

STATE OF INDIANA)
) SS:
COUNTY OF LAWRENCE) CAUSE NO. 47C01-2409-PL-1336

CITY OF BEDFORD, INDIANA,
Plaintiff,

vs.

JEFFREY S. JONES,
Defendant.

AGREED ORDER

Come now the parties, Plaintiff, City of Bedford (hereinafter “City”), by counsel, James G. Pittman, and Defendant, Jeffrey S. Jones (hereinafter “Jones”), by counsel, Justin Grant, and stipulate and agree to the following terms and conditions becoming the order of the Court:

1. The Agreed Judgment dated September 19, 2025 was ratified and approved by this Court on February 11, 2026. Pursuant to said Agreed Judgment, Jones was ordered to repair certain unsafe and uninhabitable apartment units that are owned by Jones located at 29th Street and Shawnee Drive South, Bedford, Indiana, more commonly known as Southview Terrace Apartments. Jones was ordered to bring said units into compliance with Bedford City Code Chapter 95 and Indiana Code § 36-7-9 et seq., as determined in the sole discretion of the City Planning Director, within certain timeframes.
2. Pursuant to Paragraph 5 of the Agreed Judgment, Jones was ordered to complete the necessary repairs as follows:
 - a. Units 2902, 3112 and 3002 within fourteen (14) days;
 - b. Units 2906 and 3116 within sixty (60) days;
 - c. Units 3108 B, C, D, E and F within ninety (90) days; and
 - d. Unit 3108 A within one hundred twenty (120) days.

Pursuant to Paragraph 6 of said Agreed Judgment, Jones agreed to repair all remaining units listed on Exhibit A within one hundred fifty (150) days. A copy of Exhibit A to the Agreed Judgment dated September 19, 2025 is attached hereto marked “Exhibit A”.

3. Jones acknowledges that the following units were completed late or are still not completed and remain in violation of Bedford City Code Chapter 95, Indiana Code § 36-7-9 et seq. and the Agreed Judgment. Jones acknowledges that as of April 22, 2026, he is 2584 days late (cumulatively) making the required repairs, as follows:

UNIT	AGREED DATE	DATE COMPLETED	DAYS OVERDUE as of 4/22/26
2902 C	10/6/2025	4/17/2026	193
2902 D	10/6/2025	Not Completed	198
3002 A	10/6/2025	10/24/2025	18
3002 D	10/6/2025	11/21/2025	46
3112 B	10/6/2025	12/9/2025	64
3112 D	10/6/2025	2/3/2026	120
2906 A	11/21/2025	Not Completed	152
2906 B	11/21/2025	Not Completed	152
3116 A	11/21/2025	Not Completed	152
3116 B	11/21/2025	1/20/2026	60
3108 B	12/21/2025	Not Completed	122
3108 C	12/21/2025	Not Completed	122
3108 D	12/21/2025	4/14/2026	114
3108 E	12/21/2025	Not Completed	122
3108 F	12/21/2025	Not Completed	122
3108 A	1/20/2026	Not Completed	92
2903 A	2/19/2026	Not Completed	62
2903 B	2/19/2026	4/13/2026	53
2903 E	2/19/2026	Not Completed	62
2903 F	2/19/2026	Not Completed	62
2905 A	2/19/2026	Not Completed	62
2905 B	2/19/2026	Not Completed	62
2905 E	2/19/2026	Not Completed	62
2905 F	2/19/2026	Not Completed	62
3010 E	2/19/2026	Not Completed	62
3010 F	2/19/2026	Not Completed	62
3018 B	2/19/2026	Not Completed	62
3018 C	2/19/2026	Not Completed	62
			2584

4. The parties stipulate and agree that Jones shall pay a fine of Fifty Dollars (\$50.00) per day for each day the repairs are overdue through the date of this Order. The total fine amount is $2584 \times \$50.00 = \$129,200.00$.
5. Following the date of this Agreed Order, Jones agrees that he shall pay an additional fine to the City of Bedford in the amount of One Hundred Dollars (\$100.00) per day per unit for each day the units are not completed as set forth in the parties' Agreed Judgment dated September 19, 2025.

