

City of Bedford

City Council Hearing & Regular Meeting

March 19, 2024

7:00 P.M.

Minutes

Public Hearing

1. Public Hearing-Consideration of Additional Appropriation \$200,000. -New Fire Emergency Vehicle-Greg Pittman, Billie Tumey

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

Prayer: Ryan Griffith

Pledge of Allegiance: Larry Hardman

Call to Order: Council President Judy Carlisle

The Common Council of the City of Bedford, Indiana met for a Regular City Council Meeting on March 19, 2024, at 7:00 P M at Stonegate Arts & Education Center. Council President Judy Carlisle presided and called the meeting to order.

Members in attendance:

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

Reading/Approval of Minutes:

February 20, 2024 – Hearing & Regular Meeting

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

Old Business

1. Tabled-Third & Final Passage -Ordinance 5-2024-Amending Zone Map-Christopher Napier-1301 7th Street-From R-3 to B-1 Brandon Woodward

- Brandon Woodward stated that Ordinance 5-2024 was up for final passage.
- The property at 1301 7th St owned by Christopher & Amanda Napier, was requested to be rezoned from R-3 to B-1.
- The Plan Commission had a preliminary hearing on December 12,2023 and the request was tabled due to Mr. Napier being unable to attend. A second preliminary hearing was held on January 9th and passed on to a public hearing that was held on February 13th and passed by the Plan Commission with no opposition.
- Mr. Woodward was contacted by neighbor Jonathan Gosnell (626 M St owned by Lee Gosnell) who was opposed to the rezoning. Mr. Gosnell was out of the country when the notice was sent, and he did not receive it the notice.
- Mr. Gosnell was present to speak and had sent council members emails. He stated that the public notice was incorrect, it states the property going from a B-1 to a R-3, when it should have said R-3 to B-1 and he didn't receive proper notice. He added that the property was right in his backyard, and he didn't want people in and out of the building when he is outside in his yard, and it was only 15 feet from his property. Mr. Gosnell spoke at length about his opposition to the change.
- Mr. Napier was in attendance.

➤ ***Third and Final Passage for Ordinance 5-2024 died due to lack of motion.***

2. Tabled-Third & Final Passage-Ordinance 6-2024-Ordinance Repealing Ordinance 35-2004 As Amended Regarding Storm Water Control Within The City of Bedford-Misty Adams

- Misty Adams stated that the storm water ordinance needed to be revised to meet IDEM requirements.
- Dan Bortner made the motion for the third and final passage for Ordinance 6-2024,
- Larry Hardman seconded the motion,
- ***Third and Final Passage for Ordinance 6-2024, All votes in favor of the motion, No One Opposed, Passed***

*****Ordinance 6-2024 attached to end of minutes***

New Business

1. Compliance With Statement of Benefits-Stonecutters Place- Real Estate Improvements-Conversion of Former Elegant Lady and Brock & Sears Building into Apartments Including An Elevator and Community Space for Senior Citizens. Also, The Redevelopment of The Former Mowery Property and Goff Refrigeration property into Parking for The Stonecutters Place Senior Project-Resolution 14-2013 Amy Alcorn (Hoosier Uplands)

- Amy Alcorn gave the council an update on Stonecutters Place.
- The property is fully rented with a wait list of 40 people.
- The apartments are for ages 55 and older.
- They are in compliance with the abatement requirements.

2. Compliance With Statement of Benefits-Stalker Apartments-Real Estate Improvements -Acquisition and Rehabilitation of the Former Stalker School Into 18 Affordable Apartments Resolution 13-2011-Amy Alcorn (Hoosier Uplands)

- Amy Alcorn gave the council an update on Stalker Apartments.
- The property is fully rented with a wait list that is a bit longer than Stonecutters Place.
- Stalker Apartments are for families.
- They are in compliance with the abatement requirements.

