:

015-14335-00 Pt Nw Sw 1-8-1w 3.46a  
in the City of Bloomington, Monroe County, Indiana.

SECTION 2. The property located at 1175 S. Smith Road shall be classified as “Contributing”.

SECTION 3. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic and Conservation Districts,” is hereby amended to insert the “Harvey-Nelson House” and such entry shall read as follows:

The Harvey-Nelson House

1175 S. Smith Road

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
, 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 \_\_\_\_\_, 2019.

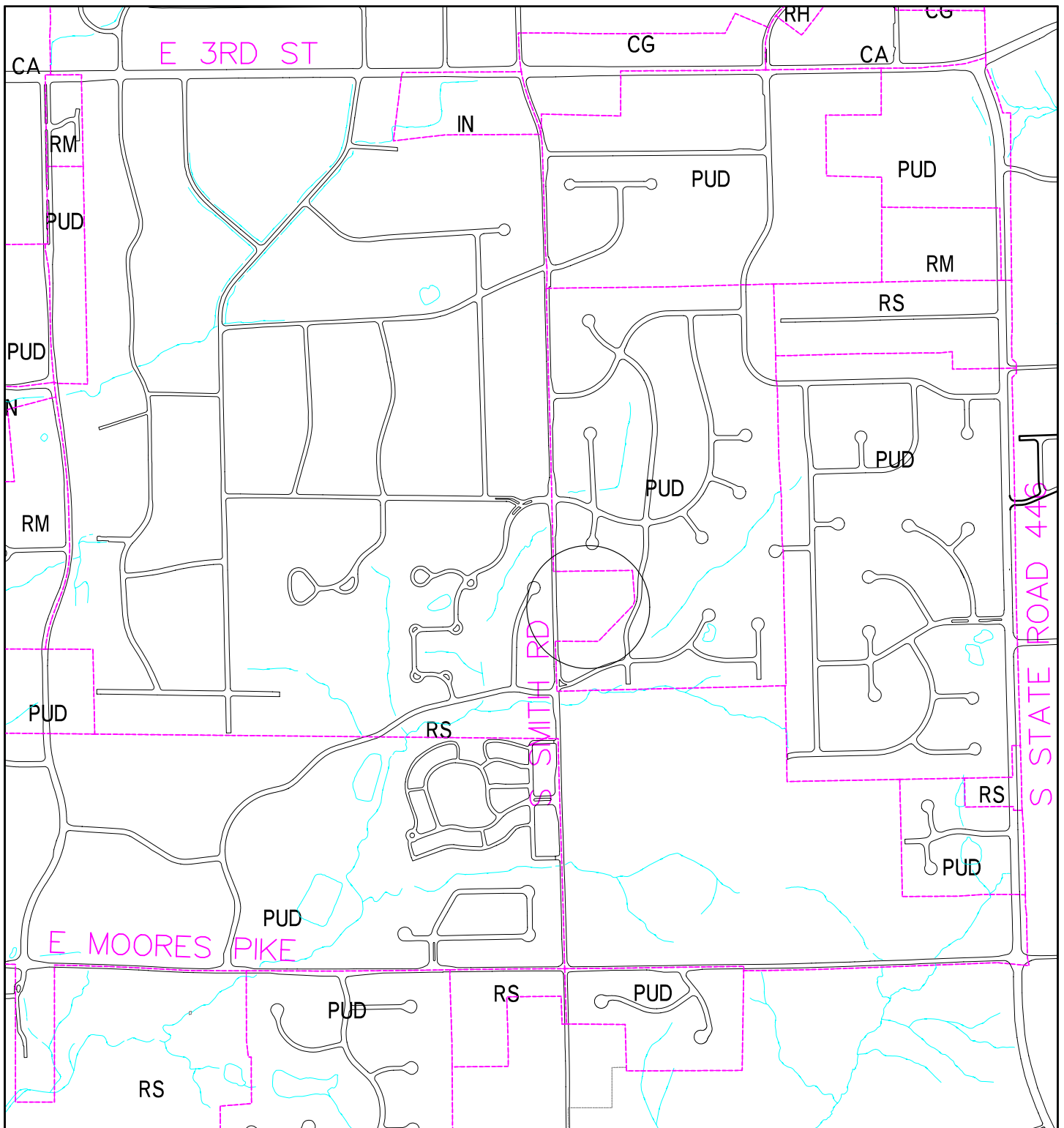
\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

