



**Fishers City Council
Minutes
2/24/2025**

BOARD/COMMISSION: City Council

DATE: 2/24/2025

DIRECTIONS:

REGULAR CITY COUNCIL MEETING, 7 p.m.

1. Meeting Called to Order with the Pledge of Allegiance

- President Pete Peterson called the meeting to order at 7:00p.m. Present were Brad DeReamer, Tiffanie Ditlevson, John DeLucia, John Weingardt, Todd Zimmerman, Cecilia Coble, and Bill Stuart. Selina Stoller was absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Hatem Mekky, Jonathan Valenta, Jordin Alexander, Lindsey Bennett, Lisa Bradford, Ross Hilleary, Megan Baumgartner, Ashley Elrod, Chief Ed Gebhart, Chief Ky Ragsdale, Sue and Jack Follmar, RJ Ferdricks, Heather Butz, Lary Harrington, Linda Barron, Kathy Silverman, Claudia Dille, Virginia M. Tate, Chad Hiner, Jocelyn Vare, Mason and Aiden Cochran, Josua Gilbert, Tiffanie Presley, Susie Gooch, Carly Middleton, Mohammad Hague, Maryon Krutsick, Josh Huser, Chris Neal, Scott Roberts, Jan Hinchcliff, Steve Arnold, Tony Lykac, Maya Wenglass, Mike Colby, Ross Rinehardt, Linda Barron, Jonathan Stow, Virginia Tate, and Larry Lannan.

Sign In Sheet - 02-24-2025

2. Announcements

- Cecilia Coble reminded everyone that march is Disability Awareness Month. The theme this year is Connected thru Language. The Kickoff meeting is on Monday at 8:00pm in the Municipal Complex Theater.
- Mayor Scott Fadness announced the passing of the Public Works Director Eric Pethtel. Eric was retiring soon, and plans had been made to appoint Jonathan Valenta as the new Director of Public Works.

3. Proclamations

4. Presentations

- a. Fire Department - **IU Health**
- b. Fishers Junior High - **We The People State Champions**
- c. Police Swearing In: **Kenneth Graham, Eric Guzman, Benjamin McGinnis, Caleb Ferris, Greg Dewald, Shane Stephens, Cameron Theobald, Brandon Trimarco, Brandon Biagini, Izaiah Bond, Emylio Romo, Keith Freer, and Jeffrey Krider**
- d. Service Award- 25 Years (**Ron Sawyer**)

- a. IU Health – IU Health representatives presented the firefighters with a Certificate of Accomplishment for their service. The firefighters include: Will Ortiz, Clay Bedel, Matthew Speaks, Chad Mohr, Amie Flowers and John Burt
- b. Fishers Junior High - We the People State Champions – Mayor Scott Fadness and President Pete Peterson presented the students with a Certificate of Accomplishment.
- c. Chief Ed Gebhart swore in the new officers.
- d. Jonathan Valenta presented Ron Sawyer with his 25-year service award.

5. Council Committee Reports

- Chairman John Weingardt gave a brief report on the Finance Committee meeting that was held February 19, 2025.

- a. Finance Committee Report

Finance Committee Report

Finance Committee Report - 02-19-2024

6. Department Reports

- a. Health Department Report

Health Department Update Report - 02-24-2025

7. Consent Agenda

- John Weingardt made a motion to approve the Consent Agenda. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

- a. Request to approve the previous meeting minutes from the **January 13, 2025**, City Council meeting.

Minutes - 01-13-2025

b. R022425 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Council Action Form - R022425

City Funds Transfers - Exhibit A - R022425

City Funds Transfers - Resolution - R022425

Signed Adoption - City Funds Transfers - Resolution - R022425

Regular Agenda - Budget/Financial

8. R022425A - Resolution Approving Amendment Designating Developer as a Designated Taxpayer and Authorizing the Capture of Personal Property Tax Increment (Andretti Project)

- Lisa Bradford gave her presentation to the council members.
- Todd Zimmerman made a motion to approve the resolution **R022425A**. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Designated Taxpayers Andretti Project 2025 - Council Action Form - R022425A

Designated Taxpayers Andretti Project 2025 - Exhibit A - R022425A

Designated Taxpayers Andretti Project 2025 - Exhibit B - R022425A

Designated Taxpayers Andretti Project 2025 - Resolution - R022425A

Signed Adoption - Designated Taxpayers Andretti Project 2025 - Resolution - R022425A

