

City of Bedford

City Council Regular Meeting/Public Hearing

July 18th, 2022

7:00 P.M.

Minutes

1. Public Hearing-Proposed Water Rates and Charges Due to the Repeal of Utility Receipts Tax and Increase in Water Rates as a Result of Said Repeal-Misty Adams, Greg Pittman

- The State of Indiana repealed the Indiana Utility Receipt Tax (URT) which would result in a reduction of the city's waterworks rates and charges of approximately 1.40% for nonexempt customers. The city finds that the existing fees, rates, and charges for the use of and service rendered are sufficient to produce revenue to pay all of the necessary expenses. The existing fees, rates and charges should be restated and established as provided for in Ordinance 12-2022. This will not increase customer payments. Their current charges will remain the same.
- Comment from Councilman Brad Bough: Brad asked if the cost of the utility service caused a hardship on families, is there any help on the monthly bill?
- Misty Adams said there are numerous options that residents can contact for help such their Trustee.

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

Prayer: Judy Carlisle

Pledge of Allegiance: Penny May

Call to Order: Mayor Samuel J. Craig

The Common Council of the City of Bedford, Indiana met for a Public Hearing and *Regular* City Council Meeting on Monday July 18th, 2022, at 7:00 P M at StoneGate Arts & Education Center, 931 15th Street. Honorable Mayor Samuel J. Craig presided and called the meeting to order.

Members in attendance:

- Judy Carlisle
- Penny May
- Dan Bortner
- Angel Hawkins
- Brad Bough

- Larry Hardman
- Ryan Griffith

Reading of Minutes- July 18th, 2022- Regular Meeting

- Brad Bough 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

Third and Final Passage of Ordinance 8-2022-Amending Zone Map for Daryl Peterson-2604 35th Street-From B-3 Planned Business District to I-1 Industrial Light District-Brandon Woodward

**ORDINANCE NO. 8 - 2022
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, Light Industrial District (I-1) to-wit:

SEC 27 TWP; 5 R1W N CENT PT N ½ NE; SE .964, Commonly referred to as 2604 35th Street Bedford, Indiana.

Parcel # 47-06-27-300-005.000-010

Section 2. That all regulations applicable to Light Industrial (I-1) 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 18th day of July 2022.

- Judy made the motion to approve the third and final passage of Ordinance 8-2022,
- Larry Hardman seconded the motion,
- *All votes were in favor, No One Opposed, Ordinance 8-2022, Passed*

New Business:

1. Compliance with Statement of Benefits for LNL Empire Group LLC-Real Estate Improvements-Extensive Interior Rehab of Existing C Store on One Acre of Land. Building Extending West and East Walls 20ft and Extending South Wall 60ft. Adding Second Story to the Building, New Roof, Plumbing, Electric and Trusses. Adding Car Wash, Lift Station, and Automatic Gas Pumps-Resolution 5-2014-Debbie Deckard (Turpen & Deckard)

- The net value upon completion of improvements is \$753,605.
- Salaries \$407,063
- Debbie Deckard stated that LNL has invested over \$2.2 million since the Abatement.

- Larry Hardman made the motion to approve,
- Angel Hawkins seconded the motion,
- *All votes were in favor, No One Opposed, Compliance Statement Approved.*

2. Compliance with Statement of Benefits-DS FAB & TOOL INC.-for the Purpose of Manufacturing Machinery for the Limestone Industry-Personal Property-1-2016 Greg Stokes (Stokes & Housel)

- The net value after completion of project is \$72,159.
- The salaries were estimated at \$90,000 but actual salaries are \$135,000.
- Mr. Stokes said DS FAB and Tool currently have 3 buildings and the total payroll is over \$800,000.

- Dan Bortner made the motion to approve,
- Judy Carlisle seconded the motion,
- *All votes were in favor, No One Opposed, Compliance Statement Approved.*

3. Compliance with Statement of Benefits-Lee Cuba-Real Estate Improvements-Construction of New Manufacturing Facility-Resolution 6-2015-Lee Cuba

- The net value upon completion of project is \$77,841.
- The estimated salaries were \$49,920, but actual salaries are \$170,667.