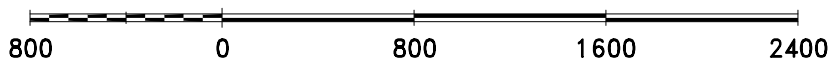
#### SYNOPSIS

This ordinance amends Title 8 of the Bloomington Municipal Code (BMC) entitled “Historic Preservation and Protection” in order to designate “The Harvey-Nelson House – 1175 S. Smith Road” as a historic district. James and Sally Harvey sought this action and, after a public hearing on December 13, 2017, the Historic Preservation Commission (“Commission”) recommended that the structures be designated historic with a rating as “Contributing” based upon certain historical and architectural criteria set forth in Chapter 8.08 of the BMC entitled “Historic Districts, Conservation Districts, and Standards.” Historic designation of a property under Title 8 provides for the Commission or staff to approve a Certificate of Appropriateness before conspicuous changes to the exterior of sites and structures may be made and, thereby, helps assure that the historic significance of properties is preserved.



Ord 19-04 – Historic Designation of The Harvey-Nelson House at 1575 S Smith Rd  
Map of Site and Surrounding Uses

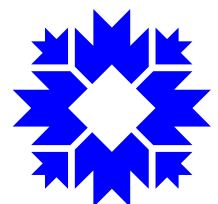
By: shermand  
28 Dec 18



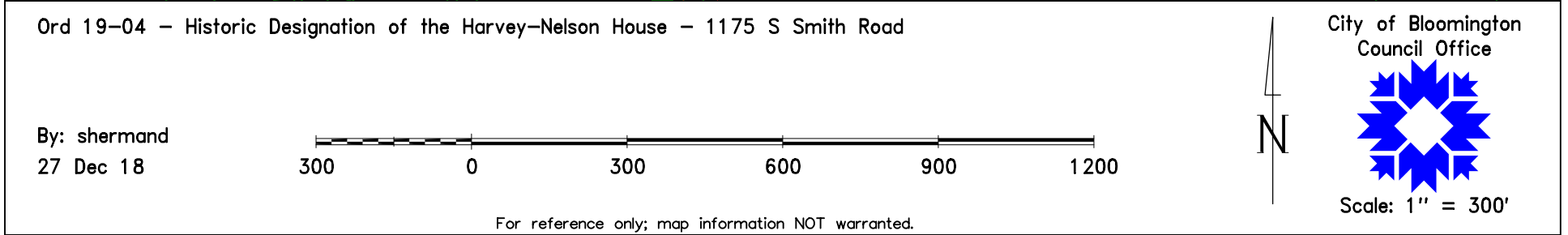
For reference only; map information NOT warranted.



City of Bloomington  
Council Office



Scale: 1" = 800'



# MEMO:

**To: City of Bloomington Common Council**  
**From: Doris Sims, Director of Housing & Neighborhood Development**  
**Conor Herterich, Program Manager**  
**Date: December 17, 2018**  
**Re: Request to Designate 1175 S. Smith Rd as a Historic District**

The property located at 1175 S. Smith Rd (“the Harvey-Nelson House”) consists of three buildings on a 3.46 acre parcel.

The parcel was part of an 80 acre tract deeded from the State of Indiana to Robert Ewing in 1830. The tract remained intact and was a working farm until it was divided into smaller parcels during the Great Depression. In 1936, Alice and Ralph Nelson purchased a 20 acre tract which included the current 3.46 acre parcel. Alice Nelson was Director of the Halls of Residence during the tenure of Indiana University (IU) President Herman B. Wells, and was instrumental in bringing libraries to the IU dormitories. Ralph Nelson was an active civic leader in Bloomington and served as the President of the First National Bank. James and Sally Harvey gave many years of service to public education in Bloomington. James was a social studies teacher at Bloomington North and South, and Principal of University Middle School and Bloomington High School North. Sally was an Elementary school teacher and has been honored as teacher of the year by the Rotary Club.

Built on a limestone foundation, the oldest structure on the property is a wooden-frame I-House constructed circa 1875. The I-House (two stories tall, two rooms wide, and one room deep) is an architectural form found throughout the Northeastern United States, and can be traced back to seventeenth century England. The front façade of the structure is white-painted brick, while the rest of the structure is built from white-painted wood siding. A full-height entry porch was added in the 1930’s by the Nelsons. Two later additions to the rear of the home were also completed by the Nelsons. The Harvey’s have worked to retain most of the original features and materials of the home. The arrangement of the walls and rooms have not been changed since the Harvey’s bought the house in 1979, and Jim has worked diligently to maintain the exterior features and materials.

