



Fishers City Council
Minutes
4/21/2025

BOARD/COMMISSION: City Council

DATE: 4/21/2025

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. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Todd Zimmerman, Cecilia Coble and Bill Stuart were present. John Weingart was present via TEAMS for the Consent Agenda and ordinance **022425A**.
- Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Lisa Bradford, Ashley Elrod, Lindsey Bennett, Hateem Mekky, Chief Ed Gebhart, Jake Reardon McSoley, Jordin Alexander, Kevin Martin, Monica Heltz, Tracy Gaynor, Megan Baumgartner, Spenser Martin, Bin Liu Krishung, Narce, Terry Lowe, Nausheen, Alexander, Josh Mehling, Rachel Quade, George Chalin, Y. Garcia, Jack and Denise Webster, Juie and Carter Kane, Lill Perez, Kelli Perez, James Switzer, Orinda Wallen, Olivia Gfell, Amanda Simone, Ross Reinhardt, Billie, Entrican, Deb Wilmoth, Brea Momah, Greg Bark, Tiffanie Leonhard, Jason Ridenour, Pallau Medupin, Spathe C., Anika Gairolu, Rex Rawagis, Josh Huser, Katie Veacu, Jennifer Rice, Jocelynn Vare, Norma Johnson, Abraham Wondergem, Don and Debbie Belgman, Jack and Susan Follmar, Beth Anderson, Chris Pryor, Barbie New, Lindsey Blaie, Christina Manning, Leila Watkins, Gunn, April Gupia, Pallavi Gupia, Barb Zilm, Emy McNair, Davina Lady, Joanne McAnlis, Ellan and Jim Steckley, Lelia Kluiry, Spencer Martin, Larry Harfst, Gretchen Harfst, June Levy, [Satheesh Dharmalingam](#), Elizabeth Lugar, Rajesh [Mattaparthi](#), Doug Allman, Zoey Newell, Yavuz Atlamaz, Brea Momah, Be Reum Kim, Julie Ebb, Steve Gilbert, Gee Zahng, Jason Edwards, Brian Janson, Liz Clark, Larry Tuer, David Schuel, Wanda Wang, Donna Lipp, Tonya Hall, Paul Kilgore, Megan Wise, Elly Wang, Mike Wood, Jeremy Eaton, Shannon Gilbert, Stephanie Evelo, Randy Siebert, Sitta Sittampslau, Nathan Rioux, Eren Lore, Kelcie Estrero, Ryan Sund-Perez, Chris Mulvey, Nancy Arce, Adrian Powell, JoAnne McAlis, Stacey Edwards, Jennifer Brammer, James Steckley, Tony Ossler, Roy Mikesch, Jeff Goodwin, George Lutz, Chris Pryor, Jennifer Rice, Greg Back, Nancy Gerald, Jack Russell, George Lutz,

Allen Boroff, Nancy Gerald, Jennifer Heverland, and Junaid Hasan.

2. Announcements

3. Proclamations

4. Presentations

- Mayor Scott Fadness and President Pete Peterson presented the students with a certificate of achievement.

a. Fishers High School - 2025 Indiana Classic Quiz Bowl State Champions

b. HIJH & Hamilton Southeastern Elementary School - Science Bowl State Champions

5. Council Committee Reports

a. Finance Committee Report

NONE

6. Department Reports

a. Health Department Report

Health Department Report

7. Consent Agenda

- Todd Zimmerman made a motion to approve the Consent Agenda. Cecilia Coble seconded the motion. There was no remonstrations and all members voted yay. The motion passed.

a. Request to approve the previous meeting minutes from the March 17, 2025, City Council Meeting

Minutes - 03-17-2025

b. R042125 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Council Action Form - R042125

City Funds Transfers - Exhibit A - R042125

City Funds Transfers - Resolution - R042125

Signed Adoption - City Funds Transfers - Resolution - R042125

Regular Agenda - Budget/Financial

President Pete Peterson made a motion to move item #17 ordinance **022425A** before #8 ordinance **031725**. Todd Zimmerman made the motion, and Selina Stoller seconded the motion. There was no remonstrance and all members voted yea. The motion passed.