3. Motion and Acceptance of Appointment for Bedford Urban Enterprise Association Board (BUEA)-Resident of Zone (D) Clarice Guy- Council President Judy Carlisle

- The BUEA needs a Democratic appointment. Clarice Guy has agreed to the appointment.
- Brad Bough made the motion to approve,
- Kathy Blackburn seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

4. Resolution 6-2024 Additional Appropriation-New Emergency Fire Vehicle-Billie Tumey

- The BOW approved two bids pending council approval for an emergency vehicle for the fire department.
 - The fire department is requesting a new emergency vehicle for EMS runs.
 - Chief Pinnick stated that the EMS runs have increased from 700 in 2022 to 1400 in 2023.
 - Using the emergency vehicle will slow down the wear on the large fire trucks.
 - It will be a 4x4 and be able to respond to emergencies in the county.
 - The city has a long-standing contract with the county for extraction.
 - The truck will be housed at headquarters.
 - Looking at the receiving the truck around October 2024.
 - Chief Pinnick added that we need to be looking at replacing other fire trucks in the next few years. The prices have increased greatly.
- Brad Bough made the motion for adoption of Resolution 6-2024,
 - Larry Hardman seconded the motion,
 - *All votes in favor of the motion, No one opposed, passed.*

RESOLUTION NO. 6 -2024

ADDITIONAL APPROPRIATION RESOLUTION

BE IT ORDAINED BY THE COMMON COUNCIL of the City of Bedford, Indiana:

WHEREAS the proper legal officers of the City of Bedford have determined that it is necessary to appropriate more money than was originally appropriated in the Annual Budget for the purpose of Emergency Fire Vehicle; now, therefore:

Sec. 1. Be it ordained (resolved) by the Common Council of the City of Bedford, Lawrence County Indiana, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named, subject to laws governing the same:

From: General Fund 1101 Unappropriated 100-700.000	\$200,000.00
To: General Fund 1101 Administration 003-449.000 Other Capital Outlays	\$200,000.00

BE IT FURTHER ORDAINED that this resolution shall be in full force and effect from and after its passage and approval by the Mayor and Common Council.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA THIS 19th day of March 2024.

5. Resolution 7-2024-Adoption of The Lawrence County Multi Hazard Mitigation Plan-Scott Smith

- Scott Smith presented the council with the Multi Hazard Mitigation Plan.
 - It is a federal requirement that the plan is revised every 5 years.
 - The county hired a company to complete the plan and they have been working on it for two years.
 - The plan is 155 pages long and is required by FEMA.
 - Ryan Griffith stated that there are some incorrect names and spelling errors in the report.
 - With the report being in the process for two years, some officials and department heads have changed.
-
- Heath Hawkins made the motion for adoption of Resolution 7-2024,
 - Ryan Griffith seconded the motion,
 - *All votes in favor of the motion, No one opposed, passed.*

RESOLUTION OF THE CITY OF BEDFORD

No. 7-2024

ADOPTION OF THE LAWRENCE COUNTY MULTI HAZARD MITIGATION PLAN

WHEREAS, the County of Lawrence and the City of Bedford has participated in the hazard mitigation planning process as established under the Disaster Mitigation Act of 2000; and

WHEREAS the Act establishes a framework for the development of a multi-jurisdictional County Hazard Mitigation Plan which includes City of Bedford; and

WHEREAS, the Act as part of the planning process requires public involvement and local coordination among neighboring local units of government and businesses; and

WHEREAS, the Lawrence County Plan includes a risk assessment including past hazards, hazards that threaten the County, an estimate of structures at risk, a general description of land uses and development trends; and

WHEREAS, the Lawrence County Plan includes a mitigation strategy including goals and objectives and an action plan identifying specific mitigation projects and costs; and

WHEREAS, the Lawrence County Plan includes a maintenance or implementation process including plan updates, integration of the plan into other planning documents and how Lawrence County will maintain public participation and coordination; and

WHEREAS, the Plan has been shared by the Indiana Department of Homeland Security and the Federal Emergency Management Agency for review and comment; and







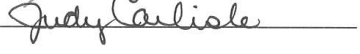
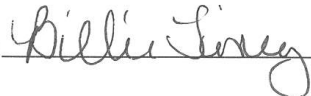
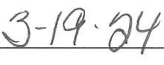
WHEREAS, the Lawrence County All-Hazard Mitigation Plan will make the county and participating jurisdictions eligible to receive FEMA hazard mitigation assistance grants; and

WHEREAS, Lawrence County All-Hazard Mitigation Plan updates the existing Multi-Hazard Mitigation Plan adopted in 20017; and

WHEREAS, this is a multi-jurisdiction plan for cities and towns that participated in the planning process who may choose to also adopt the County Plan.