Also on site is a large Prairie-style barn built circa 1930. The barn was built using wood peg construction and was in active use until recently. The barn is in fair condition. A small, one-room structure known by the Harvey’s as “the Tennant House” also sits on the property. The Harvey’s recall a story where an elderly gentleman stopped by their house one evening and told them he grew up in the one-room house. He stated that his mother had worked as a maid for the Nelsons. The Tennant House was recently given an asphalt roof and minor repair work has been done to convert it into a living space.

The property is rated as Contributing on the Indiana Historic Sites and Structures Inventory (IHSSI), survey number 105-639-61664.

On October 2, 2018, Jim and Sally Harvey submitted an application to the Historic Preservation Commission (“Commission”) for review. The Harvey’s sought historic designation and voluntary contacted and requested the Commission to recognize the Property as a historic property.

On December 13, 2018, the Commission held a public hearing for the purpose of allowing discussion and public comment on the proposed historic designation of the Harvey-Nelson House. At the same meeting, a letter of support for historic designation was read out loud. This letter was written by Ben and Barbie Benbow who own a parcel adjacent to the Harvey-Nelson House. The Commission found that the building has historic and architectural significance that merits the protection of the property as a historic district, and unanimously voted to submit the map and staff report to the Common Council. In the staff report you will find a map of the Property.

The property at 1175 S. Smith Rd, qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a // (2) e, g.

(1) Historic:

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

(2) Architectural:

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

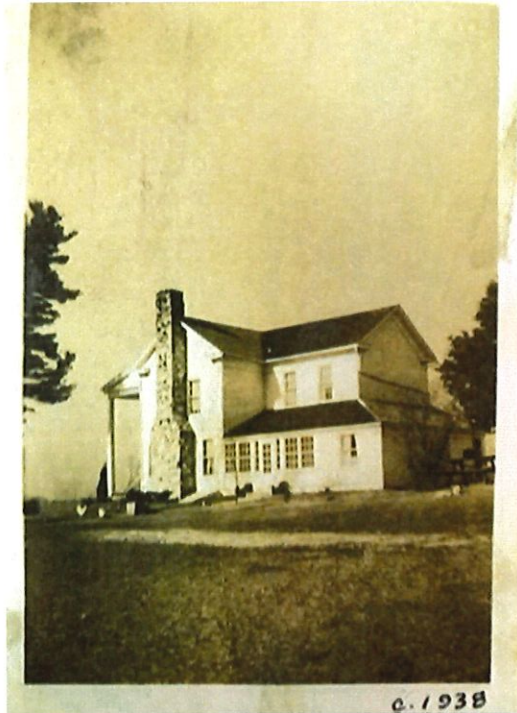
**Background:** The proposed district at 1175 S. Smith Rd consists of three buildings on a 3.46 acre parcel. The main house is a wooden I-House style farm house built in the mid-19th century. The parcel also has an original Prairie-style barn and a one-room house which is purported to have been the tenant house when the property was still a working farm. This property is located a couple of miles east of College Mall and is in an area that has recently seen increased pressure from large scale development through the expansion of the Gentry subdivisions. The farmhouse is considered endangered by its location where the development pressures generally propels higher density housing. The main house is currently well-maintained and the tenant house and barn are basically unaltered. The property was given a "Contributing" rating on the 2015 SHAARD survey.

**Historical Significance:**

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

The property was part of a larger tract deeded from the State of Indiana to Robert Ewing on January 8, 1830. The tract remained intact until 1936 when a twenty acre parcel including the two-story I-House, one-bedroom tenant house, and barn was sold to Alice and Ralph Nelson.

The Nelson's were active members in the community. Alice worked at Indiana University (IU) where she was the Director of the Halls of Residence for twenty-five years during the tenure of IU president Herman B. Wells. Alice was instrumental in the development of libraries in the dorms, and oversaw a massive dormitory building program in the 1950s. Ralph was a civic leader, active in community development and expansion, and served as President of First National Bank.



