



**Fishers City Council  
Minutes  
6/16/2025**

**BOARD/COMMISSION: City Council**

**DATE: 6/16/2025**

**DIRECTIONS:**

**REGULAR CITY COUNCIL MEETING, 7 p.m.**

**1. Meeting Called to Order with the Pledge of Allegiance**

**1. Meeting Called to Order with the Pledge of Allegiance:**

- Council President, Pete Peterson called the meeting to order at 7:00p.m. Others present were Brad DeReamer, Selina Stoller, Tiffanie Ditlevson, John DeLucia, John Weingardt, and Cecilia Coble. Bill Stuart was present remotely. Todd Zimmerman was absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Ami Webb, Chief Ed Gebhart, Lucas Gannon, Ryan Jones, Lindsey Bennett, Mike Flynn, Ross Hilleary, Ashley Elrod, Megan Baumgartner, Ethan Lee, Lisa Bradford, Jordin Alexander, Mike Pedersen, Jake Reardon McSoley, Tom Costakis, Mark and Michelle Blankenship, Jack and Sue Follmar, Mathew Rapp, Margie Bultner, Jane Yale, Chris, Ashley, and Jen Low, Priscilla Jones, Ed Sorg, Dennis King, Ricardo K., Latemar Kompiler, Dawn Hammon, Troy Hammon, Larry Lannan, Paul Bates, Angela Lillie, Terry Booth, David Comptn, El Ahlwardt, Angie and Chris Pratt, Mark Wineburger, Daunita Brown, Stephen Z., Fred S., Stephanie Braden, Jonathan Tangara, Tate Latmuer, Brandon Anti, John Jones, Daniel Cao, Jennifer and Jeff Strycker, Kyle Alexander, Ross Reinhart, Michael and Emily Guimont, Max Williams, Faren and Robert Shoemaker, Laura and Cliff Barnes, Brent Gutzwiller, Jeff and Susan Lorentson, Emmett and Heather Hale, Matthew Branz, Kirk Boger, Rex Ramage, Grant and Kennedy Gayler, Kyle Griffith, Zach Siej, Auri Rahimzadett, Ward Srarr, and Aimee Gebhart, Vickie Geiger.

**2. Announcements**

- *NONE*

### **3. Proclamations**

- *NONE*

### **4. Presentations**

#### **a. Service Awards 25 years - Police Chief Ed Gebhart**

- Mayor Scott Fadness presented Chief Gebhart with is 25-year service award.

#### **b. Mayors Youth Academy - Class of 2025**

- Members of the Mayors Youth Academy gave a presentation on adding a zipline to White River Park.

Mayors Youth Council Presentation - 06-16-2025

#### **c. FASC Student Recognition: Jonathan Tangara, FHS Class of 2025**

- El Ahlwardt Chairman of the Armed Services Commission in Fishers congratulated Jonathan on his admission to Westpoint Academy and presentenced him with some tokens. Mayor Fadness, Deputy Mayor Elliott Hultgren, and Tiffanie Ditlevson also spoke and congratulated him.

### **5. Council Committee Reports**

#### **a. Finance Committee Report**

- Chairman John Weingardt gave a brief report on the Finance Committee meeting.
- The report is attached.

Finance Committee Report - 06-16-2025

### **6. Department Reports**

#### **a. Health Department Report**

- The report is attached.

### **7. Consent Agenda**

- Cecilia Coble 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 for the **April 21, 2025**, Fishers City Council.

**b. R061625** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Resolution - R061625

City Funds Transfers - Exhibit A - R061625

City Funds Transfers - Council Action Form - R061625

Signed Adoption - City Funds Transfers - Resolution - R061625

### **Regular Agenda - Budget/Financial**

**8. R061625G** - A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Relation to a Declaratory Resolution Declaring an Area in the City of Fishers, Indiana, as an Economic Development Area, and Approving an Economic Development Plan for Said Area

- Lisa Bradford and Megan Baumgartner gave their presentation.
- John Weingardt made a motion to approve resolution **R061625G**. John DeLucia seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay's, 1 – Absent. The motion passed.

Gray Eagle Economic Development Area - Resolution - R061625G

Gray Eagle Economic Development Area - Exhibit A - R061625G

Gray Eagle Economic Development Area - Exhibit B - R061625G

Gray Eagle Economic Development Area - Council Action Form - R061625G

Signed Adoption - Gray Eagle Economic Development Area - Resolution - R061625G

**9. R061625H** - Request to Submit a Petition to the DLGF to Increase the City's Maximum Permissible Ad Valorem Property Tax Levy Pursuant to Ind. Code §6-1.1-18.5-31.