NOW THEREFORE, BE IT RESOLVED BY CITY OF BEDFORD, INDIANA that the City of Bedford supports the hazard mitigation planning efforts and wishes to adopt the Lawrence County Multi-Hazard Mitigation Plan.

This Resolution was passed and adopted by the Bedford City Council on the 19th day of March, 2024.

	
	
	
	_____
ATTEST: 	Date: 

**6. Ordinance 7-2024- Amending Zone Map-Frank Hackett 515 N Street- From B-1 to R-3
Brandon Woodward**

- Brandon Woodward stated that Frank Hackett requested that his property at 515 N St be rezoned from a B-1 to R-3. This is part of his residence, and he is having issues with his insurance company with it being zoned B-1.
 - Brandon Woodward added that on February 13 the Plan Commission held a preliminary hearing and passed the request on to a public hearing that was held on March 12 and passed by the Plan Commission with no opposition and moved to the council.
 - This property used to be a pre-school and is surrounded by a roadway.
 - Bertha's Mission asked questions but had no problem with the change.
-
- Ryan Griffith made the motion to approve the first Passage of Ordinance 7-2024.
 - Larry Hardman seconded the motion.
 - Dan Bortner made the motion to approve the second Passage of Ordinance 7-2024.
 - Brad Bough seconded the motion.
 - *All Votes were in Favor, No One Opposed, The Third and Final Passage of Ordinance 7-2024 will be presented at the April 16, 2024, meeting.*

7. Resolution 8-2024 Amending Resolution 2-2023 approving and Establishing Deductions for Real Estate Improvement for Hoosier Uplands Economic Development Corporation for Tax Abatement Purposes In An Economic Revitalization Area (ERA)- Limestone Edge L.P. Senior Housing -Greg Pittman, Natalie Powell (Hoosier Uplands EDC)

- Attorney Greg Pittman stated that Hoosier Uplands apartment project that was approved for a ten-year abatement last year, failed to obtain the funding.
 - They are going to reapply for the funding this year and need to amend the resolution so that they do not lose a year of tax abatement.
-
- Ryan Griffith made the motion to approve Resolution 8-2024,
 - Dan Bortner seconded the motion,
 - *All votes in favor of the motion, No one opposed, passed.*

CITY OF BEDFORD COMMON COUNCIL RESOLUTION B-2024

A RESOLUTION AMENDING RESOLUTION 2-2023 APPROVING AND ESTABLISHING DEDUCTIONS FOR REAL ESTATE IMPROVEMENT FOR HOOSIER UPLANDS ECONOMIC DEVELOPMENT CORPORATION FOR TAX ABATEMENT PURPOSES IN AN ECONOMIC REVITALIZATION AREA (ERA)

LIMESTONE EDGE L.P. SENIOR HOUSING

The Common Council of the City of Bedford finds it necessary to amend Resolution 2-2023, which it passed on May 15, 2023, to be effective beginning with the 2027 pay 2028 tax year. The Common Council now amends Resolution 2-2023 to read in its entirety as follows:

WHEREAS, the Common Council of the City of Bedford has, pursuant to IC 6-1.1-12.1 et. seq. established a program of personal property and real property tax abatement within "Economic Revitalization Areas" within the City of Bedford; and

WHEREAS, Hoosier Uplands Economic Development Corporation Housing has requested that the Common Council of the City of Bedford approve a real estate improvement deduction for the purposes of Property Tax Abatement in an Economic Revitalization Area (ERA) for a period of ten (10) years at 75% per year on the development of Limestone Edge L.P., which will be a 32-unit affordable housing for seniors and seniors with special needs located at 3301 South Shawnee Drive; and

WHEREAS, Hoosier Uplands Economic Development Corporation has submitted to the Common Council a form SB-1/Real Estate Improvement (State of Benefits) in connection with the development of Limestone Edge L.P. 32-unit affordable housing for seniors and seniors with special needs, and provided all information and documentation necessary, which Statement of Benefits is attached hereto as EXHIBIT "A" for the Council to make an informed decision (collectively); and

WHEREAS, Hoosier Uplands Economic Development Corporation has advised that it intends to complete the development of Limestone Edge L.P. located 3301 South Shawnee Drive, Bedford, Indiana located within the boundaries of the City of Bedford; and

WHEREAS, the Common Council of the City of Bedford has considered and reviewed the Statement of Benefits submitted by Hoosier Uplands Economic Development Corporation and has conducted a complete and proper investigation of the Real Estate Property and affirmatively finds that the criteria set forth in IC 6-1.1-12.1-3(b) have been met.

