

City of Bedford

City Council Meeting

March 17, 2026

7:00 P.M.

Minutes

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 March 17, 2026, 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](https://www.youtube.com/@CityofBedford-812/streams)

Mayor Craig presided and called the meeting to order.

Members in attendance:

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

Members absent:

- Judy Carlisle

Reading/Approval of Minutes:

February 17, 2026 – Regular Meeting

- Heath Hawkins 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. Third & Final Passage-Ordinance 4-2026-Amending Zone Map-Rezone Of Property At 1423 L Street-From PR To B-2-Kevin Jones-Planning Director

- Brad Bough asked if the Presbyterian Church had been notified of the rezone request. Kevin Jones stated no.
- Ryan Griffith asked Mr. Jones if he had any other inquiries about the rezone. Mr. Jones stated that he had a conversation Brian Ward who lives in the house across the alley. Mr. Ward is more opposed to the gas station plan. Mr. Jones told Mr. Ward that additional meetings for permits on the gas station will be held and he should attend those meetings and council meetings.
- Larry Hardman made the motion to approve the third and final passage of Ordinance 4-2026,
- Kathy Blackburn seconded the motion,
- *The Third and Final Passage of Ordinance 4- 2025, 5 votes in favor of motion, Brad Bough opposed, passed.*

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ORDINANCE NO. 4 -2026

AN ORDINANCE AMENDING THE ZONE MAP
INCORPORATED IN AND MADE A PART OF
CHAPTER 150 OF THE CITY CODE OF 1984

BE IT ORDAINED by the Common Council of the City of Bedford,
Indiana:

Section 1. That the Zone Map incorporated in and made a part
of Title 15 (Chapters 150-157) of the Bedford City Code be
and the same hereby is amended so as to classify the following
described parcels of real estate in Lawrence County, Indiana,
47421 Central Business District (B-2), to-wit:

**ORIG LOT 29 & 30 E EXC 50 SQ FT ON LOT 29
State Parcel # 47-06-14-442-023.000-010
Commonly referred to as 1423 L St. Bedford, IN 47421**

Section 2. That all regulations applicable to Central Business Districts
(B-2) under the terms and provisions of Chapter 155 of the
Bedford City Code shall hereafter apply to and regulate the above-
described Territory is to which said Zone Map is hereby amended.

Section 3. This ordinance shall be in effect from and after its
Passage and approval by the Mayor.

Passed and adopted by the Common Council of the City of
Bedford, Indiana, this 17th day of March 2026.


Presiding Officer

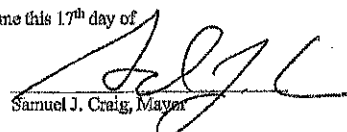
ATTEST:


Billie Turney, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 17th day of
March 2026.


Billie Turney, Clerk-Treasurer

This ordinance approved and signed by me this 17th day of
March 2026.


Samuel J. Craig, Mayor

ATTEST:


Billie Turney, Clerk-Treasurer

2. Third & Final Passage- Ordinance 5-2026-Amending Zone Map-Rezone Of Property For Bedford Development LLC- John Williams Blvd & Williams Park Drive-From I-2 To B-3.

Brad Bough made the motion to approve the third and final passage of Ordinance 5-2026,

- Ryan Griffith seconded the motion,
- *The Third and Final Passage of Ordinance 5- 2025, 51 votes in favor of motion, Craig Turpen abstained, No one opposed, passed.*

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ORDINANCE NO. 5 -2026

AN ORDINANCE AMENDING THE ZONE MAP
INCORPORATED IN AND MADE A PART OF
CHAPTER 150 OF THE CITY CODE OF 1984

BE IT ORDAINED by the Common Council of the City of Bedford,
Indiana:

Section 1. That the Zone Map incorporated in and made a part
of Title 15 (Chapters 150-157) of the Bedford City Code be
and the same hereby is amended so as to classify the following
described parcels of real estate in Lawrence County, Indiana,
47421 Planned Business District (B-3), to-wit:

BEDFORD DEV MINOR SUB TRACT 3 5.66A, AKA
Blackwell Commercial Subdivision
State Parcel # 47-06-15-200-012.003-010
NW corner of John Williams Blvd and Williams Park Dr.
Bedford, IN 47421

Section 2. That all regulations applicable to Planned Business Districts
(B-3) under the terms and provisions of Chapter 155 of the
Bedford City Code shall hereafter apply to and regulate the above-
described Territory is to which said Zone Map is hereby amended.

Section 3. This ordinance shall be in effect from and after its
Passage and approval by the Mayor.

Passed and adopted by the Common Council of the City of
Bedford, Indiana, this 17th day of March 2026.


Presiding Officer

ATTEST:


Billie Tunney, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 17th day of
March 2026.


