

City of Bedford

City Council Meeting

April 15, 2025

7:00 P.M.

Minutes

Prayer: Ryan Griffith

Pledge of Allegiance: Judy Carlisle

Call to Order: Mayor Sam Craig

The Common Council of the City of Bedford, Indiana met for a Regular City Council Meeting on April 15, 2025, at 7:00 P M at Stonegate Arts & Education Center. Mayor Craig presided and called the meeting to order.

Members in attendance:

- Judy Carlisle
- Ryan Griffith
- Kathy Blackburn
- Brad Bough
- Larry Hardman
- Heath Hawkins
- Dan Bortner

Members absent:

- None

Reading/Approval of Minutes:

March 18, 2025 –Regular Meeting & Hearing

- Dan Bortner made the motion to approve the minutes,
- Ryan Griffith seconded the motion,
- ***All votes were in favor of the motion. No One Opposed, Passed***

Old Business

1. Tabled-Third & Final Passage- Ordinance 8-2025-Fire Protection Ordinance Providing For Payment of Fire Hydrant Rental Costs By City of Bedford Utilities Ratepayers-Misty Adams, Mayor Sam Craig, Greg Pittman

- Judy Carlisle made the motion to approve the Third and Final passage of Ordinance 8-2025,
- Larry Hardman seconded the motion,
- ***The Third and Final Passage of Ordinance 8-2025, All votes in favor of motion, No one opposed, passed.***

ORDINANCE NO. 8-2025

A FIRE PROTECTION ORDINANCE PROVIDING FOR PAYMENT OF FIRE HYDRANT
RENTAL COSTS BY CITY OF BEDFORD UTILITIES RATEPAYERS

WHEREAS, City of Bedford Utilities owns and operates fire hydrants in the City of Bedford which serve and protect from fire threats resident, business, and city owned property in the City limits; and,

WHEREAS, the rental cost of the fire hydrants in the City limits are currently paid by the City with revenue from City taxpayers; and,

WHEREAS, the cost to the City taxpayers for fire hydrant rentals will be in excess of \$435,000 in the year 2025; and

WHEREAS, Indiana Code § 8-1-2-103(d) provides for the payment of fire hydrant rental costs imposed by City of Bedford Utilities from ratepayers rather than City taxpayers; and,

WHEREAS, the majority of Indiana cities operate under Indiana Code § 8-1-2-103(d) and require that the cost of fire hydrant rentals be paid by ratepayers instead of taxpayers; and

WHEREAS, paying fire hydrant rental costs from ratepayers is prudent and necessary to allow tax funds to be used for maintaining city services, including, primarily, public safety services to the public; and,

WHEREAS, requiring ratepayers, who directly benefit from the fire hydrants, to pay fire hydrant rental costs is a fair and reasonable method of paying for such costs.

WHEREAS, each municipality or governmental entity responsible for public fire service in the areas listed below shall pay for each public fire hydrant within its boundaries.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD that the provisions of Indiana Code § 8-1-2-103(d) are hereby adopted and applicable to any customer, with the exception of Sale for Resale customers not located within the governmental entities responsible for public fire service, and applicable to any customer, with the exception of Sale for Resale customers, located in areas within municipal boundaries or to any water customer within 1,000 feet of a public fire hydrant (measured from the hydrant to the nearest point on the property line of the customer) on the City's distribution mains in areas not within municipal boundaries. In addition to charges for water service, a public fire protection surcharge shall be charged to, and collected from, each customer to whom said surcharge is hereby made applicable. If multiple meters are installed, the surcharge(s) shall be based upon the total of all meters installed. Irrigation meters for lawn watering purposes shall be excluded from the charge.


The effective date for addition of these changes in the basic rate shall be July 1, 2025 and that after said date, the cost of any fire hydrant installed at the request of the City shall be paid by or on behalf of the City.

