

City of Bedford

City Council Meeting

June 17, 2025

7:00 P.M.

Minutes

Prayer: Dan Bortner

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 June 17, 2025, at 7:00 P M at Stonegate Arts & Education Center. Live Streaming VIA Facebook: www.facebook.com/Bedford.in.gov

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:

May 20, 2025 –Regular Meeting

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

Old Business

1. Tabled Compliance With Statement of Benefits CF-1 Tax Abatement-Stone City Products-Personal Property -600 Ton Stamping Press Line-Stewart Rariden

- Stewart Rariden addressed the board and stated his company is a stamping company and has been in the business for 75 years.
- They have a 60-ton press, and they make products for appliances, automotive and other industries. There is one press machine with several lines.
- They are in compliance with the abatement requirements.
- Dan Bortner made the motion for approval of Stone City Products CF-1 being in compliance,
- Kathy Blackburn seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

2. Tabled-Third & Final Passage-Ordinance 11-2025-Amending Zone Map-Dhall Corporation-2700 John Williams Blvd-From I-2 to B-3-Kevin Jones

- Mayor Craig asked if the council would like to make a Third and Final motion for Ordinance 11-2025.
- Dan Bortner asked the Planning Department to work on reviewing zoned parcels in the city.
- Mayor Craig stated that the city is working on clarifying some areas and it is a lengthy process.
- Larry Hardman made the motion to approve the Third and Final passage of Ordinance 11-2025,
- Judy Carlisle seconded the motion,
- *The Third and Final Passage of Ordinance 11-2025, All votes in favor of motion, No one opposed, passed.*

ORDINANCE NO. 11 - 2025

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,
Planned Business District (B-3), to-wit:

**SEC 15 TWP 5 R1W PT SW .85A, commonly referred to as
2700 JOHN WILLIAMS BLVD. BEDFORD ,IN.
Parcel # 47-06-15-300-034.000-010**

Section 2. That all regulations applicable to Planned Business District
(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 June 2025.

Judy Carlisle
Presiding Officer

ATTEST:

Billie Tumey
Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 17th day of
June 2025.

Billie Tumey
Billie Tumey, Clerk-Treasurer

This ordinance approved and signed by me this 17th day of
June 2025.

Samuel J. Craig
Samuel J. Craig, Mayor

ATTEST:

Billie Tumey
Billie Tumey, Clerk-Treasurer

**3. Tabled-Third & Final Passage-Ordinance 12-2025-Amending Zone Map-GFC
Properties Derek C George DBA DDT Properties, LLC527 E. 15th Street-R-2 to B-1-
Kevin Jones**

- Mayor Craig asked if the council would like to make a Third and Final motion for Ordinance 12-2025.
- Brad Bough made the motion to approve the Third and Final passage of Ordinance 12-2025,
- Heath Hawkins seconded the motion,
- ***The Third and Final Passage of Ordinance12- 2025, All votes in favor of motion, No one opposed, passed.***

ORDINANCE NO. 12 - 2025

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,
Convenience Business District (B-1), to-wit:

**SEC 13 TWP 5 R1W 60 X 180 & 79.82X180, commonly
referred to as 527 E 15TH ST BEDFORD, IN.
Parcel # 47-06-13-334-013.000-010**

Section 2. That all regulations applicable to Convenience Business
District (B-1) 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.

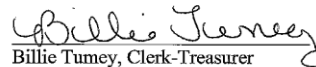
Passed and adopted by the Common Council of the City of
Bedford, Indiana, this 17th day of June 2025.


Presiding Officer

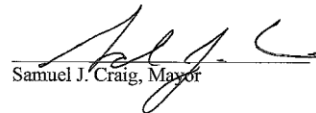
ATTEST:


Billie Tumey, Clerk-Treasurer

Presented by me to the Mayor of the City of Bedford, Indiana, this 17th day of
June 2025.


Billie Tumey, Clerk-Treasurer

This ordinance was approved and signed by me this 17th day of
June 2025.