Billie Tunney, Clerk-Treasurer

This ordinance approved and signed by me this 17th day of
March 2026.


Samuel J. Craig Mayor

ATTEST:


Billie Tunney, Clerk-Treasurer

3. Third & Final Passage-Ordinance 6-2026-Amending Zone Map-Rezone Of Property For Jack Woods-.577 acres Shawnee Drive South-Building Three Duplex Building - From B-3 To R-3

- Craig Turpen made the motion to approve the third and final passage of Ordinance 6-2026 ,
- Larry Hardman seconded the motion,
- *The Third and Final Passage of Ordinance 6- 2025, All votes in favor of motion, No one opposed, passed.*

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ORDINANCE NO. 6 -2026

AN ORDINANCE AMENDING THE ZONE MAP
INCORPORATED IN AND MADE A PART OF
CHAPTER 150 OF THE CITY CODE OF 1984

BE IT ORDAINED by the Common Council of the City of Bedford,
Indiana:

Section 1. That the Zone Map incorporated in and made a part
of Title 15 (Chapters 150-157) of the Bedford City Code be
and the same hereby is amended so as to classify the following
described parcels of real estate in Lawrence County, Indiana,
47421 Medium Density Residential District (R-3), to-wit:

SEC 27 TWP 5 R1W .577A
State Parcel # 47-06-27-200-079,000-010
Vacant land on Shawnee Drive South, Bedford, IN 47421

Section 2. That all regulations applicable to Medium Density
Residential (R-3) Districts under the terms and provisions of
Chapter 155 of the Bedford City Code shall hereafter apply to and
regulate the above-described Territory is to which said Zone Map
is hereby amended.

Section 3. This ordinance shall be in effect from and after its
Passage and approval by the Mayor.

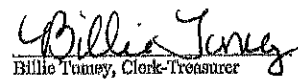
Passed and adopted by the Common Council of the City of
Bedford, Indiana, this 17th day of March 2026.


Recording Officer

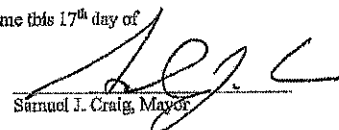
ATTEST:


Billie Tunney, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 17th day of
March 2026.


Billie Tunney, Clerk-Treasurer

This ordinance approved and signed by me this 17th day of
March 2026.


Samuel J. Craig, Mayor

ATTEST:


Billie Tunney, Clerk-Treasurer

New Business

1. Presentation -April 15th DLGF 2025 TIF management Annual Report Of Redevelopment Commission -Heidi Benitez Sigala (Baker Tilly)

- Heidi Benitez Sigala presented the 2026 TIF Management Report for the year 2025.
- RDC reporting requirements-Fiscal Plan, TIF Management Report, Pass-through determination, TIF Neutralizations, RDC Annual Spending Plan and RDC Annual Presentation to taxing units.
- Explanation of the purpose of TIF, the TIF Allocation Areas, the finances, the fund balances, no debt payments in 2025 and no Housing TIF Allocation Area in the city.

2. Ordinance 7-2026-Sewer Use- Presentation -Misty Adams-Utilities Director

- Mayor Craig stated the this is presentation of proposed Ordinance 7-2026 Repealing and Replacing Chapter 51 Sewers Of The Bedford City Code. No vote requested today.
- There is a lot of information in the Ordinance, and we will send them additional information with the specific changes to allow the council to have time to review.
- Misty Adams stated that as part of our industrial user General Motors, as part of the process we have to amend our EPA and IDEM, so it is modified to industrial users. Our last industrial user was Manchester Tank and they went out. Part of the process it to modify the permit and ordinance. Our current ordinance was dated 1978 with updates in 1984. We have worked with IDEM on the updates.
- Chapter 51.016 has a change to the grease traps in restaurants.
- Chapter 51.073 has changed to check valve and backflow preventers to reduce insurance claims.
- Ryan Griffith asked if this would affect new buildings and if the Planning and Zoning will be reviewing the requirement with new constructions. Yes, it will require the reviews.
- The ordinance will be addressed at the April meeting.

3. Discussion Of Owner-Occupied (OOR) Housing Program-\$35,000. Mayor Sam Craig, Sarah Turpen-Business & Community Development Director

- Sarah Turpen stated that we just finished the OCRA Housing Program Grant for \$300,000 with our \$30,000 match. Seventeen homes were rehabbed from new roofs to HVAC.
- There are two more grant cycles for this year, June and October. We can apply for up to \$350,000 that would require a 10% match of \$35,000. The grant that just finished had 107 applications, with the seventeen awarded. This shows the need in the city.