8. 031725 - Updated Revised name: Senior Taxable Economic Development Revenue Bonds, Series 2025 (Union Project) - Final Reading

- Lisa Bradford gave her presentation to the city council members.
- Todd Zimmerman made a motion to approve ordinance **031725**. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yea. The motion passed.

Senior Taxable Economic Development Revenue Bonds, Series 2025 (Union Project) - Council Action Form - 031725

Senior Taxable Economic Development Revenue Bonds, Series 2025 (Union Project) - Exhibit A Form of Trust Indenture - 031725

Senior Taxable Economic Development Revenue Bonds, Series 2025 (Union Project) - Exhibit B Form of Loan Agreement - 031725

Senior Taxable Economic Development Revenue Bonds, Series 2025 (Union Project) - Ordinance - 031725

Signed Adoption - Senior Taxable EDC Revenue Bonds, Series 2025 (Union Project) - Ordinance - 031725

9. 031725D – An Ordinance of the Common Council of the City of Fishers, Indiana, Amending Ordinance No. 091922E, Which Authorized the Issuance of the City of Fishers, Indiana Economic Development Revenue Bonds (Andretti Project) and Authorized and Approved Other Actions In Respect Thereto: – **2nd reading**

- Lisa Bradford gave her presentation to the city council members.
- Todd Zimmerman made a motion to approve ordinance **031725D**. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yea. The motion passed.

2025 Amendment to Bond Ordinance (Andretti Project) - Council Action Form - 031725D

2025 Amendment to Bond Ordinance (Andretti Project) - Ordinance - 031725D

Signed Adoptions - 2025 Amendment to Bond Ordinance (Andretti Project) - Ordinance - 031725D

10. R042125C – A Resolution of the Common Council of the City of Fishers, Indiana Approving certain matters in connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area and the Expansion of an Allocation Area.

- Lisa Bradford gave her presentation to the city council members.
- Selina Stoller made a motion to approve resolution **R042125C**. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Fishers Crossing Lot 3 Allocation Area Expansion - Council Action Form - R042125C

Fishers Crossing Lot 3 Allocation Area Expansion - Exhibit A - R042125C

Fishers Crossing Lot 3 Allocation Area Expansion - Exhibit B - R042125C

Fishers Crossing Lot 3 Allocation Area Expansion - Resolution - R042125C

Signed Adoption - Fishers Crossing Lot 3 Allocation Area Expansion - Resolution - R042125C

Regular Agenda - Economic Development

11. R042125F – A Resolution Approving an Amended and Restated Project Agreement for the Union and Crossing

- Megan Baumgarter made her presentation.
- Selina Stoller made a motion to approve resolution **R042125F**. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Amended and Restated Project Agreement for the Union and Crossing - CAF - R042125F

Amended and Restated Project Agreement for the Union and Crossing - Amended and Restated Agreement - Exhibit A - R042125F

Amended and Restated Project Agreement for the Union and Crossing - Exhibit B - Lot 3 - R042125F

Amended and Restated Project Agreement for the Union and Crossing - Exhibit C -

Lot 5 - R042125F

Amended and Restated Project Agreement for the Union and Crossing - Exhibit D -
Lot 6 - R042125F

Amended and Restated Project Agreement for the Union and Crossing - Resolution -
R042125F

Signed Adoptions - Amended and Restated Project Agreement for the Union and
Crossing - Resolution - R042125F

Regular Agenda - Planning & Zoning

12. 022425F - Consideration of a Text Amendment to the Unified Development Ordinance (UDO); including Chapter 1, Chapter 3, Chapter 5, and Chapter 12. (TA-25-2) - **Final Reading**

- Kevin Martin made his presentation to the city council members.
- Selina Stoller made a motion to approve ordinance **022425F**. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yea. The motion passed.