Exhibit "A"

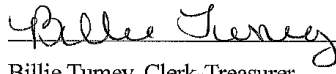
Public Fire Service Rate

<u>Meter Size</u>	<u>Monthly Charge</u>
5/8"	\$ 4.75
3/4"	\$ 7.12
1"	\$ 11.85
1 1/2"	\$ 23.73
2"	\$ 37.95
3"	\$ 71.16
4"	\$ 118.60
6"	\$ 237.23
8"	\$ 379.55
10"	\$ 616.77
12"	\$1,020.05

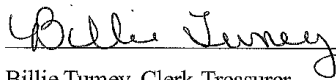
Passed and adopted by the Common Council of the City of Bedford, Indiana, this 18th day of March, 2025.


Presiding Officer


ATTEST:


Billie Tumey, Clerk-Treasurer

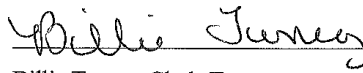
Presented by me to the Mayor of the City of Bedford, Indiana, on the 18th day of March, 2025.


Billie Tumey, Clerk-Treasurer

This ordinance approved and signed by me this 18th day of March, 2025.


Samuel J. Craig, Mayor

ATTEST:


Billie Tumey, Clerk-Treasurer

2. Tabled-Third & Final Passage- Ordinance 9-2025 Establishing Rates and Charges For The Uses of and Services Rendered by Water works System of the City of Bedford an Amendment of Ordinance 21-2008, An Amendment of Ordinance No. 16-2012, An Amendment of Ordinance 15-2021, And An Amendment Of Ordinance 12-2022-Misty Adams, Mayor Sam Craig, Greg Pittman

- Heath Hawkins made the motion to approve the Third and Final passage of Ordinance 9-2025,
- Ryan Griffith seconded the motion,
- *The Third and Final Passage of Ordinance 9-2025, All votes in favor of motion, No one opposed, passed.*

ORDINANCE NO. 9- 2025

AN ORDINANCE ESTABLISHING RATES AND CHARGES
FOR THE USE OF AND SERVICE RENDERED BY THE
WATERWORKS SYSTEM OF THE CITY OF BEDFORD
AN AMENDMENT OF ORDINANCE NO. 21-2008,
AN AMENDMENT OF ORDINANCE NO. 16-2012,
AN AMENDMENT OF ORDINANCE 15-2021 AND
AN AMENDMENT OF ORDINANCE 12-2022

WHEREAS, the Common Council of the City of Bedford now finds that there is a need to add additional meter size minimum charges not previously listed to the rates and charges for the use of and service rendered by the waterworks of said City; and

WHEREAS, the Common Council of the City of Bedford adopted Ordinance 15-2004 on May 11, 2004 pursuant to I.C. § 8-1.5-3-9.1 whereby the City of Bedford removed itself from the jurisdiction of the Indiana Utility Regulatory Commission effective sixty (60) days thereafter; and

WHEREAS, no petition was received by the Common Council pursuant to I.C. § 8-1.5-3-9.1(d); and

WHEREAS, pursuant to I.C. § 8-1.5-3-9.1(h) the Common Council mailed written notice of the withdrawal from the commission jurisdiction to the commission within thirty (30) days after Ordinance No. 15-2004 became effective.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA:

Section 1. That Section 1 of Ordinance 12-2022 shall be amended to establish the following minimum charges for the service rendered by the waterworks system of the City of Bedford for customers using 8-inch, 10-inch and 12-inch meters:

Minimum Charge

Each user shall pay a minimum charge in accordance with the size of meter installed, for which the user will be entitled to the quantity of water set in the metered schedule of rates.

	<u>Gallons Allowed</u>	<u>Charge Per Month</u>
8 inch meter	123,970	\$ 405.72
10 inch meter	227,850	\$ 662.30
12 inch meter	418,780	\$ 1,133.90

Section 2. That Section 1 of Ordinance 12-2022 shall be amended to modify Hydrant Rental charges by repealing the Public Hydrant rental charge set forth therein, and thus leaving the Hydrant Rental subsection to read as follows:

Hydrant Rental

Private Hydrant - per hydrant - per annum \$ 726.48



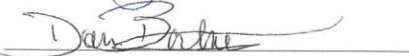
Section 3. That the rates herein approved shall provide for a reasonable return on the water utility plant of the City of Bedford and such other legal and other necessary expenses as provided for in I.C. 8-1.5-3-8.





Section 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed and all other parts of Ordinances not specifically modified herein shall remain in full force and effect.