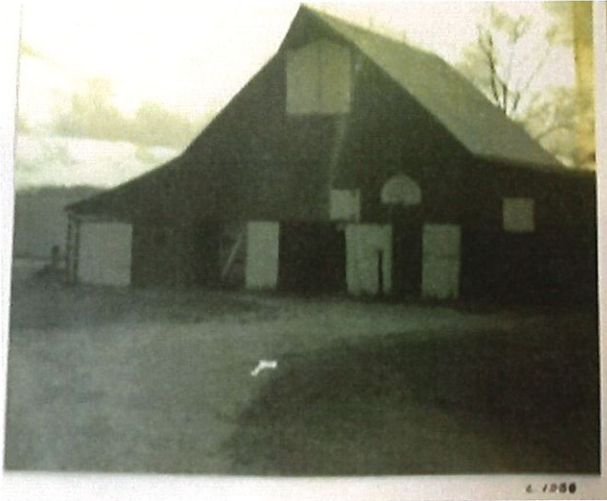
**Architectural Significance:**

(G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The I-House is a British folk form of construction which was common in 17th century New England but became favored as both farm and city dwellings in the Midwestern states after the arrival of the railroad. The traditional I-House form is two-stories tall built two rooms wide and one room deep. The I-House at 1175 S. Smith Rd was constructed of brick and wood in 1875 and originally had four rooms. There has been two separate additions which have added a third bedroom and a bathroom upstairs, and a screened in porch, dining room, kitchen, pantry and laundry area, and another bedroom and bathroom on the main level.

The small one bedroom house on the property was used as tenant housing when the land was still used for farming. The exterior of the structure unaltered and maintains high historic integrity.

The original barn was a two story, wooden barn built using wooden peg construction. At one time the barn had a wooden shingle roof which has been replaced. The barn is believed to have been extended to the east and west. An interesting feature of the three structures on this property is that all of their gutters and downspouts are all connected to five, beehive-shaped underground cisterns constructed from brick.



(E) Contains any architectural style, detail, or element in danger of being lost.

These three familiar neighborhood structures, known by many, appear to be the last remaining 19th century structures in the vicinity. There was a similar barn on the Belcher Farm to the east which was torn down during the construction of the Gentry Estates subdivision, and another similar barn and Queen Anne house on the Smith Farm to the north which were torn down during the construction of the Gentry Honours subdivision.

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### **Recommendation: Approval**

Staff recommends property parcel 53-08-01-300-004.000-009 (1175 S. Smith Rd) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(a) because of its association with Alice and Ralph Nelson, civic leaders and prominent members of the community from the 1930s –1960s.

The property meets Criteria 2(g) due to the high level of integrity maintained by all three buildings which can be listed as contributing. Although several additions have been made to the main residence, the structure still possesses the distinct form, and modest style, of a traditional I-House. Built in 1875, the I-House still retains some of the original materials including brick walls and floor beams made from tulip poplar. The original barn, built using wooden peg construction, is still on the property and situated on its authentic location.

The property meets Criteria 2 (e) because the barn is the last remaining structure of its kind in Perry Township. Two older barns of similar construction in the vicinity have recently been demolished to make way for new residential development.

Scale: 1" = 100'



**RESOLUTION 19-02**

**TO EXTEND THE BLOOMINGTON URBAN ENTERPRISE ZONE  
FOR AN ADDITIONAL FIVE YEARS**

- WHEREAS, the General Assembly of the State of Indiana enacted language in P.L. 146-2018 that amended Indiana Code § 5-28-15-10, authorizing the fiscal body of a municipality in which an enterprise zone is located, to adopt a resolution renewing the enterprise zone for an additional five (5) years. Under the new subsection, Indiana Code § 5-28-15-10(f), an enterprise zone that has not been renewed under Indiana Code § 5-28-15-10(d) or (e) between January 1, 2017, and June 30, 2018, may be renewed for an additional five-year period; and
- WHEREAS, the Bloomington Urban Enterprise Zone (“Zone”) and its administrative entity, the Bloomington Urban Enterprise Association (“BUEA”), were created in 1992 pursuant to Indiana Code § 4-4-6.1 to provide access to tax credits for Zone businesses and to develop programs to promote economic development within the designated Zone boundaries, which boundaries are shown on the map attached hereto as Exhibit A; and
- WHEREAS, the Zone was not renewed under any provision in Indiana Code between January 1, 2017, and June 30, 2018; and
- WHEREAS, the BUEA has developed a number of programs, which it continues to administer for the Zone, including, but not limited to:
- Entrepreneurial Support and Technical Assistance
  - Historic Façade Preservation Grants
  - Zone Arts Grants
  - Business Economic Enhancement Scholarship Program; and
- WHEREAS, the programs developed by the BUEA for the Zone provide important benefits to Bloomington businesses and citizens, and enhance the economic vitality, employment opportunities and community character of Bloomington, and their continuation will aid in Bloomington’s ongoing economic and sustainable development;