- Lisa Bradford gave her presentation.

- John Weingardt made a motion to approve resolution **R061625H**. Selina Stoller second the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay’s, 1 – Absent. The motion passed.

DLGF Petition (HEA 1427) Property Tax - Resolution - R061625H

DLGF Petition (HEA 1427) Property Tax - Council Action Form - R061625H

Signed Adoption - DLGF Petition (HEA 1427) Property Tax - Resolution - R061625H

**10. 061625C** - An Ordinance of the Common Council of the City of Fishers, Indiana, Authorizing the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2025B (Gray Eagle Golf Course Project) and the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series – **1<sup>st</sup> Reading**

- Megan Baumgartner gave her presentation.
- John Weingardt made a motion to have the **1<sup>st</sup> Reading** on ordinance **061625C**.

Taxable Economic Development Revenue Bonds, Series 2025B\_C (Gray Eagle Project) - Ordinance - 061625C

Taxable Economic Development Revenue Bonds, Series 2025B\_C (Gray Eagle Project) - Exhibit A - 061625C

Taxable Economic Development Revenue Bonds, Series 2025B\_C (Gray Eagle Project) - Exhibit B - 061625C

Taxable Economic Development Revenue Bonds, Series 2025B\_C (Gray Eagle Project) - Exhibit C - 061625C

Taxable Economic Development Revenue Bonds, Series 2025B\_C (Gray Eagle Project) - Exhibit D - 061625C

Taxable Economic Development Revenue Bonds, Series 2025B\_C (Gray Eagle Project) - Council Action Form - 061625C

### **Regular Agenda - Economic Development**

**11. R061625A** - A Request to Approve an Economic Development Agreement (1Elevan).

- Megan Baumgartner gave her presentation.
- Darrin Carrico and Lori Kile came forward to introduce themselves and answer any

questions.

- John Weingardt made a motion to approve resolution **R061625A**. Tiffanie Ditlevson second the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay's, 1 – Absent. The motion passed.

1Elevan Economic Development Agreement - Resolution - R061625A

1Elevan Economic Development Agreement - Exhibit A - R061625A

1Elevan Economic Development Agreement - CAF - R061625A

Signed Adoption - 1Elevan Economic Development Agreement - Resolution - R061625A

**12. R061625B** - A Request to Approve a Declaratory Resolution for 12001 Exit Five Parkway.

- Megan Baumgartner gave her presentation.
- Tiffanie Ditlevson made a motion to approve resolution **R061625B** Cecilia Coble second the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay's, 1 – Absent. The motion passed.

Declaratory Resolution for 12001 Exit Five Parkway - Resolution - R061625B

Declaratory Resolution for 12001 Exit Five Parkway - CAF- R061625B

Signed Adoption - Declaratory Resolution for 12001 Exit Five Parkway - Resolution - R061625B

**13. R061625I** - A Request to Approve Annual CF-1s.

- Megan Baumgartner gave her presentation.
- President Pete Peterson opened the floor for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- John Weingardt made a motion to approve resolution **R061625I**. Selina Stoller second the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay's, 1 – Absent. The motion passed.

Annual CF-1 Approval - 1 - Resolution - R061625I

Annual CF-1 Approval - 2 - Exhibit A - R061625I

Annual CF-1 Approval - CAF - R061625I

Signed Adoption - Annual CF-1 Approval - Resolution - R061625I

**14. R061625J - A Resolution Approving Statement of Benefits.**

- Megan Baumgartner gave her presentation.
- Tiffanie Ditlevson made a motion to approve resolution **R061625J**. Selina Stoller second the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay's, 1 – Absent. The motion passed.

1Elevan SB1 Approval - Resolution - R061625J

1Elevan SB1 Approval - PP and VBTA - Exhibit A - R061625J

1Elevan SB-1 Approval - CAF - R061625J

Signed Adoption - 1Elevan SB1 Approval - Resolution - R061625J

**Regular Agenda - Government/Miscellaneous**

**15. 061625 - A Request to Approve an Amendment to Chapter 157 Property Maintenance Code and Section 36.08 (OVB Schedule of Fines) - 1<sup>st</sup> Reading**

- Lindsey Bennett gave her presentation.
- John Weingardt made a motion to have the **1<sup>st</sup> Reading** on ordinance **061625**.