6. If Jones brings all of the subject units into full compliance with Bedford City Code Chapter 95 and Indiana Code § 36-7-9 et seq., as confirmed by inspection of the City of Bedford, within one hundred twenty (120) days of the date of this agreement, the total fine shall be reduced to Twenty-Five Thousand Dollars (\$25,000.00) and shall be paid by Jones within sixty (60) days of the date of inspection. If Jones fails to pay the Twenty-Five Thousand Dollar (\$25,000.00) fine within sixty (60) days of the date of inspection, the fine shall automatically increase to Fifty Thousand Dollars (\$50,000.00).
7. If Jones does not bring all units into compliance within one hundred twenty (120) days of the date of this Agreed Order, Jones shall pay the full amount of the fines set forth above in Paragraphs 3, 4 and 5.
8. The parties agree to vacate the hearing set for April 22, 2026 at 3:00 p.m. and request that the Court set a review hearing in greater than ninety (90) days for the purpose of determining the final fine amount.
9. Because the apartment units remain unsafe and uninhabitable and are the subject of a Condemnation Order of the City of Bedford, Jones agrees that he shall not sell the real estate that is subject to this Order without the written consent of the City of Bedford.
10. Any fine imposed pursuant to this Order shall be entered as a judgment against Jones and in favor of the City of Bedford.

So agreed by the parties this 22nd day of April, 2026.

PLAINTIFF:

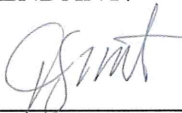


James G. Pittman
Attorney for Plaintiff,
City of Bedford, Indiana



City of Bedford, Indiana
By: Kevin Jones, Dir. of Planning & Zoning

DEFENDANT:



Justin Grant
Attorney for Defendant



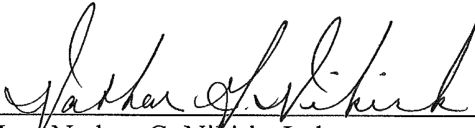
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Jeffery S. Jones, Defendant

ORDER

The Court being duly advised in the premises, does now ratify and approve the above agreement of the parties and orders the parties to comply with said agreement.

SO ORDERED, ADJUDGED, AND DECREED THIS 4/27/2026 DAY OF _____, 2026.



Hon. Nathan G. Nikirk, Judge
Lawrence Circuit Court

Distribution:

James G. Pittman
Justin Grant

2902

Apt A and B have been repaired

Apt C and D are still unfit to live in

2903

Apt A, B, E and F are unfit to live in

Apt G has been repaired but due to the condition of Apt E it can not be rented for lack of fire barrier.

Apt C and D have been repaired.

2904

Apt B,E and G Repairs have been made.

2905

Apt A is not on the list but should be. Water is leaking from Apt C and has damaged the ceiling in A. Water is coming in from the exterior wall near the sliding door and has damaged the ceiling drywall. Brand new cabinets being stored in the unit are covered in mold.

Apt B is unfit to live in. Sill plate and several floor joists were replaced, along with subfloor but the repairs have stopped. Water leaking from Apt D has caused the apartment walls and ceiling to be covered in mold. There are active leaks in the ceiling. Drywall needs to be removed and replaced, not painted over.

Apt C has been repaired but has water leaking into A.

Apt E and F unfit to live in. Apt E has water damage from Apt G, like B.



2906

Apt A is not on the list but the resident had to move out due to damage to the floor joists, sill plate and outer wall are being damaged from rot.

Apt B is unfit to live in.

Apt C has been repaired.

3010

Apt B shall be inspected by the City Planning Division or his designee to determine whether this unit is in compliance.

Apt E and F unfit.

3014

Apt A & B have been repaired.

3018

Apt B is unfit to live in.

Apt C should have been on the filing. Repairs were made and the apartment rented. There was a kitchen fire in the apartment a few months ago and if repairs were made no one called for an inspection.

3108

Apt A,B,C,D,E and F are unit to live in. Work has been done in E but no completed.

3112

Apt A has been repaired.

Apt B was being repaired but not completed.

Apt D shows ready on the chart but it is unfit to live in.

3116

Apt A Some structural repairs have been made but they were not inspected before they were covered with subfloor. No one called to have them inspected. The floor in the utility room is no where close to being level so I question if the repairs were made correctly to the floor joist, sill plate and bottom wall plates.

Apt B was rented in Feb. 2024. The renter caused damage to the apartment making it not habitable. After the renter moved out it was found that the floor joist by the sliding door were rotted and needed to be repaired. It was also discovered that the deck of the apartment had rotted and separated from the building. Those repairs have been made. The apartment other damages that make it not habitable.

eSignature Details

Signer ID:	sJRJ5CvNgjzbTfVJvad3UdD
Signed by:	Jeffrey S Jones
Sent to email:	jjones8670@aol.com
IP Address:	166.199.152.89
Signed at:	Apr 22 2026, 1:12 pm EDT