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

SECTION 1. The Common Council expresses its support of the work that the Bloomington Urban Enterprise Association is doing in the Bloomington Urban Enterprise Zone, and supports the Zone’s continuance by approving a five-year extension of the Zone, in accordance with IC § 5-28-15-10(f), renewing the Zone from January 1, 2019, through December 31, 2023.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

SYNOPSIS

In 2018, the Indiana General Assembly adopted P.L. 146-2018, a measure that amended I.C. and authorized municipal fiscal bodies to extend an enterprise zone for an additional five-year period. Under the new provision, an enterprise zone that has not been renewed under I.C. § 5-28-15-10(d) or (e) between January 1, 2017, and June 30, 2018, may be renewed for an additional five-year period. The extension would begin on January 1, 2019, creating a new expiration date of December 31, 2023. The enterprise zone is not renewable beyond this date under current law.



## MEMORANDUM

**To: Council Members and Council Staff**  
**From: Brian Payne, Assistant Director, Economic & Sustainable Development**  
**Date: December 17, 2018**  
**Re: Renewal of the Bloomington Urban Enterprise Zone**

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Resolution 19-02 asks the Council to extend the Bloomington Urban Enterprise Zone (“Zone”) for another five years, the final renewal currently allowed under state law.

### **History of the Enterprise Zone Program**

The Enterprise Zone program was established in 1983 and is supervised by the Indiana State Enterprise Zone Board, which is currently part of the Indiana Economic Development Corporation. Enterprise Zones are designated based on demographic, socioeconomic, and geographic size criteria, with an aim to incentive a mix of commercial, industrial, and residential activities in an underdeveloped area. Indiana Code 5-28-15 provides for the establishment of Urban Enterprise Associations to oversee activities within the enterprise zone.

Under IC 5-28-15, an Urban Enterprise Association’s responsibilities to the Enterprise Zone include:

1. Coordinate zone development activities.
2. Serve as a catalyst for zone development.
3. Promote the zone to outside groups and individuals.
4. Establish formal lines of communication with residents and businesses in the zone.
5. Serve as liaison between residents, businesses, the City, and the Indiana Economic Development Corporation for any development activity that may affect the zone.

Additionally, an Urban Enterprise Association may:

1. Initiate and coordinate any community development activities that aid in the employment of zone residents, improve the physical environment, or encourage the turnover or retention of capital in the zone.
2. Recommend that the Indiana State Enterprise Zone Board modify a zone boundary or disqualify a zone business from eligibility for zone benefits and incentives.
3. Incorporate as a nonprofit corporation.

4. Request modification of a state or local law affecting the zone, which may be granted as long as it does not affect health (including environmental health), safety, civil rights, or employment rights.

### **The Bloomington Urban Enterprise Association**

When the State authorized the Urban Enterprise Zone program, their goal was that the Urban Enterprise Association would represent a wide swath of the Community. To that end, there are several requirements for an Urban Enterprise Association to ensure that important community interests are represented. Six members are appointed by the Mayor, four by Common Council, and two by the Governor (which have never been appointed).

These include:

- A councilmember whose district includes all or part of the zone (currently Councilmember Sturbaum)
- Residents of the Zone (currently Paul Ash, Darcie Fawcett and Margaret Fette)
- Representatives of businesses in the Zone (currently Jane Kupersmith and Julie Donham)
- A representative of organized labor from the building trades that represents construction workers (currently Jackie Yenna)
- A representative of the City's department that performs planning or economic development functions (currently Alex Crowley)
- A representative of the plan commission having jurisdiction over the zone (formerly Carol Gulyas, currently vacant)

In 2000, the Bloomington Urban Enterprise Association agreed to let the City take on the administrative duties for the Bloomington Urban Enterprise Association, which allows more of the Bloomington Urban Enterprise Association's resources to go toward improving the Zone, rather than administrative functions. Administrative support is currently provided by the Department of Economic and Sustainable Development, with support from the Controller's Office and Legal Department.

### **Previous Extensions to the Bloomington Urban Enterprise Zone's Term**

The Zone was created in 1992. Pursuant to state law, its initial term was to expire on February 1, 2002. State law has permitted three separate five-year extensions of the Zone.