Section 5. This ordinance shall be in full force and effect from and after its passage.

NAY

AYE

Adopted and approved by the Common Council of the City of Bedford, Indiana, on this 18th day of March, 2025.


Presiding Officer

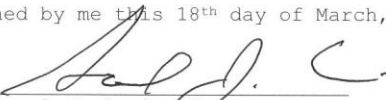
ATTEST:


Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, on the 18th day of March, 2025.


Billie Tumey, Clerk-Treasurer

This ordinance approved and signed by me this 18th day of March, 2025.


Samuel J. Craig, Mayor

ATTEST:


Billie Tumey, Clerk-Treasurer

New Business

1. Resolution 4-2025- Authorizing The Filing of Applications For 2026 INDOT 5311/5339 Transit Federal Grant-TASC-Dennis Parsley

- Dennis Parsley stated that a resolution is required for the grant with Federal Transit and INDOT.
 - The resolution names the mayor as being responsible for the grant and authorizes him to execute applications.
-
- Brad Bough made the motion for approval of Resolution 4-2025,
 - Judy Carlisle seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

AUTHORIZING RESOLUTION

Resolution No. 4-2025

Resolution authorizing the filing of a CY2026 application for a grant under Section 5311/5339 of the Federal Transit Act, as amended.

WHEREAS, the U.S. Department of Transportation is authorized to make grants to states through the Federal Transit Administration (FTA) to support capital, operating and feasibility study assistance projects for nonurbanized public transportation systems under Section 5311 of the FTA Act of 1964, as amended.

WHEREAS, the Office of Transit, Indiana Department of Transportation (INDOT) has been designated by the Governor to make Section 5311/5339 grants for public transportation projects.

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of project costs.

NOW, THEREFORE, BE IT RESOLVED BY the City of Bedford:

1. That Mayor Sam Craig on behalf of the City of Bedford is authorized to make the necessary certifications and assurances and be empowered to enter into an agreement with INDOT for the provision of rural public transportation services within the City of Bedford.
2. That the City of Bedford has designated the following system to coordinate and provide rural public transit services within our city identified above:
 - a. Transit Authority of Stone City (TASC)
3. That Mayor Sam Craig is authorized to execute and file an application on behalf of the City of Bedford with INDOT to aid in the financing of transit assistance projects pursuant to Section 5311 of the Federal Transit Act, as amended.
4. That Mayor Sam Craig is authorized to furnish such additional information as INDOT may require in connection with the application.

CERTIFICATE

The undersigned duly qualified and acting Mayor of the City of Bedford certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the City of Bedford Council held on 04/15/2025.


Signature of Recording Officer

Mayor
Title of Recording Officer

04/15/2025
MM/DD/YYYY

2. Request Approval and Acceptance of Charles Hensley/DH20 Properties, LLC Tax Abatement (SB-1) Real Estate Improvement-2929 Great Escape Drive; And Approving Resolution 5-2025 For Establishing Deductions for Real Estate Improvement Tax Abatement-Greg Pittman-Shance Sizemore

- Shance Sizemore stated that the city received an SB-1 from Charles Hensley for Rookies. Rookies will be in the old Great Escape building. They plan on investing over \$900,000 and will house a restaurant, golf simulators, axe throwing, party rooms and all kinds of activities.
 - Rookies will employ 47 employees, 30 of them full-time.
 - The building is in the Economic Development Target Area that is around Bender Lumber.
 - Greg Pittman stated that this request has the same issue as with Bubba Pizza request for abatement, they have an Alcoholic Beverage Permit. The state prohibits an abatement for an establishment that sells alcohol.
 - The Redevelopment Commission scored SB-1 and it is recommended that if approved, it would receive a 10-year abatement with a score of 112. With 100% of the 15% yearly fee going to the Bedford Redevelopment Commission.
 - Shance Sizemore stated that the estimated value of the abatement using a \$700,000 investment over 10 years is \$100,000 and \$900,000 is \$115,000.
 - Dan Bortner stated that he is glad that the Hensley's are taking on this business. The city is lacking in this type of environment.
-
- Dan Bortner made the motion for approval of SB1 for DH20 Properties for 10 years and Resolution 5-2025,
 - Ryan Griffith seconded the motion,
 - *Six votes in favor of the motion, one opposed (Judy Carlisle due to being against state statute), passed 6-1.*

