City of Bedford

City Council Budget/Public Hearing and Regular Meeting
September 16, 2025
7:00 P.M.
Minutes

Budget Hearing-Greg Pittman

1. **Budget Hearing-Consideration 2026 Budget.**
   Billie Tumey read the following from the advertisement of the budget:

General Fund	**$14,417,521**	**$7,625,000 levy**
Local Road & Street	**$ 150,000**	
Motor Vehicle Highway	**$ 3,042,800**	**$1,947,685 levy**
Park	**$ 2,534,475**	**$2,365,000 levy**
Cumulative Capital Imp	**$ 200,000**	
Cumulative Capital Dev.	**$ 575,000**	**$ 380,000 levy**
Otis Trust Fund	**$ 5,000**	
N/R John Lowery Pool	**$ 29,000**	
Park N/R Fund	**$ 92,400**	
N/R Transit Cap Imp Fund	**$ 100,000**	
N/R Golf Carts	**$ 99,000**	
N/R Otis Park	**$ 97,384**	
Fire Prevention Fund	**$ 5,000**	
Law Enforcement Cont Edu	**$ 14,250**	
LOIT for Public Safety	**$ 1,358,200**	
Fire Pension	**$ 589,900**	
Police Pension	**$ 520,950**	

Health Insurance 3% increase, Property Insurance 7.5% Increase, StoneGate requesting an increase of funding from $50,000 to $160,000 and Proposed Stipend for city employees as opposed to salary increase due to the uncertainty of funding with the passing of Senate Bill 1 and the restructuring of Local Income Tax in 2028. Stipends are a one-time expense.

Attorney Greg Pittman stated that if there was anyone that wanted to make a public comment, they would have two minutes to speak.

With there being no public comments, the Public Hearing was closed

Public Hearing -Greg Pittman

1. Waiver Of Noncompliance CAP, Inc. Real Estate Tax Abatement (SB-1)

Mr. Pittman stated that CAP, Inc filed their SB-1 for tax abatement and began construction of the project prior to the council consideration of the abatement. Under the law, a waiver of non-compliance due to the start of the construction. The public was given two minutes to make a comment.

With there being no public comments, the Public Hearing was closed

Prayer*: Craig Turpen*

Pledge of Allegiance: *Kathy Blackburn*

Call to Order: *Mayor Sam Craig*

The Common Council of the City of Bedford, Indiana met for a Regular City Council Meeting on September 16, 2025, at 7:00 P M at Stonegate Arts & Education Center.

Live Streaming VIA Facebook:www.facebook.com/Bedford.in.gov

VIA YOUTUBE: https://www.youtube.com/@City of Bedford-812/streams

Mayor Craig presided and called the meeting to order.

Members in attendance:

- Judy Carlisle
- Ryan Griffith
- Kathy Blackburn
- Brad Bough
- Larry Hardman
- Heath Hawkins
- Craig Turpen

Members absent:

- None

Reading/Approval of Minutes:

August 19, 2025 –Regular Meeting

- Heath Hawkins made the motion to approve the minutes,
- Larry Hardman seconded the motion,
- ***All votes were in favor of the motion. No One Opposed, Passed***

New Business

1. **Ordinance 16-2025 -Appropriations and Tax Rates-Adoption of Budget for 2026-Billie Tumey**

- Mayor Craig had a brief discussion on agenda items 1, 2 and 3. All three are ordinances relating to the budget. The council can go through the ordinances today and go on as normal. After discussion, we can have a first and second motion and finalize in the October meeting. Or, if the city is going to make any changes, we can wait and have all three motions and suspend the rules at the next meeting in October. The council needs to realize that it must be done in the October meeting.
- Ryan Griffith asks if we had the first two motions in this meeting, if we make changes in October. Bille Tumey stated that it is difficult to make changes at the last minute, because the ordinances must be amended. The ordinances would need to be amended, and the council would need to come into the office to sign the ordinances. The budget ordinance must be uploaded to Gateway within five days of passage. Mr. Griffith added that we can discuss them now and make all three motions in the next meeting. Mayor Criag stated it would be best to make the changes today and pass the ordinances in the next meeting. The council members all agreed.
- Mayor Craig started with a few items for discussion. The White River Humane Society, $150,000 is budgeted. The city has worked hard to try to find alternatives, by releasing the animals (when owner is found) and chipping the animals. He suggested the council reduce the amount to $75,000. Mr. Griffith asked if the city is still pay as we go with both animal services? Mayor Craig confirmed. He added we are working on a cat program that will be brought to the council at the next meeting that will need funding.
- The Boys and Girls Club. The club can use $25,000 of restricted opioid funds as part of the funding the city provides and $10,000 from the general fund. The club is willing to work with the city on the funding, and they do meet the restricted funds requirements. This would reduce the funding from $35,000 to $10,000 in the general fund. The only concern the mayor had on the funding from the restricted opioid funds was the uncertainty of when the city would receive the funds. The current balance in the fund is $60,211. Which would cover both requested expenditures from the fund.
- The Lawrence County Growth Council line is $50,000. The abatement fee funds that is received by the RDC can be used to fund the Growth Council. The $50,000 can be removed from the general fund budget and those funds can come from the RDC.
- BRI -$5,000, Greenhill Cemetery at $58,000 and StoneGate with a request of $160,000 which is an increase of $110,000. Due to the uncertainty of the funding sources in the next few years with the passing of the governor's Senate Bill -1 that reduces the tax revenue and the restructuring of Local Income Tax in 2028. If the city funds StoneGate at $160,000, it will have to be reconsidered every year because the city will continue to have reduced funding. If the funding is continued for StoneGate, other lines will have to be reduced. Mr. Griffith asks how the payments would be made to StoneGate, if we did a