The mechanics for these five-year extensions were slightly different. The first two extensions—extending the expiration of the Zone from February 1, 2002 to January 31, 2007, and from January 31, 2007 to January 31, 2012—were supported by the Council and approved by the State Enterprise Zone Board.

The third extension—extending the Zone from January 31, 2012 to January 31, 2017—was approved by the Council, and required no action by the State Enterprise Zone Board.

The fourth extension—extending the Zone from January 31, 2017 to January 31, 2018—was approved by the Council, and required no action by the State Enterprise Zone Board.

Other than the proposed five-year extension, no other renewals are available to the Zone under current law.

### **Statutory Incentives for the Zone**

State law provides certain incentives that apply in Urban Enterprise Zones to improve the economic, physical, and social environment in the Zone. These include:

- Enterprise Zone Investment Deduction

The Enterprise Zone Investment Deduction is a ten-year property tax deduction for the increased value of Enterprise Zone business property due to qualifying real and personal property investment. Qualifying investment means:

1. The purchase of a building.
2. The purchase of new manufacturing or production equipment.
3. Costs associated with the repair, rehabilitation, or modernization of an existing building and related improvements.
4. Onsite infrastructure improvements.
5. The construction of a new building.
6. Costs associated with retooling existing machinery.

If the Enterprise Zone business property is located in the Enterprise Zone and a Tax Increment Financing District, the business requires approval of the Council in order to receive the Enterprise Zone Investment Deduction.

A portion of the savings a business receives from the Enterprise Zone Investment Deduction is paid to the Urban Enterprise Association, which uses the funds to fund its local programs.

- Enterprise Zone Loan Interest Tax Credit (Expired at outset of 2018)

The Enterprise Zone Loan Interest Tax Credit was a state income tax credit—equal to five percent of the interest received by the taxpayer—available for taxpayers that make loans which were used for:

1. A purpose that is directly related to a business located in an enterprise zone.
2. An improvement that increases the assessed value of real property located in an enterprise zone.
3. Rehabilitation, repair, or improvement of a residence in an enterprise zone.

As with the Enterprise Zone Investment Deduction, 20% of the taxpayer's portion of this tax credit was paid to the Urban Enterprise Association, which uses the funds for its local programs. Several banks currently receive loan interest credits for active loans to zone businesses, which will be unaffected by the expiration this credit, but no new loan interest credits can be issued.

- Enterprise Zone Employment Expense Credit

Zone businesses can receive a state income tax credit equal to 10% of the wages paid to a zone resident—up to \$1,500 annually per zone resident employee.

- Enterprise Zone Employee Income Tax Deduction

Additionally, zone residents who work in the zone can receive a state income tax deduction of up to \$7,500 annually.

Below is a table of Enterprise Zone Investment Deduction participation:

<b>Taxable Year</b>	<b>Businesses</b>	<b>Participation Fees</b>	<b>Deductions Received</b>
2007	1	\$1,559	\$101,599
2008	1	\$8,609	\$39,077
2009	6	\$20,745	\$76,736
2010	6	\$23,651	\$546,380
2011	27	\$95,913	\$24,100,397
2012	33	\$270,765	\$15,458,890
2013	22	\$280,425	\$52,113,247
2014	63	\$360,445	\$59,084,720
2015	59	\$442,251	\$105,222,660
2016	69	\$531,836	\$117,252,617
2017	66	\$535,165	\$116,679,361

## Local BUEA Programs and Accomplishments

Additionally, the Bloomington Urban Enterprise Association has created several local programs that further the BUEA's mission to "provide the means to improve the economic, physical, and social environment for Zone residents and businesses."

These include:

- Entrepreneurial Support and Technical Assistance

Since 2007, the BUEA has partnered with the Indiana Small Business Development Center to support 115 different entrepreneurs. During that time the Indiana Small Business Development Center has provided over 1,100 counseling hours. Counseling service include but are not limited to assistance with market research, business plan development, QuickBooks training, loan preparation, and providing general information and referrals.

- Historic Façade Preservation Grants

Since 2004, the BUEA has awarded 32 Historic Façade Preservation Grants, worth a total of \$375,000.00, which has helped preserve and revitalize our downtown through the rehabilitation of its historic commercial environment and maintaining structurally sound places of business. Grantees work with the City's historic preservation staff to ensure design is within historic standards.