**CITY OF BEDFORD
CITY COUNCIL
RESOLUTION NO. 5 - 2025**

**A RESOLUTION ESTABLISHING THE PERIOD FOR REHABILITATION DEDUCTIONS
FOR DH20 PROPERTIES, LLC – 2929 GREAT ESCAPE DRIVE, BEDFORD, INDIANA
FOR PURPOSES OF TAX ABATEMENT**

WHEREAS, DH20 Properties, LLC (the "Applicant") has submitted a Statement of Benefits and made an application in an Economic Revitalization Area pursuant to Indiana Code § 6-1.1-12.1 et seq, and the City of Bedford Resolution (the "Tax Phase-In Resolution") for the property located at 2929 Great Escape Drive, Bedford, Indiana, also known as parcel number 47-06-27-200-003.011-010; and

WHEREAS, said property meets the criteria for designation as an Economic Revitalization Area pursuant to IC § 6-1.1-12.1 et seq; and

WHEREAS, IC § 6-1.1-12.1-11.3 allows for designation of Economic Revitalization Areas and confirmation of Form SB-1.

NOW THEREFORE, BE IT RESOLVED by the Bedford City Council as follows:

Section 1. The Bedford City Council has reviewed the Statement of Benefits and additional information submitted pursuant to IC § 6-1.1-12.1 and Bedford City Ordinance and made the following findings:

- a. The estimate of the value of the redevelopment and real property investment at the Site is reasonable for projects of that nature; and
- b. The estimate of the number of individuals who will be employed or whose employment will be retained by the project can be reasonably expected to result from the proposed project; and
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by this project can reasonably be expected to result from the project; and
- d. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction; and
- e. The property known as: 2929 Great Escape Drive, Bedford, IN 47421 and more particularly described as follows, to-wit: GREAT ESCAPE SUBDIVISION LOT 3 3.052A (SEC 27 TWP 5 R1 W) has been found to meet the requirements of an Economic Revitalization Area pursuant to IC § 6-1.1-12.1.

Section 2. Based on these findings, the Bedford City Council has determined that the

purposes of IC § 6-1.1-12.1 are served by allowing the deduction.

Section 3. The application shall apply to property tax deductions for "real property" as provided in IC § 6-1.1-12.1.

Section 4. The length of deduction to be allowed for this project for the real property improvements, which takes place within this Economic Revitalization Area, shall be for ten (10) years and consistent with the tax phase-in schedule set forth in Section 6 below.

Section 5. The Statement of Benefits submitted by the applicant and dated March 20, 2025 is hereby approved.

Section 6. DH20 Properties, LLC shall be entitled to apply for real property tax deductions for the increase in assessed value resulting from the redeveloped or rehabilitated property over a period of ten (10) years commencing with the 2025 pay 2026 tax year in accordance with the following abatement schedule percentages:

Year 1	<u>100</u> %
Year 2	<u>95</u> %
Year 3	<u>80</u> %
Year 4	<u>65</u> %
Year 5	<u>50</u> %
Year 6	<u>40</u> %
Year 7	<u>30</u> %
Year 8	<u>20</u> %
Year 9	<u>10</u> %
Year 10	<u>5</u> %

The Bedford City Council hereby imposes an annual fee pursuant to IC § 6-1.1-12.1-14 throughout the term of the deduction stipulated in IC §§ 6-1.1-12.1-4.

15 % percentage to be applied by the Lawrence County Auditor
(Not to exceed 15% or the lesser of \$100,000.00)

IC § 6-1.1-12.-14 fees collected must be distributed by the Lawrence County Auditor in accordance therein provided:

100 % Bedford Redevelopment Commission

_____ % Lawrence County Economic Growth Council

_____ % Bedford Revitalization, Inc.

_____ % Bedford Urban Enterprise Association

Section 7. This Resolution shall be in full force and effect from and after its passage and signing by the Mayor and the Bedford City Council, and advertisement, if any, as required by law.