- Brad Bough made the motion to approve,
- Ryan Griffith seconded the motion,
- *All votes were in favor, No One Opposed, Compliance Statement Approved.*

4. Request Approval and Acceptance of SB-1 Tax Abatement for General Motors LLC-Personal Property-Install Machinery, Equipment, and Special Tooling Necessary to Produce Electric Vehicles Related Components, and Resolution 6-2022-Approving and Establishing Deductions for Personal Property Tax Abatement-Mayor Samuel J. Craig, John Blanchard, and Troy Kennedy (General Motors)

- General Motors has requested a Tax Abatement for the purpose of a Casting Operation as part of a \$45 million Electric Vehicle Operation.
- The construction should start at the end of 2022 and the determination of location by August of 2022.
- Operation date estimated for 2025.
- Approximately 43 jobs will be available with total salaries of over \$2 million.
- The abatement will be a 100% Abatement for 10 years with 15% of the annual fee imposed through out the term stipulated to Bedford Redevelopment Commission
- Mayor Craig stated even though the city has granted a number of Abatements to General Motors, General Motors has also completed numerous projects with no incentives.
- General Motors has invested over \$108 million in the Bedford Plant since 2010.

RESOLUTION NO. 6-2022

CITY OF BEDFORD COMMON COUNCIL

A RESOLUTION APPROVING AND ESTABLISHING DEDUCTIONS

FOR PERSONAL PROPERTY TAX ABATEMENT

IN AN ECONOMIC REVITATLIZATION AREA (ERA)

GENERAL MOTORS LLC.

WHEREAS, the Common Council of the City of Bedford has, pursuant to IC 6-1.1-12.1-1 et. seq. established a program of personal property and real property tax abatement within “Economic Revitalization Areas” within the City of Bedford; and

WHEREAS, General Motors LLC., has requested that the Common Council of the City of Bedford approve a personal property deduction for the purposes of Tax Abatement in an Economic Revitalization Area (ERA) for a period of ten (10) years on the installation of new manufacturing equipment, and special tooling necessary to produce electric vehicle related components; and

WHEREAS, General Motors LLC., has submitted to the Common Council a form SB-1/Personal Property (State of Benefits) in connection with the installation of new manufacturing equipment and special tooling necessary to produce electric vehicle related components, 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, General Motors LLC., has advised that it intends to complete the installation of equipment and special tooling at its facility located at 105 GM Drive (North Jackson Street), 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 General Motors LLC and has conducted a complete and proper investigation of the Personal Property and affirmatively finds that the criteria set forth in IC 6-1.1-12.1-4.5(b) have been met.

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

1. The estimated cost of the new manufacturing equipment, and special tooling necessary to produce electric vehicle related components is reasonable for this type of equipment and for projects of this nature; and

2. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, and special tooling necessary to produce electric vehicle related components; and
3. The estimate of the annual salaries of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, and special tooling necessary to produce electric vehicle related components; and
4. The tax base of the City of Bedford and all relevant taxing districts can be reasonably expected to increase from the proposed installation of new manufacturing equipment, and special tooling necessary to produce electric vehicle related components; and
5. The totality benefits are sufficient to justify the deduction.

NOW, THEREFORE, based on the foregoing, the Common Council further RESOLVES, FINDS, AND D1. That all of the condition's 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 General Motors LLC is hereby approved.
3. General Motors LLC be entitled the opportunity to apply for personal property tax deductions for the increase in assessed value resulting from the installation of new manufacturing equipment, and special tooling necessary to produce electric vehicle related components over a period of ten (10) years commencing with the 2022 pay 2023 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:

- 100% (1) year
- 100% (2) years
- 100% (3) years
- 100% (4) years
- 100% (5) years
- 100% (6) years
- 100% (7) years
- 100% (8) years

100% (9) years
100% (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:

15% 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 passage and signing by the Mayor and Common Council.

Passed and Adopted by the Common Council of the City of Bedford, Indiana, on the 18th Day of July 2022.

- Larry Hardman made the motion to approve Resolution 6-2022
- Brad Bough seconded the motion,
- *All votes were in favor, No one opposed, Resolution 6-2022, Passed*

5. Ordinance 10-2022- Amending Insurance Coverage for Retirees-Mayor Samuel J. Craig, Denise Henderson

- Due to the change in Insurance Carriers from Anthem to United Health Care through the Aim Trust it was necessary to establish the insurance coverage for Retirees.
- Denise requested the Council suspend the rules and pass the Ordinance due to the timing of the new insurance which started on July 1, 2022.