Samuel J. Craig, Mayor

ATTEST:


Billie Tumey, Clerk-Treasurer

New Business

1. Compliance with Statement of Benefits (CF-1) For General Motors LLC-Vishal Dhawan (Finance Manager), Scott Brunso (Financial Analyst), Elisha Huddleston (Plant Director)

- Personal Property-Resolution 8-2016-Furnish and Install Machinery, Equipment and Special Tooling to Produce Aluminum Block Castings.
 - Personal Property-Resolution 7-2015-Furnish and Install Machinery, Equipment and Special Tooling to Support Die Casting Operations For Various Products.
 - Personal Property-Resolution 3-2014 -Furnish and Install Machinery, Equipment and Special Tooling to Produce Aluminum Black Castings
 - Personal Property-Resolution 6-2022-Furnish, Install or Upgrade Machinery, Equipment, and Special Tooling Including Dies to Support Electric Vehicle Component Manufacturing.
 - Elisha Huddleston (new plant manager) addressed the council. The Bedford plant has the capability to make parts for electric vehicles and gas-powered vehicles. We have the flexibility to make parts what is needed. General Motors has been here for 75 years and has manufactured over 9 million dollars so far this year.
 - There is one typo on one of the forms that has the governing body as Allen County Council and not the Bedford City Council. The Clerk Treasurer has made contact with the department that completed the forms for the correction.
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- Heath Hawkins made the motion for approval of the compliance for General Motors CF-1 for all of the filings presented,
 - Larry Hardman seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

2. Compliance With Statement of Benefits (CF-1) For Lee Cuba-Lee Cuba

- Lee Cuba addressed the council and stated that the business is going well, there are a lot of shipments for GM.
- The Nan Lee Properties is not doing as well. The business has slowed down and we are working on new technology for the product.

3. Compliance With Statement of Benefits (CF-1) For Nanlee Properties-Lee Cuba

- Judy Carlisle made the motion for approval of the Lee Cuba CF-1 and Nanlee CF-1,
- Kathy Blackburn seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

4. Motion and Acceptance of Appointment for Bedford Urban Enterprise Association (BUEA)-Mayor Sam Craig

- Legislative Body Member-District Includes All or Part of the Zone.
 - Mayor Craig stated that the BUEA appointments are being restructured.
 - Reappoint Larry Hardman as the Legislative Appointment.
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- Ryan Griffith made the motion for approval of the reappointment of Larry Hardman,
 - Heath Hawkins seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

5. Motion and Acceptance of Appointment for Bedford Urban Enterprise Association (BUEA)-Mayor Sam Craig

- Business in The Zone.
 - Reappoint Lee Cuba as the Business appointment.
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- Larry Hardman made the motion for approval of reappointment of Lee Cuba,
 - Judy Carlisle seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

6. Motion and Acceptance of Appointment for Bedford Urban Enterprise Association (BUEA)-Mayor Sam Craig

- 2 Residents of The Zone-Not of the same political party.
 - Reappoint Barbara Morris and Clarice Guy as the Political Party reappointments.
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- Dan Bortner made the motion to reappoint Barbara Morris and Clarice Guy as the Political Party appointments.
 - Ryan Griffith seconded the motion,
 - *All votes in favor of the motion, no one opposed, passed.*

7. Lawrence County Growth Council Update-Joe Timbrook

- The Lawrence County Growth Council is requesting additional funds of \$25,000 from the Restricted Opioid Fund. Joe Timbrook was not in attendance for the request.
- Brad Bough made the motion to table the request due to non-attendance for the request,
- Ryan Griffith seconded the motion,
- *All votes in favor of the motion, no one opposed, passed.*