Amendment to Chapter 157 (Property Maintenance Code) - Ordinance - 061625

Amendment to Chapter 157 (Property Maintenance Code) - DRAFT REDLINED - Exhibit A - 061625

Amendment to Chapter 157 (Property Maintenance Code) - CAF - 061625

**16. 061625A - A Request to Approve an Amendment to Section 33.22 of the City of Fishers Code of Ordinances (Emergency Services Fees) - 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Reading**

- Lindsey Bennett gave her presentation.
- Cecilia Coble made a motion to suspend the rules and have **1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Reading** on ordinance **061625A**. Tiffanie Ditlevson seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay's, 1 – Absent. The motion passed.

- Cecilia Coble made a motion to approve ordinance **061625A**. Tiffanie Ditlevson seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay’s, 1 – Absent. The motion passed.

Amendment of Emergency Medical Services Fees Section 33.22 - Ordinance - 061625A

Amendment of Emergency Medical Services Fees Section 33.22 - CAF - 061625A

Signed Adoption - Amendment of Emergency Medical Services Fees Section 33.22 - Ordinance - 061625A

**17. 061625D** - Request to Create and Add Chapter 72.17, Residential Parking Permit, to Amend Chapter 74 and to Amend Section 36.08 of the City of Fishers Code of Ordinances - **1<sup>st</sup> Reading**

- Ed Gebhart and Lindsay Bennett gave their presentation.
- Tiffanie Ditlevson made a motion to have the **1<sup>st</sup> Reading** on ordinance **061625D**

Residential Parking Permit - Ordinance - 061625D

Request to Create and Add Section 72.17, Amend 74 and 36 - CAF - 061625D

**18. 061625E** - A Request to Amend the 2025 Salary Ordinance - **1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Reading**

- Ethan Lee gave his presentation.
- Selina Stoller made a motion to suspend the rules and have **1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Reading** on ordinance **061625E**. Tiffanie Ditlevson seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay’s, 1 – Absent. The motion passed.
- John Weingardt made a motion to approve ordinance **061625E**. Tiffanie Ditlevson seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay’s, 1 – Absent. The motion passed.

2025 Salary Ordinance Amendment - Ordinance - 061625E

2025 Salary Ordinance Amendment - Exhibit A - 061625E

2025 Salary Ordinance Amendment - Executive LT Role Description - Exhibit B -

061525D

2025 Salary Ordinance Amendment - CAF - 061625E

Signed Adoption - 2025 Salary Ordinance Amendment - Ordinance - 061625E

**Regular Agenda - Planning & Zoning**

**19. 022425B** – Request to Approve Consideration of a rezone of 9.15 acres from R2 to PUDR, known as the Gerardot PUD. (RZ-25-1) – **Final Reading**

- Ross Hilleary gave his presentation.
- Rex from Pulte Homes came forward to answer any questions.
- Brad DeReamer stated this is zoned for R2. Why are they not building as R2?
- Brad DeReamer commented - Britton Falls is having problems with having 5-foot side setbacks from homeowners. With five-foot side setbacks HVAC cannot even be worked on without repair man trespassing on to the neighbor.
- Tiffanie Ditlevson asked to keep as many trees as possible.
- Selina Stoller made a motion to approve ordinance **022425B**. Tiffanie Ditlevson seconded the motion. Jennifer Kehl took a rollcall vote. Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble voted Yay. Brad DeReamer and Bill Stuart voted Nay. 6 – Yay's, 2 – Nay's and 1 – Absent. The motion passed.

Gerardot Rezone - Ordinance - 022425B

Gerardot Rezone - Concept Plan - 022425B - Final Reading

Gerardot Rezone - CC Staff Report - 022425B - Final Reading

Gerardot Rezone - Council Action Form - 022425B

Signed Adoption - Gerardot Rezone - Ordinance - 022425B

**20. 061625B** - Consideration of a rezone of 1.13 acres from R-2 to C-1 with conditions for the Weathertight Roofing property located at 13600 E 118<sup>th</sup> St (RZ-25-5) - **1<sup>st</sup> Reading**

- Ross Hilleary gave his presentation
- Ward Srarr from Cor Group came forward to answer any questions.
- John Weingardt made a motion to have the **1<sup>st</sup> Reading** on ordinance **061625B**.