NOW THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD:

1. That all of the conditions and requirements for the tax deductions to be granted hereby have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form.

2. That the Statement of Benefits submitted by Hoosier Uplands Economic Development Corporation is hereby approved.
3. Hoosier Uplands economic Development is entitled to the opportunity to apply for real estate property improvement tax deductions for the increase in assessed value resulting from the development of Limestone Edge L.P. 32-unit affordable housing complex for seniors and seniors with special needs over a period of ten (10) years commencing with the 2024 pay 2025 tax year in accordance with the following abatement schedule percentages:

SECTION I

IC 6-1.1-12.1-4 shall be the percentages therein provided for a period of:

- | | |
|-------|------------|
| _____ | (1) year |
| _____ | (2) years |
| _____ | (3) years |
| _____ | (4) years |
| _____ | (5) years |
| _____ | (6) years |
| _____ | (7) years |
| _____ | (8) years |
| _____ | (9) years |
| _____ | (10) years |

SECTION II

IC 6-1.1-12.1-4.5 shall be the percentages therein provided for a period of:

- | | |
|-------|------------|
| _____ | (1) year |
| _____ | (2) years |
| _____ | (3) years |
| _____ | (4) years |
| _____ | (5) years |
| _____ | (6) years |
| _____ | (7) years |
| _____ | (8) years |
| _____ | (9) years |
| _____ | (10) years |

IC 6-1.1-12.1-14 shall be the annual fee imposed throughout the term of the deduction stipulated in IC 6-1.1-12.1-45.

_____ percentage to be applied by Lawrence County Auditor (not to exceed 15% or the lesser of \$100,000)

IC 6-1.1-12.1-14 fees collected must be distributed by the Lawrence County Auditor in accordance therein provided:

- _____ Bedford Redevelopment Commission
- _____ Lawrence County Economic Growth Council
- _____ Bedford Revitalization, Inc.
- _____ Bedford Urban Enterprise Association

This Resolution shall be in full force and effect from and after its passed and signing by the Mayor and Common Council.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA, on the 19 day of March 2024.



Judy Carlisle, President




Kathy Blackburn




Dan Bortner



Brad Bough



Ryan Griffith

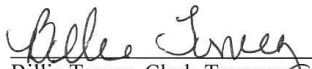


Larry Hardman



Heath Hawkins

ATTEST:



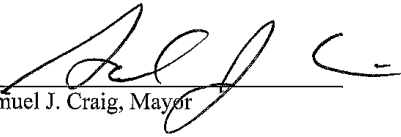
Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford this 19 day of March, 2024.

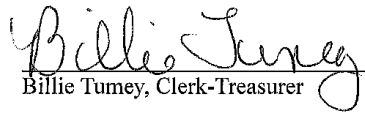


Billie Tumey, Clerk Treasurer

Signed and approved by me, the Mayor of the City of Bedford, Indiana, this ____ day of
March, 2024.



Samuel J. Craig, Mayor



Billie Tumey, Clerk-Treasurer

8. Presentation-TIF Management Annual Report of the Redevelopment Commission- Andrew Mouser (Baker Tilly)

- Andy Mouser stated that there is a new state requirement for RDC on reporting.
- Every year, a report for the previous year’s activities is reported in gateway before the deadline of April 15th.
- New in 2024, a presentation must be made to the city council as to the review of the previous year’s activities.
- Also new for 2024 is the requirement for RDC to plan for the future.
- Mr. Mouser presented and explained the RDC expenditures for 2023. From the paying off the 2017 Bond for the StoneGate Building to the purchase of and improvement of the new police department and sewer project.

9. Discussion

- Conflict of Interest Disclosure Statement for Ryan Griffith.

10. Adjourn

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

Bedford City Council 2024

- *Judy Carlisle, President* _____
- *Kathy Blackburn* _____
- *Ryan Griffith* _____
- *Heath Hawkins* _____
- *Dan Bortner* _____

• *Larry Hardman*

• *Brad Bough*

Attest: Billie Tumeey
Clerk-Treasurer