8. Discussion

- Mayor Craig gave a presentation on the Bedford City aging infrastructure with the water lines. The city has been working on options for the aging system. The council has worked doing due diligence on the issues. The water lines are in need of repair and our citizens need to be informed.
- June 2024 the 16th Street Water Main Break. There were detours and it took time to repair. The cost to repair was 1.2 million dollars which was paid from RDC funds. The water account can't fund the emergencies. We need to be more proactive in replacing lines instead of reactive.
- Main Breaks-46 lines break in 2024- and 16-line breaks year to date in 2025. With temperature changes there are more broken lines.
- River to Water Treatment Plant-The water lines in use today-two-2-inch mains over 100 years old and one-20 inch main dated back to 1960's. A majority of all water main lines are over 75 years old and older and 110 miles long.
- Williams Dam is our only water supply. What is the fate of the dam? There is a potential of failure.
- Water Supply-Current source is White River (surface water). Alternate sources are wells and other providers.
- Current Infrastructure and Rates-Replacement and Improvements within the past 15 years. 52 new fire hydrants, over 6000 feet of 12-inch water main replaced (4,500 feet east of Plaza Drive & 1,600 feet O Street to Briar Lane Way (2024), 1,500 feet of 4-inch water main replaced, 1,000 feet of 10-inch water main replaced and 5,600 feet of new 6-inch water main installed. New UV building for disinfection (2016), Removal of chlorine gas and switched to generating our own sodium hypochlorite (2018) & Replaced several components and SCADA upgrades at the plant and river.
- Revenue Shortfall-We received grant and lender feedback with "Why aren't you helping yourself" and "Your rates are too low..."

Water Rate Comparison

6,049 Current City of Bedford Meters

All rates are based on the minimum size of a 5/8" meter using 5,000 gallons (no sales tax)

	Current Rates	Rate Difference	Revenue Opportunity Per Month	Revenue Opportunity Per Year
Bedford	\$31.31			
East Lawrence	\$47.55	\$16.24	\$98,235.76	\$1,178,829.12
Oolitic	\$47.17	\$15.86	\$95,937.14	\$1,151,245.68
North Lawrence	\$85.33	\$54.02	\$326,766.98	\$3,921,203.76
South Lawrence	\$110.39	\$79.08	\$478,354.92	\$5,740,259.04
City of Mitchell	\$61.36	\$30.05	\$181,772.45	\$2,181,269.40

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- Where do we go from here? Options-1. Keep rates low and continue to be reactive. 2.Proactively raise rates to update and replace aging system over time. 3. Consider the sale of our operation to a private entity.
- Option of a Private Provider-American Water has shown interest in our water utility. They currently serve 75 communities in Indiana and serve 1.5 million customers including Greenwood and Seymour. The first step is an appraisal of the water department. Indiana American Water is regulated by the Indiana Utility Regulatory Commission and Indiana Department of Environmental Management. Indiana American Water must obtain commission approval for any rate changes.
- A realtor and engineering firm would be selected to complete an appraisal of the water department. It will take three to four months to complete. American Water pays for the appraisal. If the city decides not to sell or American Water is not interested in the purchase, there is no cost to the city for the appraisal. If the city decides to sell the department, then the cost of the appraisal will be taken off the selling price.
- Employee Considerations-Our Utilities Department employees are a top priority should discussion evolve towards a sale. We will work to accommodate our employees with the options available. The employees were informed of the option at 3pm today.
- At this time, no decision has been made, the city is exploring options.
- Mayor Craig continued and stated that he and the council have discussed the options, and all are in agreement to explore the appraisal process. And they looked at all options to see what direction the city wants to go in. The council was asked for their comments.
- Dan Bortner- Like every other municipality across the state, aging infrastructure is an issue. Williams Dam, 1917 was around it was built. The is a handmade structure. Handmade structures will fail. It doesn't matter what legislation you put out, that just guides you. We have issues, we have 100-year-old pipes. Pretending they aren't 100 years old pipes doesn't help. We laid out, with counsels advise, several options. Exploring those options is the thing to do, not wait until we have a failure. Especially if it is with a main line that goes to the river. Pretending the issue isn't there doesn't help

anyone. We have to look at it, whether this means privatization, doing the work ourselves. It's the same methodology; it has to be looked at and find out what those options are as it stands right now.