9. R022425B - Resolution Approving Amendment to the Economic Development Area, Amendment to Economic Development Plan, and Establishment of Allocation Area (Fishers/I-69 EDA & Olio Road/I-69 EDA)

- Lisa Bradford gave her presentation to the council members.
- John Weingardt made a motion to approve the resolution **R022425B**. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Consolidated Fishers I-69 EDA Consolidation with Olio Road I-69 EDA - Council Action Form - R022425B

Consolidated Fishers I-69 EDA Consolidation with Olio Road I-69 EDA - Exhibit A - R022425B

Consolidated Fishers I-69 EDA Consolidation with Olio Road I-69 EDA - Exhibit B - R022425B

Consolidated Fishers I-69 EDA Consolidation with Olio Road I-69 EDA - Resolution - R022425B

Signed Adoption - Consolidated Fishers I-69 EDA Consolidation with Olio Road I-69 EDA - Resolution - R022425B

Regular Agenda - Economic Development

10. R022425C - A Request to Approve an Amended and Restated Project Agreement (Union & Crossing)

- Megan Baumgartner gave her presentation to the council members.
- John Weingardt made a motion to approve the resolution **R022425C**. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Amended and Restated Project Agreement - Union and Crossing - CAF - R022425C

Amended and Restated Project Agreement - Union and Crossing - Exhibit A - Agreement - R022425C

Amended and Restated Project Agreement - Union and Crossing - Resolution - R022425C

Signed Adoption - Amended and Restated Project Agreement - Union and Crossing - Resolution - R022425C

Regular Agenda - Government/Miscellaneous

11. 011325 - Request to Approve an Amendment to Chapter 51 of the City of Fishers Code of Ordinances (Sewer Use) – **Public Hearing, 2nd & 3rd Reading**

- Lindsey Bennett gave her presentation to the council members.
- Pete Peterson opened the meeting for a **Public Hearing**.
- Josh Huser came forward and thanked the council for a provision to the sewer fees for swimming pools.
- Pete Peterson closed the **Public Hearing**.
- Todd Zimmerman made a motion to approve the ordinance **011325**. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Chapter 51 Amendment (Sewer Use) - CAF - 011325

Chapter 51 Amendment (Sewer Use) - Exhibit A - Clean - 011325

Chapter 51 Amendment (Sewer Use) - Exhibit A - Redline - 011325

Chapter 51 Amendment (Sewer Use) - Ordinance - 011325

Signed Adoption - Chapter 51 Amendment (Sewer Use) - Ordinance - 011325

12. 022425E - Request to Approve Creation and Addition of Section 35.60 to the City of Fishers Code of Ordinances (Public Records Request) - **1st Reading**

- Lindsey Bennett gave her presentation to the city council members,
- Todd Zimmerman made a motion to have the **1st Reading** on ordinance **022425E**.

Request to Add Section 35.60 to Code of Ord (Public Records) - CAF - 022425E

Request to Add Section 35.60 to Code of Ord (Public Records) - Ordinance - 022425E

13. 022425 - Request to Approve an Amendment to Section 35.30 of the City of Fishers Code of Ordinances (Fee Schedule)

Section 35.30 Amendment - Axon Fees Lifeguard Fees - CAF - 022425

Section 35.30 Amendment - Axon Fees Lifeguard Fees - Ordinance - 022425

14. 022425A - A Request to Approve Creation and Addition of Chapter 163 to the City of Fishers Code of Ordinances (Home Rental Registration & Permitting Program) – **1st Reading**

- Jordin Alexander gave her presentation to the city council members.
- Bill Stuart asked if there were any state statues for permitting and caps on the percentages of rentals in a neighborhood. Chris Greisl said there is no statues on the percentages of rentals a neighborhood may have. It will be a city ordinance.
- Cecilia Coble asked if the information will be on the city website. Jordin Alexander responded there will be information on the website.
- Tiffanie Ditlevson asked to have the military who get transferred out of the state but want to rent out their home until their tour is done and want to come back to Fishers be allowed to do show.
- Todd Zimmerman asked how the renters and HOA's be contacted.
- Mayor Fadness stated the city will also be in contact with realtors.
- John Weingardt asked to have by next meeting the following: How will this be implemented and who will enforce this.