ORDINANCE NO.: 10-2022

WHEREAS, Section 33.51 of the Bedford City Code establishes insurance coverage for retirees, and **WHEREAS**, the City of Bedford recently changed health insurance carriers to the AIM Medical Trust, and **WHEREAS**, there is a need to amend this Ordinance to follow the rules and regulations of the new health insurance carrier.

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

(A) Commencing July 1, 2022, all city retirees, who meet the criteria set forth herein, regardless of the department in which they were formerly employed, may elect to continue their existing city group health insurance plan, including dental and vision, after their retirement at their sole expense until they reach Medicare eligibility (age 65). The retiree must elect to continue (*no lapse in coverage*) their existing coverage in writing through the Clerk Treasurer's Office within 90 days after the employee's retirement date.

(B) Pursuant to I.C. § 5-10-8-2.6(e), a city retiree shall qualify to participate in the city's group health insurance program as stated above if they meet the following criteria:

- (1) The city retiree will have reached 55 years of age on or before the employee's retirement date but who will not be eligible on that date for Medicare coverage as prescribed by 42 U.S.C. 1395 et seq.;
- (2) The city retiree will have completed twenty (20) years of creditable employment with a public employer on or before the employee's retirement date, ten (10) years of which must have been completed immediately preceding the retirement date; and
- (3) The city retiree must have completed at least 15 years of participation in the retirement plan of which the employee is a member on or before the employee's retirement date.

(C) A city retiree, including current city retirees who are participating in the city's group health, dental or vision insurance plans, may not change coverages or add family members to the city's group health, dental or vision plans after 90 days following the retiree's retirement date.

(D) The city retiree shall pay the full amount of the monthly premium for the coverage they are enrolled in. The full amount of the premium is defined as the employee's share cost and the city's share cost and shall be paid as follows:

- (1) Each city retiree who elects to participate in the city's group health coverage plan shall pay the full amount of their premium to the third-party administrator of the retiree program for the AIM Medical Trust promptly when the premium becomes due.
- (2) Each city retiree who elects to participate in the city's group dental or vision insurance coverage shall pay the full premium to the Clerk-Treasurer promptly when the premium becomes due.

(E) If any city retiree fails or refuses to pay the full amount of their monthly premium cost promptly when the premium is due, the group insurance coverage with respect to the defaulting city retiree and any covered family members shall terminate.

(F) Coverage for eligible retirees terminates when the retiree becomes eligible for Medicare coverage. The spouse of an eligible retiree may remain on the plan until the spouse becomes eligible for Medicare even if the eligible retiree enrolls in Medicare first and drops off the plan. However, if the eligible retiree dies before the spouse becomes eligible for Medicare, coverage for the spouse terminates upon the earlier of:

- (1) The date the spouse becomes eligible for Medicare.
- (2) The date the spouse remarries; or
- (3) Two years after the date of the eligible retiree's death.

(G) Individuals who were already participating under the city's group health insurance retiree program shall be grandfathered under the AIM Medical Trust rules and regulations.

This Ordinance shall be in full force and effect from and after its passage and approval by the mayor in the manner provided by law.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BEDFORD, INDIANA, THIS 18TH DAY OF JULY 2022.

- Dan Bortner made the motion to approve the first passage of Ordinance 10-2022,
- Ryan Griffith seconded the motion,
- Judy Carlisle made the motion to approve the second passage of Ordinance 10-2022

- Larry Hardman seconded the motion,
- Angel Hawkins made the motion to suspend the rules and go to the third and final passage of Ordinance 10-2022,
- Judy Carlisle seconded the motion,
- Angel Hawkins made the motion for the third and final passage of Ordinance 10-2022,
- Penny May seconded the motion,
- **All votes were in favor, No One Opposed, Ordinance 10-2022, Passed**

6. Ordinance 11-2022-Amending Zone Map-Stephen Cole-2627 Q Street and 1717 27th Street-From B-1 to R-3-Brandon Woodward

- Brandon Woodward stated a request for a Rezone was made by Stephen Cole located at 2627 Q Street and 1717 27th Street. Mr. Cole request to rezone this property from a B-3 to R-3 to allow for a single-family dwelling.
- Brandon said the Bedford Plan Commission a Public Hearing on July 12, 2022, for anyone to discuss their concerns of the rezoning.
- Notifications were made to adjacent homeowners of the Public Meeting.
- Brandon said there were no comments made at the Public Hearing.
- Brandon is requesting the Council suspend rules and pass Ordinance 11-2022 due to a deadline the homeowners have with the bank.