- Kathy Blackburn-I agree with Dan. It is something that has been passed along for years to a point where something needs to be done. It is definitely worth checking out and see what we can come up with and seeing what they tell us. They may not want us, but it's worth a shot. I am all for it.
- Ryan Griffith-Asked Misty Adams, a majority of the water lines break at night? Fifty percent of them are after business hours? Ms. Adams agreed, most are Friday nights, weekends and holidays. He continued, when the water line burst on 16th street a year ago, going out and looking at it and seeing the infrastructure and looking a numerous place though town, it definitely needs work. It is a large investment for anybody, whether we do it ourselves or look at other options. This is something we need to dig in deep and put a lot of thought and see what is best for the city for the next 100 years.
- Heath Hawkins-I agree with what Dan, Kathy and Ryan said. Also, back to your point mayor, there are three options, and the first one is doing nothing. I know you said you didn't want to speak for the council, and I am not speaking for anyone else. But I agree with that doing nothing is really not an option. I know everyone on the council and everyone in the administration are cognizant of the taxpayers' pocketbooks, and we don't want to put a huge burden upon them. But it's like anything in your life, if you don't take care of it maintenance wise ahead of time, there may be a catastrophic thing that will cost a lot more in the long run. Now is the time to address it in whatever manner we choose. The council will come to the best decision for the city. The mayor's office is open for thoughts from our citizens, but the time is here to start doing something and I am happy we are doing that.
- Judy Carlisle-Nothing last forever, unfortunately. Money is tight at our houses; there is only so much to go around. We have limited options, and we are going to have to look at raising rates not matter which option we choose.
- Larry Hardman-I agree with what everyone said. We know the rates are going to go up one way or another. We know we have old infrastructure, probably 95% of the cities in the United States are like that. We all have that problem, it is something that can be fixed. We need to find the best solution and we as a council want your comments, let us know. And we want to keep our employees; we don't want to lose our employees. They are valuable to the city, and we want to hang on to them, whichever way we go. If we sell, we will take care of our employees.
- Brad Bough-I agree with what everyone has said. With the aging infrastructure, we have no choice but to act to protect the citizens of this city. I have my faults, but gratitude is not one of them. I want to sincerely thank you Mr. Mayor, for taking the lead on this. This is something that truly needed to do for several years. Thanks for taking the lead, I look forward to working with you and the rest of the council on this to find a solution on what we need to do on this as a city. I would ask the citizens to keep us in your prayers; this is a serious matter.
- Mayor Craig-The council, this is something that I think, and this has been discussed as far as being unified on this front to accomplish this. We are all politicians for the most part at this table. And its very easy and I have seen it done, and that is just kicking the can

down the road. I have to give this council credit for stepping up and saying that we need to address this issue. I will speak for the rest of the council on this, there is not going to be a knee jerk reaction, this is not going to happen overnight. This is going to be a process. This is going to be such a lengthy process, I think we will probably be raising rates before this process end. We have to address the issue we have here at hand, we don't need to sit back and wait a year to see what we are going to do. We are going to continue to work towards this problem, it will take time to resolve it. And nothing is going to be simple about it. I have talked about being upfront with our citizens and our employees, whenever we get updates and keeping everyone informed. My intentions are at the next Board of Works meeting; we will work on the guideline on this appraisal process. The council is all in agreement to at least get that done for some general information. Once that project starts, it will take three to four months before we get anything back from the appraisal information. We will continue to do our due diligence to work the best we can to do the best with what revenue we have. Unfortunately, there will be rate increases in the future, there is no doubt about it. We all take having water for granted. We need to address the issue because there is going to be a point in time that if we have a major event, it might not be there. Anyone in the public, I encourage you to reach out to us with any concerns they may have. We may not have a lot of answers because we are looking at options.

9. 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* _____
- *Kathy Blackburn* _____
- *Ryan Griffith* _____

- *Heath Hawkins*

- *Dan Bortner*

- *Larry Hardman*

- *Brad Bough*

Attest: Billie Tumey

Clerk-Treasurer