UDO TA - Council Action Form - 022425F

UDO TA - Exhibit A - 022425F

UDO TA - Ordinance - 022425F

Signed Adoption - UDO TA - Ordinance - 022425F

13. 031725C - Consideration of a Text Amendment to the Unified Development Ordinance (UDO); including Chapter 4, Chapter 6, and Chapter 8. (TA-25-3) - **Final Reading**

- Kevin Martin made his presentation to the city council members.
- John DeLucia made a motion to approve ordinance **031725C**. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yea. The motion passed.

UDO TA - Council Action Form - 031725C - Final Reading

UDO TA - Exhibit A - 031725C

UDO TA - Ordinance - 031725C

Signed Adoption - UDO TA - Ordinance - 031725C

ANNEXATIONS

14. 042125A - Request to approve a voluntary annexation of 1.35 acres, known as the Shipman property. Subject site has a common address of 10056 E. 126th Street.
(ANX-25-1) - **First Reading & Public Hearing**

- Kevin Martin made his presentation to the city council members.
- Pete Peterson opened the meeting to a **Public Hearing**. No one came forward. The **Public Hearing** was closed.
- Selina Stoller made a motion to have the **1st Reading** on ordinance **042125A**.

Shipman Annexation - 10056 E 126th St - Council Action Form - 042125A - First Reading

Shipman Annexation - 10056 E 126th St - Ordinance - 042125A - First Reading

15. 042125B - Request to approve a voluntary annexation of 0.51 acres, known as the 116th Street Place LLC property. Subject site has a common address of 13042 E. 116th Street. (ANX-25-2) – **1st Reading & Public Hearing**

- Kevin Martin made his presentation to the city council members.
- Pete Peterson opened the meeting to a **Public Hearing**. No one came forward. The **Public Hearing** was closed.
- Todd Zimmerman made a motion to have the **1st Reading** on ordinance **042125B**.

116th St Place LLC Annexation - 13042 E 116th St Annexation - Council Action Form - 042125B - First Reading

116th St Place LLC Annexation - 13042 E 116th St - Ordinance - 042125B - First Reading

16. 042125C - Request to approve a voluntary annexation of 9.15 acres, known as the Gerardot property. Subject site has a common address of 11052 Cumberland Road (Parcel No. 13-15-05-00-00-035.001, 13-15-05-00-00-034.001, 13-15-05-00-00-034.000). (ANX-25-3) – **1st Reading & Public Hearing**

- Kevin Martin made his presentation to the city council members.
- Pete Peterson opened the meeting to a **Public Hearing**. No one came forward. The **Public Hearing** was closed.
- Selina Stoller made a motion to have the **1st Reading** on ordinance **042125BC**.

Gerardot Property Annexation - Council Action Form - 042125C - First Reading

Regular Agenda - Government/Miscellaneous

17. 022425A - A Request to Approve Creation and Addition of Chapter 163 to the City of Fishers Code of Ordinances (Home Rental Registration & Permitting Program) – 2nd & 3rd Reading & Public Comments