Weathertight Roofing Rezone - Petitioner Packet - 061625B

Weathertight Roofing Rezone - Council Action Form - 061625B



Weathertight Roofing Rezone - Draft Ordinance - 061625B

*Shipman Annexation*

**21. R061625D** - Request to approve a resolution adopting the Fiscal Plan for the Shipman property (ANX-25-1)

- Ross Hilleary gave his presentation
- Selina Stoller made a motion to approve resolution **R061625D**. Tiffanie Ditlevson seconded the motion.
- Jennifer Kehl took a rollcall vote. Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, Brad DeReamer and Bill Stuart voted Yay. 8 – Yay's and 1 – Absent. The motion passed.

Shipman property - 10056 E 126th St - Fiscal Plan - Resolution - R061625D

Shipman property - 10056 E 126th St - Fiscal Plan - R061625D

Shipman property - 10056 E 126th St - Fiscal Plan - Council Action Form - R061625D

Signed Adoption - Shipman property - 10056 E 126th St - Fiscal Plan - Resolution - R061625D

**22. 042125A**- Request to approve a voluntary annexation of 1.35 acres, known as the Shipman property. The subject site has a common address of 10056 E. 126th Street. (ANX-25-1) - **Final Reading**

- Ross Hilleary gave his presentation
- John Weingardt made a motion to approve ordinance **042125A**. Tiffanie Ditlevson seconded the motion. Jennifer Kehl took a rollcall vote. Tiffanie Ditlevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, Brad DeReamer and Bill Stuart voted Yay. 8 – Yay's and 1 – Absent. The motion passed.

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

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

Signed Adoption - Shipman property - 10056 E 126th St - Fiscal Plan - Resolution - R061625D

*Gerardot Annexation*

**23. R061625E** - Request to approve a resolution adopting the Fiscal Plan for the Gerardot property (ANX-25-3).

- Ross Hilleary gave his presentation
- Tiffanie Ditevson made a motion to approve resolution **R061625E**. Selina Stoller seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay’s and 1 – Absent. The motion passed.

Gerardot Fiscal Plan - Resolution - R061625E

Gerardot Fiscal Plan - Fiscal Plan - R061625E

Signed Adoption - Gerardot Fiscal Plan - Resolution - R061625E

Gerardot Fiscal Plan - Council Action Form - R061625E

**24. 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) - **Final Reading**

- Ross Hilleary gave his presentation
- John Weingardt made a motion to approve ordinance **042125C**. Tiffanie Ditevson seconded the motion. Jennifer Kehl took a rollcall vote. Brad DeReamer, Tiffanie Ditevson, Selina Stoller, John DeLucia, Pete Peterson, John Weingardt, Cecilia Coble, and Bill Stuart voted Yay. 8 – Yay’s and 1 – Absent. The motion passed.

Gerardot Annexation - Ordinance - 042125C

Gerardot Annexation - Council Action Form - 04215C

Signed Adoption - Gerardot Annexation - Ordinance - 042125C

## **25. Regular Items - Any other Unfinished / New Business**

- Tiffanie Ditevson wanted to remind everyone of the city’s Juneteenth festival at Conner Prairie on Thursday.

## **26. Regular Items - Community Comment**

- Online Community Comments are attached.
- Michele Blankenship, Tom Costakis, Daniel Cao, Kirk Boger, Kyle Alexander, Heather Hale, and John Jones came forward to talk about the parking issue around King Jugg and in Sunblest near the Alhuda Foundation. They appreciate the town’s efforts. There is also an issue with speeding on Lantern Road, which is an issue especially with parking

problems. Heather Hale suggested that those affected by the residents' parking permits should have the permits mailed to them and if more are needed, they can pick more up at the police department.

- Jennifer Strycker came forward to speak on the new development going in by Spyglass. Rezoning and redevelopment will disrupt wildlife and vegetation. She purchased the property because of all the trees. She doesn't want to see them gone.

Community Comments - 06-16-2025

### **27. Regular Items - Meeting Adjournment**

- Tiffanie Ditlevson made a motion to adjourn the meeting. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- The meeting was adjourned at 8:36p.m.

Minutes - 06-16-2025

Respectfully submitted,



Jennifer L. Kehl  
Fishers City Clerk