six-month payment, can we reevaluate it at that time? Mayor Craig stated that the payments can be how the council set the guidelines. Mr. Griffith stated whether funding gets better or worse, or if it can be adjusted. Mayor Craig stated the amount they are requesting is how much they need to operate for a year. StoneGate will continue to operate until they are notified funding has been stopped. Mr. Griffith asks if StoneGate contracts with a tenant that helps with funding, does that reduce city funding? Mayor Craig stated that the city could pay StoneGate monthly and they can report to the city their income. The current tenant could leave changing the income. The city has a fund for repairs at StoneGate, when that money runs out, that will be a additional expense to the city. Mayor Craig added that these are tax dollars, and we need to be very conscious on spending tax dollars. Heath Hawkins suggested looking at other funding options and solutions. Mayor Craig is going to meet with StoneGate representatives to get feedback on options.

- An employee stipend was discussed. Options looked at was \$3,000/\$1,500, \$2,500/\$1,250, \$2,000/\$1,000 and \$1,500/\$750. The city is looking at stipends instead of a pay raise, which is not what the city is happy about. But with the circumstances the city is looking at with the uncertainty with the funding a continued expense. The stipend would be paid in two installments, one in June and the other in December. RDC could reimburse the city the stipend expense for police and fire. That total is 219,834, which will be a savings to the general fund. Mayor Craig suggested the stipend for full-time employees \$3,000 and \$1,500 for permanent part-time employees.
- Other increases in the budget are Public Safety PERF going up 3%. Health insurance 3% and we are seeing several plan changes going from a single plan to a family plan and that is a large increase to the city.
- Billie Tumey read the budgets amounts at the budget hearing. Proposed tax rates are as follows: General Fund 1.5440, Motor Vehicle Highway .3999 Park .4789 and Cumulative Capital Development .0769. The proposed tax rates based on 70% of 2025 Certified Assessed Value to cover for any assessed value decreases or errors. Cumulative Capital Development rate will be certified at .0500 because it is a rate driven levy. Department of Local Government Finance will set the actual rate with the certified assessed value for 2026.

- ➢ Heath Hawkins made the motion to table Ordinance 16-2025,
- ➢ Kathy Blackburn seconded the motion,
- ➢ ***All votes in favor of the motion, no one opposed, passed.***

2. Ordinance 17-2025-Approving Base Salaries for Police, Firefighters, Appointive Officers and Employees and Approving Additional Compensation of Elected and Appointed Officials for the Year 2026-Billie Tumey

- Billie Tumey stated that the only noticeable change in the ordinance from 2025 is the health insurance and the stipend is in a section. Mr. Griffith asked if the elected officials would receive the stipend. He recommends that only full-time elected officials receive the stipend. In the ordinance it list elected officials.

- Brad Bough made the motion for to table Ordinance 17-2025,
- Ryan Griffith seconded the motion,
- Mr. Pittman explained that if there is an amendment in the ordinance it would have to be amended, or different ordinance would have to be presented.
- At that time, Brad Bough withdrew his motion to table Ordinance 17-2025.

3. Ordinance 18-2025 Establishing the Salaries of Elected Officials for the Year 2026-Billie Tumey

- Billie Tumey stated that salaries for elected official have no increase and will be the same amount as 2025.

- Ryan Griffith made the motion to table Ordinance 18-2026,
- Larry Hardman seconded the motion,
- ***All votes in favor of the motion, no one opposed, passed.***

4. Resolution 8-2025 -Approving Waiver of Noncompliance for CAP, Inc. Under Indiana Code 6-1.1-12.1-9.5-Greg Pittman

- Attorney Greg Pittman presented Resolution 8-2025 for the waiver of noncompliance for CAP, Inc. due to the beginning of construction of the project prior to the approval of the abatement request.