- Zone Arts Grants

Since 2012, the BUEA has awarded 50 Zone Arts Grants, worth a total of \$119,000. These grants have supported arts-focused projects which are located within the boundaries of the Bloomington Urban Enterprise Zone and that provide direct benefit to Urban Enterprise Zone residents and businesses. Projects have included events, physical art pieces, performances, and classes.

- Business Economic Enhancement Scholarship Program

Since 2014, the BUEA has awarded 5 Business Economic Enhancement Scholarships, worth a total of \$7,200. These have been used to assist Zones businesses and their staff with continuing education. Scholarships have been giving for classes, conferences and CEO Roundtable groups.

- Resident Economic Enhancement Scholarship Program

Since 2003, the BUEA has awarded 43 Resident Economic Enhancement Scholarships, worth more than \$50,000 in total. These have been used to assist Zone residents with continuing education. This includes classes at Ivy Tech Community College and Indiana University.

- Special Grant Program

In addition the BUEA's local programs mentioned above, the Board has given funds to other organizations to help meet Zone and community needs. Below are some examples

- CDFI Friendly Bloomington

The BUEA donated \$1,000,000 to capitalize the enhancement fund for CDFI Friendly Bloomington, an entity created in December 2018 to provide flexible financing for affordable housing, small and new businesses, and community facilities.+

- School Grants

Since 2004 the BUEA has given \$272,054.00 to the Foundation for Monroe County Schools to assist with various education programs for schools located in the Zone. Funds have been used for staffing, equipment, licenses, and meals.

- Shalom Community Center

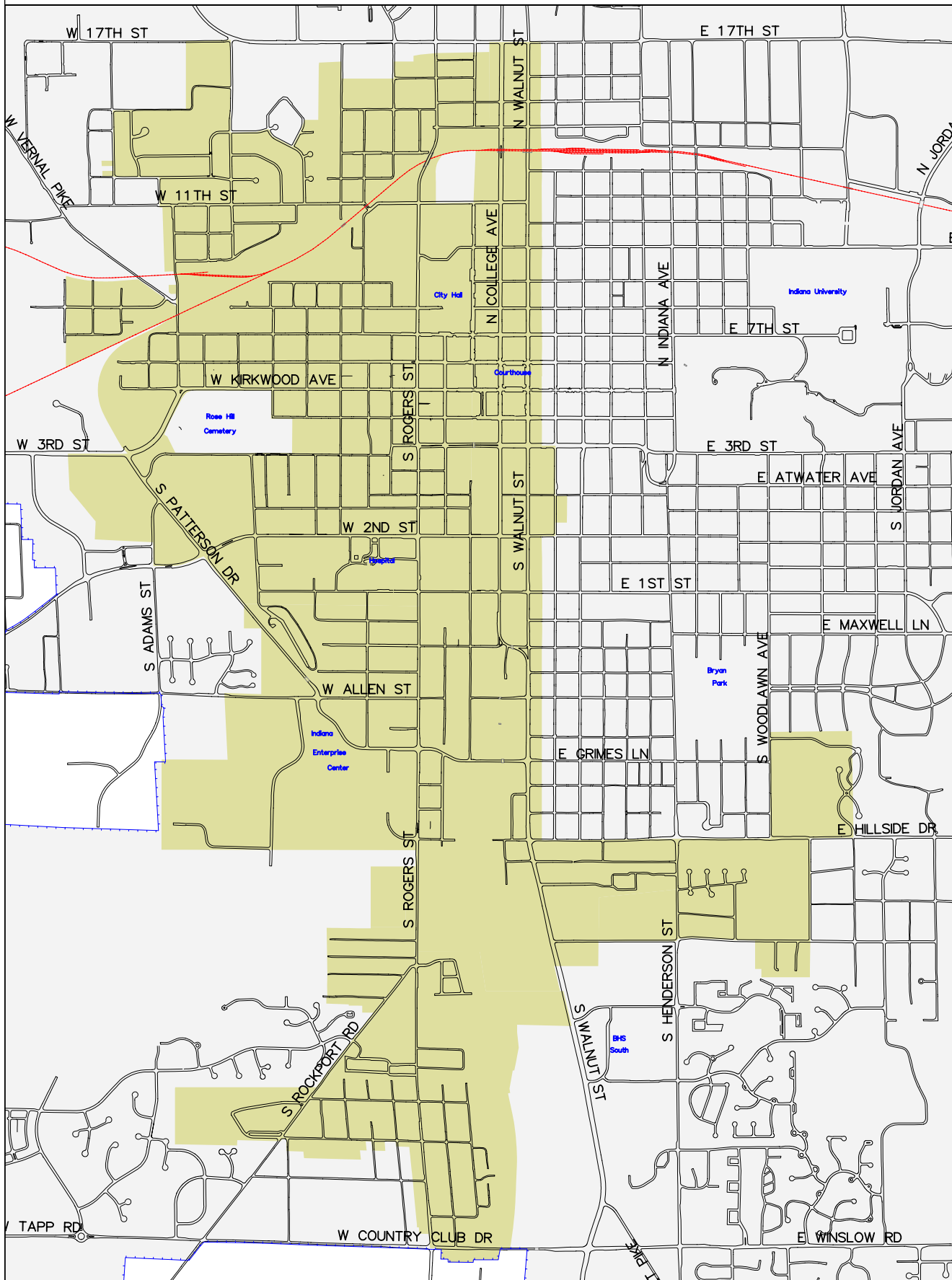
In 2015 the BUEA voted to give Shalom Community Center a \$150,000 grant, in addition to a 2016 \$200,000 matching grant. These funds are to be used to support Shalom in their effort to assume the shelter services previously provided by Martha's House, Inc.