15th Adopted by the City of Bedford Common Council of the City of Bedford, Indiana on the day of April, 2025.

CITY OF BEDFORD COMMON COUNCIL

Judy Carlisle
Judy Carlisle, President

Attested:

Billie Tumey
Billie Tumey, Clerk-Treasurer

3. Resolution 6-2025-Granting a Request for a Curb-Loading Zone-David Flinn

- Mayor Craig stated the Baileys Flowers is moving their business to the corner of 16th and I Street. They have no alley access to the building. There is a side door along 16th Street, and they are requesting two parking spaces by the door to be reserved as a loading zone.
 - Greg Pittman stated that the city has an ordinance that allows for establishment of curb loading zones. The applicant has satisfied that ordinance and it now requires the council to pass a resolution to authorize the loading zone. It also states that it is only for one year and they would have to come back and reapply. He has made it so it automatically renews without Baileys having to come back every year and if there is an issue of ownership no longer needed, the Board of Works would make a recommendation back to the council pursuant to the ordinance to change it.
 - Dan Bortner asked if there was a provision for parking after hours in the evenings?
 - After discussion, it was determined that the loading zone would be from 8 AM to 6 PM Monday through Saturday. The resolution will be amended to state the reserved loading hours and days.
-
- Larry Hardman made the motion for approval of Resolution 6-2025 with the addition of the hours Monday through Saturday 8am to 6 pm,
 - Heath Hawkins seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

RESOLUTION NO. 6-2025

**A RESOLUTION OF THE CITY OF BEDFORD COMMON COUNCIL
GRANTING A REQUEST FOR A CURB-LOADING ZONE**

WHEREAS, pursuant to § 74.041 of the Bedford City Code, the owner or occupant of any premises having a frontage on any street in the City may request permission from the Board of Works and Safety to establish and maintain a curb-loading zone or passenger zone in front of the premises; and

WHEREAS, Bailey's Flowers & Gifts, Inc., the occupant of the premises located at the corner of 16th and "I" Streets in Downtown Bedford, has made such a request; and

WHEREAS, the City of Bedford Board of Public Works and Safety has recommended the establishment of a curb-loading zone in the City of Bedford, consisting of two (2) parking spaces, and located on the north side of 16th Street west of the alley between "H" and "I" Streets; and

WHEREAS, the Common Council of the City of Bedford, Indiana, hereby grants said request and authorizes establishing a curb-loading zone in two (2) parking spaces located on the north side of 16th Street west of the alley between "H" and "I" Streets between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Bedford as follows:

1. That Bailey Flowers & Gifts, Inc.'s request for permission to establish the two (2) parking spaces located on the north side of 16th Street west of the alley between "H" and "I" Streets as a curb-loading zone between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday is hereby GRANTED.
2. That said parking spots shall be marked and signage installed accordingly.
3. That this Resolution and permission granted herein shall automatically renew each year unless otherwise terminated or modified by the Common Council at the recommendation of the City of Bedford Board of Public Works and Safety.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
BEDFORD, INDIANA, on the 15 day of April, 2025.**


Judy Carlisle, President

4. Discussion

- Brad Bough thanked the street department for their quick actions on storm cleanup. He added that it was a team effort.
- Mayor Craig stated that the street department, parks department and fire department all worked on the clean-up. It was a group effort.
- Dan Bortner stated that it looks like the Spider Creek Project is moving along and wondered if the weather slowed them down. Mayor Craig stated that the project is moving along. He added that he didn't want a lot of discussion be after the meeting adjourns, everyone can watch the State of the City Address.

5. Adjourn

- Brad Bough made the motion adjourn.
- Judy Carlisle seconded the motion,
- *All votes in favor of the motion, No one opposed, meeting adjourned.*

MAYOR SAM CRAIG'S STATE OF THE CITY ADDRESS

Bedford City Council 2025

- *Judy Carlisle, President* _____
- *Kathy Blackburn* _____
- *Ryan Griffith* _____
- *Heath Hawkins* _____
- *Dan Bortner* _____
- *Larry Hardman* _____
- *Brad Bough* _____

Attest: Billie Tumey
Clerk-Treasurer _____