- Judy Carlisle made the motion for approval of Resolution 8-2025,
- Larry Hardman seconded the motion,
- ***All votes in favor of the motion, no one opposed, passed.***

CITY OF BEDFORD
CITY COUNCIL
RESOLUTION NO. 8 - 2025

A RESOLUTION OF THE BEDFORD CITY COUNCIL
APPROVING WAIVER OF NONCOMPLIANCE FOR CAP, INC.
UNDER INDIANA CODE § 6-1.1-12.1-9.5

WHEREAS, CAP, INC. 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. for the property located at 1005 4th Street, Bedford, Indiana, also known as parcel numbers 47-06-11-400-078.000-010 and 47-06-11-400-093.002-010 and more particularly described as follows, to-wit: Sec 14 Twp 5 R1W 13.84A NT NE and Sec 11 Twp 5 R1W 3.86A S Cent Pt NE; and

WHEREAS, I.C. § 6-1.1-12.1 requires that a business file a deduction application prior to the start of construction; and

WHEREAS, CAP, INC. has begun construction prior to filing its deduction application and is requesting that the designating body waive the noncompliance with the filing deadline pursuant to I.C. § 6-1.1-12.1-9.5; and

WHEREAS, the company wishes to receive the deductions applicable for real property investment inside the economic revitalization area; and

WHEREAS, Indiana Code § 6-1.1-12.1-9.5 authorizes the designating body to waive noncompliance with the filing deadline requirement applicable to an application, statement of benefits, or another document that is required to be filed under I.C. § 6-1.1-12.1 et. seq..

NOW, THEREFORE, BE IT RESOLVED that the Bedford City Council:

1. Finds that CAP, INC. qualifies for the deduction and has submitted its deduction application prior to the resolution for the deduction being adopted;

2. Waives the noncompliance for failure to file timely, or complete, deduction applications;

3. Recommends that the SB-1 RE, deduction application for CAP, INC. be accepted;

4. Instructs CAP, INC. to file all necessary paperwork and filing fees in accordance with IC § 6-1.1-12.1;

5. Instructs the Clerk-Treasurer to certify a copy of this resolution to the taxpayer and the department of local government finance.

Adopted by the City of Bedford Common Council of the City of Bedford, Indiana on the 16 day of September, 2025.

The City of Bedford Common Council

Judy Carlisle

Kathy Blackburn

~~Dan Bortner~~ CRAIG TUPPEN

Brad Bough

Heath Hawkins

Larry Hardman

Ryan Griffith

Attested:

Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 16 day of September, 2025.

Billie Tumey, Clerk-Treasurer

This resolution is accepted and signed by me this 16 day of September, 2025.

Samuel J. Craig, Mayor

Attested:

Billie Tumey, Clerk-Treasurer

5. Request Approval and Acceptance of CAP Inc. Tax Abatement (SB-1)-Real Estate Improvments-1005 4th Street; and Approval of Resolution 9-2025-Establishing the Period for Rehabilitation Deductions for Purposes of Tax Abatement-Greg Pittman

- Attorney Greg Pittman stated that CAP, Inc filed for a tax abatement for real estate improvements. The RDC board graded the abatement, and the score was 113.25 exceeds the requirement for a 10-year abatement with the scale of year 1- 100%, year 2-95%, year 3-80%, year 4-65%, year 5-50%, year 6-40%, year 7-30%, year 8-20%, year 9-10%, year 10-5%. A recommendation by RDC for RDC to receive the 100% of the 15% abatement fee.
- Dan Bortner from the Economic Growth Council stated that the Growth Council and Radius recommend the council approve the request for abatement.

➢ Brad Bough made the motion for approval of Resolution 9-2025 for a 10-year abatement and the 15% abatement fee go to RDC,
➢ Heath Hawkins seconded the motion,
➢ ***All votes in favor of the motion, no one opposed, passed.***

CITY OF BEDFORD
CITY COUNCIL
RESOLUTION NO. 9 - 2025

A RESOLUTION ESTABLISHING THE PERIOD FOR REHABILITATION DEDUCTIONS FOR CAP, INC. – 1005 4th STREET, BEDFORD, INDIANA FOR PURPOSES OF TAX ABATEMENT

WHEREAS, CAP, INC. (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 1005 4th Street, Bedford, Indiana, also known as parcel numbers 47-06-11-400-078.000-010 and 47-06-11-400-093.002-010; 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: 1005 4th Street, Bedford, IN 47421 and more particularly described as follows, to-wit: Sec 14 Twp 5 R1W 13.84A NT NE and Sec 11 Twp 5 R1W 3.86A S Cent Pt NE has 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.