- Larry Hardman made the motion for approval to apply for the \$350,000 OCRA Housing Grant with a \$35,000 match from the city,
- Brad Bough seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

4. Request Acceptance Of Deed Of Dedication For Fellowship Drive-David Flinn

- David Flinn requested the board accept the deed for Fellowship Drive this was completed in 2016 and not dedicated at that time.
- Heath Hawkins made the motion for acceptance of deed for Fellowship Drive,
- Brad Bough seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

5. Ordinance 8-2026-Establishing The Bedford Water Well Fund-Billie Tumey-Clerk Treasurer

- Mayor Craig stated the city dedicated \$1,000,000 to the Spider Creek Project and it was not used. We are receiving those funds back.
- We would like to use those funds for well exploration and installation for additional water source. The funds were from tax dollars; they need a separate fund set up to keep the funds separate from the water funds.
- The proposed ordinance needs to be passed tonight because we will be receiving those funds back from the Bank of New York very soon.
- Larry Hardman made the motion for first passage of Ordinance 8-2026 ,
- Ryan Griffith seconded the motion,
- *All votes in favor of the motion, no one opposed, the ordinance moves on to second passage.*
- Brad Bough made the motion for second passage of Ordinance 8-2026
- Heath Hawkins seconded the motion,
- *All votes in favor of the motion, no one opposed, the ordinance moves on to the third passage.*
- Larry Hardman made the motion to suspend the rules for a third and final passage of Ordinance 8-2026.
- Brad Bough seconded the motion,
- *All votes in favor of the motion to suspend the rules, no one opposed, the ordinance moves on to third and final passage.*
- Craig Turpen made the motion for third and final passage of Ordinance 8-2026 ,
- Kathy Blackburn seconded the motion,
- *All votes in favor of the motion, no one opposed, Ordinance 8-2026 passed.*

ORDINANCE NO. 8-2026
AN ORDINANCE ESTABLISHING THE BEDFORD WATER WELL FUND

WHEREAS, the City of Bedford, Indiana, operates a Bedford City Utilities; and

WHEREAS, The City of Bedford, Indiana, is interested in the exploration and possible Installation of water wells for a water source; and

WHEREAS, the Common Council of the City of Bedford, Indiana, on February 20, 2024 passed Resolution 1-2024 dedicating one million dollars to the Spider Creek Project from the City's General Fund and

WHEREAS, The City of Bedford, Indiana, completed the Spider Creek Project in 2025 and the One Million Dollars dedicated by the Common Council were unspent on the project which were in a project account at The Bank Of New York, and which will be returned to The City of Bedford; and

WHEREAS, The Common Council of the City of Bedford, Indiana, wishes to dedicate the One Million Dollars and any interest earned, for the exploration and possible installation of water wells for a water source for Bedford City Utilities.

BE IT ORDAINED by the Common Council of the City of Bedford, Indiana, as follows:

Section 1. That the Clerk-Treasurer of the City of Bedford, Indiana, shall establish and maintain The Bedford Water Well Fund for the expenditures of the exploration and possible installation of Bedford Water Wells,

Section 2. That the reimbursement monies from the Bank of New York will be deposited into the Bedford Water Well Fund,

Section 3. The Board of Public Works and Safety of the City of Bedford, Indiana, shall be vested with the responsibility and discretion for making expenditures from this fund in accordance with applicable law.

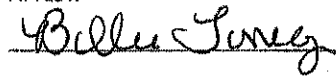
Section 4. This Ordinance shall be in effect March 17, 2026, after its passage and approval by the mayor.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA, this 17 day of March, 2026.



PRESIDING OFFICER

ATTEST:



Billie Tumey, Clerk-Treasurer

6. Bedford Public Library Annual Report By Nathan Watson

- Nathan Watson provided the council with the 2025 Annual Report for the Bedford Public Library. He discussed the library's events and statistics.

7. Discussion

- Brad Bough thanked Lincoln School kids for attending and invited other schools to attend meetings in the future.
- StoneGate provided a handout for the council.
- Mayor Craig stated that the plans for the proposed street department have been submitted to the state for their approval. The appraisal for the land for the proposed fire station has been started.

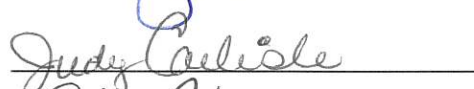
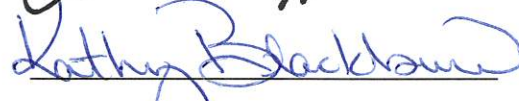
8. Adjourn

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

MAYOR SAM CRAIG STATE OF THE CITY ADDRESS

Bedford City Council 2026

- Ryan Griffith, President
- Kathy Blackburn
- Judy Carlile
- Heath Hawkins
- Craig Turpen
- Larry Hardman
- Brad Bough



Attest: Billie Turney
Clerk-Treasurer



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