- • President Pete Peterson made a motion to move item #17 ordinance **022425A** before #8 ordinance **031725**. Todd Zimmerman made the motion, and Selina Stoller seconded the motion. There was no remonstrance and all members voted yea. The motion passed. Mayor Scott Fadness and Jordin Alexander spoke on this ordinance.
- President Pete Peterson opened the meeting for Public Comments for thirty minutes and three minutes per individual.
- Joanne McAnlis, a real estate attorney, who lives on Solomon Court, stated that the city is violating state statutes if they pass this ordinance. The citizens of Fishers do not want to fund legal action if this ordinance is passed.
- Stacey Edwards, who lives on Long Meadow Drive, approves of the ordinance.
- Randy Siebert who lives in Sunblest on Northland St., approves of the ordinance. He stated many of the corporate rental companies don't maintain their property.
- Jennifer Grammer approves of this ordinance. She lives in Royalwood, and they have at least 25% of their neighborhood are rentals.
- James Steckley who resides in Carmel and speaks for his son who lives in Fishers on Atwood Court does not approve of this ordinance. He feels the city should send out written violations.
- Tony Ossler is a realtor and a property manager for over 160 homes. He does not approve of this ordinance. He would like to see the city partner with a Property Management Company to manage the rentals in Fishers so they can vet potential responsible renters.
- Roy Mikesh who lives on Clover Leaf Lane, approves of this ordinance
- Jeff Goodwin, who lives in Gray Eagle approves of the ordinance. He like to idea of the registration system.
- George Lutz who lives on Sail Place Drive asked does any other state have this sort of ordinance? Why 10% cap.
- Chris Pryor represents MIBOR Association. He does not approve of this ordinance.
- Jennifer Rice is a realtor and approves of the ordinance.
- Marty Brown who lives on Cobblestone Drive does not approve of this ordinance.
- Jack Russell CEO of One Zone approves of this ordinance.
- President Pete Peterson closed the Community Comments
- Many of the council members spoke about why they approve of this ordinance.
- Todd Zimmerman made a motion to approve ordinance **022425A**. Tiffanie Ditlevson seconded the motion. A rollcall vote was taken, and all members present and John Weingardt via TEAMS voted yea. 9 -Yea, 0-Nay, 0-Abstain. The motion passed.

Request to Add Chapter 163 to Code of Ord - (Home Rental) - CAF - 022425A

Request to Add Chapter 163 to Code of Ord - Exhibit A (Home Rental) - 022425A

Request to Add Chapter 163 to Code of Ord - (Home Rental) - Ordinance - 022425A

Signed Adoption - Request to Add Chapter 163 to Code of Ord - (Home Rental) - Ordinance - 022425A

18. 042125E - Request to Approve an Amendment to Chapter 180 of the Fishers Code of Ordinances (Fees of Health Department) – 1st Reading

- Spencer Martin made his presentation to the city council members.
- Todd Zimmerman made a motion to suspend the rules and approve ordinance **042125E** on the **1st Reading**. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- Todd Zimmerman made a motion approve ordinance **042125E**. Cecilia Coble seconded the motion. There was no remonstrance, and all members voted yay. The motion passed..

Amendment of Chapter 180 (Fees of Health Dept)

Amendment of Chapter 180 (Fees of Health Dept) - Ordinance - 042125E

19. Regular Items - Any other Unfinished / New Business

None

20. Regular Items - Community Comment

- Online Community Comments are attached.
- Adrian Powell wanted to thank the council and mayor for looking out for the residents.
- Mike Colby came forward and thanked the council for passing the rental cap. The traffic lights at 116th Street and Fishers Station by Arby's need a turn light. Vehicles are parked in the No Parking area in front of Kroger's. He talked about the storm sewers in Geist.
- Erin Yorn came forward to speak on the Excessive noise on 116th and Allisonville area from the motorcycles and vehicles modified mufflers. The run up and down 116th all hours of the night.
- Greg Back came forward to tell the council he appreciates the city.
- Ross Reinhardt came forward and said he wants the rental cap to succeed. He wants the city to look into transportation and next level trails funding.
- Allen Boroff came forward to thank the council for recognizing students in Fishers.
- Nancy Gerald came forward to speak on affordable housing.
- Jennifer Heverland came forward. Jennifer is a Property Manager and supports the rental

cap for the most part. Hamilton County needs more diverse housing.

Online Community Comments

21. Regular Items - Meeting Adjournment

- Todd Zimmerman made a motion to adjourn the meeting. The meeting was adjourned at 8:50 p.m.

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Respectfully submitted,

A handwritten signature in purple ink, appearing to read "Jennifer Kehl", with a stylized, cursive script.

Jennifer L. Kehl
Fishers City Clerk