**ORDINANCE NO. 10-2022
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, Medium Density Residential District (R-3), to-wit:

MELTERS WEST ½ LOT 6 BLK D 93 X 101, Commonly referred to as 2627 Q St. & 1717 27th St. Bedford, Indiana 47421. Parcel # 47-06-21-100-002.000-010 & 47-06-23-303-012.001-010.

Section 2. That all regulations applicable to Medium Density Residential District (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 on July 20, 2022.

- Larry Hardman made the motion to approve the first passage of Ordinance 11-2022,
- Angel Hawkins seconded the motion,
- Angel Hawkins made the motion to approve the second passage of Ordinance 11-2022
- Larry Hardman seconded the motion,

- Angel Hawkins made the motion to suspend the rules and go to the third and final passage of Ordinance 11-2022,
- Larry Hardman seconded the motion,
- Angel Hawkins made the motion for the third and final passage of Ordinance 10-2022,
- Larry Hardman seconded the motion,
- **All votes were in favor, No One Opposed, Ordinance 11-2022, Passed**

7. Ordinance 12-2022-Establishing Rates and Charges for use of and Service Rendered by the Waterworks System-Amendment of Ordinance 21-2008 and Amendment of Ordinance 16-2012-Misty Adams

- Misty requested the Council pass Ordinance 12-2022 before the statements are mailed out.
- The State of Indiana repealed the Indiana Utility Receipt Tax (URT) which would result in a reduction of the city's waterworks rates and charges of approximately 1.40% for nonexempt customers. The city finds that the existing fees, rates, and charges for the use of and service rendered are sufficient to produce revenue to pay all of the necessary expenses. The existing fees, rates and charges should be restated and established as provided for in Ordinance 12-2022. This will not increase customer payments. Their current charges will remain the same.

- Brad Bough made the motion to approve the first passage of Ordinance 12-2022,
- Angel Hawkins seconded the motion,
- Judy Carlisle made the motion to approve the second passage of Ordinance 21-2022
- Penny May seconded the motion,
- Ryan Griffith made the motion to suspend the rules and go to the third and final passage of Ordinance 12-2022,
- Angel Hawkins seconded the motion,
- Larry Hardman made the motion for the third and final passage of Ordinance 12-2022,
- Judy Carlisle seconded the motion,
- **All votes were in favor, No One Opposed, Ordinance 12-2022, Passed**

8. StoneGate Arts & Education Center Budget Update-Linda Henderson (StoneGate)

- Linda said some of the new things going on at StoneGate was the Kids Arts Camp which was a collaboration with Ivy Tech, Bedford Public Library, and United Way. Linda stated they had to turn kids way because it was such a success. She said next year they hope to be able to accommodate more children.
- The Job Fair was located on all three floors and there were 33 employers who participated.
- Linda asked that we put the word out that StoneGate is having a Creative Arts for Vets on Thursday, July 28, 2022, from 6-8 P.M.
- The council applauded Linda for the excellent job she is doing at StoneGate

9. Discussion

- Ryan wanted to thank the city employees for great job they did during the July 4th festivities.
- Brad thanked the mayor for the wonderful fireworks display again this year. He also appreciated that the fireworks were on July 4th.

10. Adjourn

- Larry Hardman made the motion to adjourn,
- Penny May seconded the motion,
- *All votes were in favor, No one opposed, Passed, Meeting Adjourned*

Bedford City Council 2022

- *Judy Carlisle, President* _____
- *Penny May* _____
- *Ryan Griffith* _____
- *Angel Hawkins* _____
- *Dan Bortner* _____
- *Larry Hardman* _____
- *Brad Bough* _____

Attest: Marsha Pfeiffer
Clerk-Treasurer _____