Section 5. The Statement of Benefits submitted by the applicant and dated July 18, 2025 is hereby approved.

Section 6. CAP, INC. 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	100 %
Year 2	95 %
Year 3	80 %
Year 4	65 %
Year 5	50 %
Year 6	40 %
Year 7	30 %
Year 8	20 %
Year 9	10 %
Year 10	5 %

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)

6.

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.

Adopted by the City of Bedford Common Council of the City of Bedford, Indiana on the 16 day of September, 2025.

The City of Bedford Common Council

Judy Carlisle

Kathy Blackburn

~~Dan Bortner~~ CRAIG TUPPEN

Brad Bough

Heath Hawkins

Larry Hardman

Ryan Griffith

Attested:

Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 16 day of September, 2025.

Billie Tumey, Clerk-Treasurer

7. **Ordinance 19-2025 -Amending 155.017 and 155.018 of Bedford Code Within the Professional-Residential (PR) Districts-Kevin Jones**

- Kevin Jones stated that Ordinance amending Bedford City Code 155.017 Permitted Uses in a Zoning District and 155.018 Uses Requiring a Special Exception Permit. The Planning Commission met on September 9, 2025 at 4 PM to have a public hearing on a resolution to amend the Zoning Code for the Professional-Residential (PR) Districts to allow for single family dwellings and two-family dwellings as permitted uses and retail stores as Uses Requiring a Special Exception permit.
- There are 5 or 6 areas in town that are zoned PR, mostly around the former Dunn Hospital. There is also a section between 14th and 15th, and L St and M St. In the packets that were submitted are maps highlighting the PR areas. Most of the structures in the PR zones are single family dwellings. There are vacant lots in these zones where people want to build single family homes or duplexes and that is not allowed by the current code. A boarding house can be built but not a single-family home without having the parcel rezoned.
- At the corner of 15th and L Street there is a building that was once a gas station and is currently a convenience store. It was not realized when the convenience store opened that the property was not zoned for a retail space and adopting the resolution would correct that.
- The 513 P Street property is an example of taking a property that boarders a residential district and bringing it back to life in a positive way that meets the concerns of the neighbors and allows the property owner to have a business without the neighbors being concerned what will happen if that business fails in 5 to 10 years, and what the next business that building will be. The council recently rezoned the property at 513 P street to PR. That designation allows the owner to have an art studio in the basement of the building. In upper section of the building, the owner would like to use that section as an antique mall (retail space). By amending the ordinance to allow for retail space as a Use Requiring a Special Exception Permit the Planning Commission will review each of these requests on an individual basis and approve or deny them. This allows a board to hear the plans of the property owners and the neighboring residents that may be affected and make a decision that fits the neighborhood. Special Exceptions are not transferable to the next property owner if the retail business fails or the property is sold, so the next owner would have to go through the process again to have retail space.
- Mr. Jones requested the council approve the recommendation for the Planning Commission and amend Bedford City Code 155.017 and 155.018 as outlined in Ordinance 19--2025

- Larry Hardman made the motion for first passage of Ordinance 19-2025,
- Judy Carlisle seconded the motion,
- ***Second, third and final passage of Ordinance 19-2025 will be considered in the October 21, 2025 meeting.***

8. **Ordinance 20-2025 -Amending Ordinance -Regarding the Collection and Disposal of Trash, Garbage, and Refuse Within the City of Bedford-David Flinn**

- David Flinn requested the amendment to the ordinance due to the change in the recycling collections. Sorting recycling has always been an issue The change is good for the workers and the citizens. The city will go to 96-gallon totes for the recycling.
- For the current residents that actively recycle with he red totes, the city will trade the red totes out for a new 96-gallon tote. New recycler will be able to purchase a tote for recycling purposes.

- Heath Hawkins made the motion of first passage of Ordinance 20-2025,
- Kathy Blackburn seconded the motion,
- Larry Hardman made the motion of second passage of Ordinance 20-2025,
- Ryan Griffith seconded the motion,
- ***Third and final passage of Ordinance 20-2025 will be considered in the October 21, 2025 meeting.***

9. Discussion-None

10. Adjourn

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

Bedford City Council 2025

- *Judy Carlisle, President* — Judy Carlisle
- *Kathy Blackburn* — Kathy Blackburn
- *Ryan Griffith* — [signature]
- *Heath Hawkins* — [signature]
- *Craig Turpen* — Craig Turpen
- *Larry Hardman* — Larry Hardman
- *Brad Bough* — Brad Bough

Attest: Billie Tumey
Clerk-Treasurer — Billie Tumey