- Boys & Girls Club of Monroe County

In 2015 the BUEA voted to give the Boys & Girls Club of Monroe County a \$50,000 grant to help with the renovation and build out of a facility in the Crestmont neighborhood. This new facility will help the Boys & Girls Club of Monroe County provide quality services and programing in an area where a large percentage of their clients live.

# Bloomington Urban Enterprise Zone

Feb 17, 2011



City of Bloomington  
Geographic Information System

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

Scale: 1" = 1800'

TuezLP

	2018 Budget				
	Bloomington Urban Enterprise Association				
Administrative Budget	Budget Amount	Amount Spent This Month	Amount Spent To Date	Balance	
Professional Services	\$35,000.00		\$ 35,000.00	\$0.00	
Audit Services	\$2,300.00		\$ 540.00	\$1,760.00	
Postage	\$100.00		\$ -	\$100.00	
Subscriptions/Dues	\$781.00		\$ 750.00	\$31.00	
Professional Bonds	\$2,300.00		\$ 2,145.00	\$155.00	
Advertising/Marketing	\$5,000.00		\$ -	\$5,000.00	
Miscellaneous Expenses	\$1,000.00		\$ 45.31	\$954.69	
<b>Total Administrative</b>	<b>\$46,481.00</b>	<b>\$0.00</b>	<b>\$38,480.31</b>	<b>\$8,000.69</b>	
Program Budget	Budget Amount	2017 Carry-over	Amount Spent This Month	Amount Spent To Date	Balance
<b>Education</b>	<b>\$38,500.00</b>				<b>\$33,000.00</b>
School Grants	\$30,000.00	\$33,200.00		\$ 33,200.00	\$30,000.00
Resident Scholarships	\$6,000.00			\$ 3,000.00	\$3,000.00
Lemonade Day	\$2,500.00			\$ 2,500.00	\$0.00
<b>Business and Entrepreneurship</b>	<b>\$34,000.00</b>				<b>\$931.00</b>
Business Scholarship Program	\$4,000.00			\$ 3,069.00	\$931.00
SBDC/Cook Center	\$30,000.00			\$ 30,000.00	\$0.00
CDFI Project*	\$0.00	\$60,000.00		\$ 60,000.00	\$0.00
<b>Arts and Culture</b>	<b>\$120,000.00</b>				<b>\$60,416.00</b>
Zone Art Grants	\$40,000.00			\$ 13,509.00	\$26,491.00
Historic Façade Grant	\$50,000.00			\$ 16,075.00	\$33,925.00
City Art Program	\$30,000.00			\$ 30,000.00	\$0.00
<b>Total Program Budget</b>	<b>\$192,500.00</b>	<b>\$93,200.00</b>	<b>\$0.00</b>	<b>\$191,353.00</b>	<b>\$94,347.00</b>
2017 Budget Summary	Budget Amount	2017 Carry-over	Amount Spent This Month	Amount Spent To Date	Balance
Administrative Budget	\$46,481.00	\$0.00		\$38,480.31	\$8,000.69
Program Budget	\$192,500.00	\$93,200.00		\$191,353.00	\$94,347.00
<b>Grand Total Budget</b>	<b>\$238,981.00</b>	<b>\$93,200.00</b>		<b>\$229,833.31</b>	<b>\$102,347.69</b>