Request to Add Chapter 163 to Code of Ord - 022425A - CAF

Request to Add Chapter 163 to Code of Ord (Home Rental Reg. and Permit) - Exhibit

A - 022425A

Request to Add Chapter 163 to Code of Ord - 022425A - Ordinance

Rental Ordinance Presentation

First Reading Rental Ordinance Presentation

Regular Agenda - Planning & Zoning

15. 022425B - Consideration of a rezone of 9.15 acres from R2 to PUDR, known as the Gerardot PUD located at 11052 Cumberland Road (RZ-25-1) - **1st Reading**

- Ross Hilleary gave his presentation to the city council members.
- Rex from Pulte Homes gave a brief presentation.
- Brad DeReamer asked what are the setbacks. Rex stated 7'. Brad asked why not 10' Brad would like to see the setbacks be 10'.
- Cecilia Coble would like to see the steps and bathroom be appropriate for wheelchair residents.
- Tiffanie Ditlevson said her clients want 1st floor masters.

John Weingardt made a motion to have the **1st Reading** on ordinance

Gerardot PUD Rezone - Council Action Form - 022425B

Gerardot PUD Rezone - Petitioner Packet - 022425B

Gerardot PUD Rezone - Draft Ordinance - 022425B

16. 022425C - Consideration of a rezone of 5.66 acres from R-2 to ER for a single-family residence with a common address of 16601 Southeastern Parkway (RZ-25-2) - **1st Reading**

- Ross Hilleary gave his presentation to the council members.
- John Weingardt made a motion to have the **1st Reading** on ordinance **022425C**.

Hidden Oaks Rezone - Council Action Form - 022425C

Hidden Oaks Rezone - Petitioner's Packet - 022425C

Hidden Oaks Rezone - Draft Ordinance - 022425C

17. 022425D - Annual update to the Fishers 2040 Comprehensive Plan. The Fishers 2040 Plan creates long-range planning goals for land use, housing and neighborhoods, transportation, and parks. Staff will provide updates on the status of the objectives and actions outlined in Chapter 6 Summary & Implementation (TA-25-1) - **1st Reading**

- Ross Hilleary gave his presentation to the council members.
- Todd Zimmerman made a motion to have the **1st Reading** on ordinance **022425D**.

Fishers 2040 Update - Chapter 6 -Summary - Implementation - CAF - 022425D

Fishers 2040 Update - Chapter 6 -Summary - Implementation - DRAFT - Exhibit A - 022425D

Fishers 2040 Update - Chapter 6 -Summary - Implementation - Map - Exhibit B - 022425D

Fishers 2040 Update - Chapter 6 -Summary - Implementation - Draft Ordinance - 022425D

18. 022425F - Consideration of a text amendment to the Unified Development Ordinance to various chapters, including Chapter 1, 3, 5, 6, 8 and 12 (TA-25-2) – **1st Reading**

- Ross Hilleary gave his presentation to the council members.
- John Weingardt made a motion to have the **1st Reading** on ordinance **022425F**.

UDO TA - Council Action Form - 022425F

UDO TA - Chapter 1 - 022425F

UDO TA - Chapter 3 - 022425F

UDO TA - Chapter 5 - 022425F

UDO TA - Chapter 12 - 022425F

UDO TA - Draft Ordinance - 022425F

19. Regular Items - Any other Unfinished / New Business

- **NONE**

20. Regular Items - Community Comment

- Mike Colby came forward and wanted to say thank you to the fire department and the utilities personnel. He asked if the HOA's can be more restrictive than 10% on rentals. Mayor Fadness said they cannot go below 105, but the HOA's can make that percentage numbers.
- Chris Neal, President of Sandcreek Woods wanted to know what can be done about parking on the streets, reducing speed, and snow removal. He also wanted to thank the city for a great job with the trash service. He asked the city to have some reserve dollars

to help.

- Ross Rinehardt came forward. He is excited for the trails, the 2040 plan, and the pedestrian crossing on I69. He would also like to see Public Transit.
- Jocelyn Vare came forward and ask the council to have a live Town Hall meeting for the home rental ordinance to get community input.

Community Comments - 02-24-2025

21. Regular Items - Meeting Adjournment

Respectfully submitted,

A handwritten signature in purple ink, appearing to read "Jennifer Kehl". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Kehl".

Jennifer L. Kehl
Fishers City Clerk