



BOARD/COMMISSION: City Council
DATE: 11/17/2025
ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038

The public may [stream the meeting online](#). Members of the public may [submit comments online](#) before 12pm on the day of the meeting.

See the list of council members at FishersIN.gov/CityCouncil.

REGULAR CITY COUNCIL MEETING, 7 p.m.

1. Meeting Called to Order with the Pledge of Allegiance

2. Announcements

3. Proclamations

4. Presentations

- a. 2025 State Champions- HSE Girls Soccer Team**
- b. Teacher Innovation Grant Program Overview**

5. Council Committee Reports

- a. Finance Committee Report**

Finance Committee Minutes- 11-12-2025

6. Department Reports

- a. Health Department Report**

Health Department Report - 11-17-2025

7. Consent Agenda

a. Request to approve the previous Fishers City Council meeting minutes from October 06, 2025.

Minutes - 10-06-2025

b. R0111725 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

Regular Agenda - Budget/Financial

8. R111725A - A Request to Approve Additional Appropriation - Public Hearing

Additional Appropriation of Economic Development Funds - Resolution - R111725A

Additional Appropriation of Economic Development Funds - Exhibit A - R111725A

Additional Appropriation of Economic Development Funds - Exhibit B - R111725A

Additional Appropriation of Economic Development Funds - Council Action Form - R111725A

9. 111725 - An Ordinance Further Amending the Authorization for the Issuance of the City of Fishers Economic Development Revenue Bonds, Series 2024D, Approving a First Amendment to Garage Lease and a First Amendment to Public Lease, and Authorizing and Approving Other Actions in Respect Thereto (CityView Project) - 1st Reading

Amendment to Bond Ordinance and Approval of Lease Amendments - CityView Project Series 2024D Bonds - Ordinance - 111725

Amendment to Bond Ordinance and Approval of Lease Amendments - CityView Project Series 2024D Bonds - Exhibit A - 111725

Amendment to Bond Ordinance and Approval of Lease Amendments - CityView Project Series 2024D Bonds - Exhibit B - 111725

Amendment to Bond Ordinance and Approval of Lease Amendments - CityView Project Series 2024D Bonds - Council Action Form - 111725

10. R111725E - Resolution of the Common Council of the City of Fishers Designating Bonds as Surplus and Transferring Surplus Funds to the City of Fishers Town Hall Building Corporation.

SR 37 Bonds - Surplus and Transfer - Resolution - R111725E

SR 37 Bonds - Surplus and Transfer - CAF - R111725E

Regular Agenda - Government/Miscellaneous

11. 111725B - A Request to Amend to Chapter 53 of the City of Fishers Code of Ordinances (Stormwater) - 1st Reading

Amendment Chapter 53 Stormwater - Ordinance - 111725B

Amendment Chapter 53 Stormwater - CAF - 111725B

12. 111725C - A Request to Amend Section 32.62 of the City of Fishers Code of Ordinances (Fishers Advisory Committee on Disabilities) - 1st Reading

Ordinance Amending 32.62 Advisory Committee on Disabilities - Ordinance - 111725C

Ordinance Amending 32.62 Advisory Committee on Disabilities - CAF - 111725C

13. 111725D - Request to Amend Chapter 170, Retail Food Establishments, and Chapter 180, Miscellaneous Fees of the Health Department, of the City of Fishers Code of Ordinances - 1st 2nd & 3rd Reading

Amendment Chapter 170 and 180 Health Dept - Ordinance - 111725D

Amendment Chapter 170 and 180 Health Dept - Exhibit A - 111725D

Amendment Chapter 170 and 180 Health Dept - CAF - 111725D

Regular Agenda - Economic Development

14. R111725B - Resolution Approving the First Amendment to the Amended and Restated Project Agreement for the Union Crossing Projects.

First Amendment to the Amended and Restated Project Agreement for the Union Crossing Projects - Resolution - R111725B

First Amendment to the Amended and Restated Project Agreement for the Union Crossing Projects - Exhibit A - R111725B

First Amendment to the Amended and Restated Project Agreement for the Union Crossing Projects - CAF - R111725B

Regular Agenda - Planning & Zoning

15. 100625A - Consideration of a text amendment to the Unified Development

Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations and 12. Definitions. (TA-25-4) - Final Reading

Text Amendment UDO 25-4 - Chapter 3, 5, and 12 - Ordinance - 100625A - Final Reading

Text Amendment UDO 25-4 - Chapter 3, 5, and 12 - CAF - 100625A

16. 111725F - Consideration of a rezone of 1.3 acres from R2 Residential District to C-Low Commercial Low-Impact District with Conditions for a maximum square footage of 7,500 sq ft and the memory care facility use at the common address 10990 Brooks School Road (RZ-25-6) - 1st Reading

Story Cottage C-Low Rezone - 10990 Brooks School Road (RZ-25-6) - Draft Ordinance - 111725F - 1st Reading

Story Cottage C-Low Rezone - 10990 Brooks School Road (RZ-25-6) - CAF - 111725F - 1st Reading

Lynnwood Hills Annexation

17. R111725F - Request to Approve Resolution Adopting the Fiscal Plan for the Lynnwood Hills Voluntary Annexation

Resolution Adopting Fiscal Plan Lynnwood Hills - Resolution - R111725F

Resolution Adopting Fiscal Plan Lynnwood Hills - Exhibit A - R111725F

Resolution Adopting Fiscal Plan Lynnwood Hills - CAF - R111725F

18. 111725E - Request to Approve a Voluntary Annexation of 77.064 acres known as Lynnwood Hills Subdivision - 1st Reading

Lynnwood Hills Annexation - Ordinance - 111725E

Lynnwood Hills Annexation - Exhibit A - 111725E

Lynnwood Hills Annexation - CAF - 111725E

Kenwood Subdivision Annexation:

19. R111725D - Request to approve a resolution adopting the Fiscal Plan for the Roudebush property (Kenwood Subdivision, ANX-25-8).

Kenwood Subdivision (Roudebush property) Fiscal Plan - Resolution - R111725D

Kenwood Subdivision (Roudebush property) Fiscal Plan - Council Action Form - R111725D

20. 100625B - Request to approve a voluntary annexation of 6.49 acres, known as the Roudebush property. Subject site is generally located east of Promise Road and South of E 136th Street, with County parcel ID 13-11-28-00-00-007.001 and 13-11-28-00-00-004.000. (ANX-25-8) - Final Reading

Kenwood Subdivision (Roudebush Property) Annexation - Ordinance - 100625B - Final Reading

Kenwood Subdivision (Roudebush Property) Annexation - Council Action Form - 100625B - Final Reading

Ketchum Annexation:

21. 111725G - Request to approve a voluntary annexation of .44 acres known as the Ketchum Property. Subject site is generally located south of E Willow Drive at the common address of 8615 Willow Drive, with County parcel ID 14-10-24-02-03-014.000 (ANX-25-7) – 1st Reading & Public Hearing

Ketchum Annexation - Draft Ordinance - 111725G - 1st Reading

Ketchum Annexation - Council Action Form - 111725G - First Reading

22. Regular Items - Any other Unfinished / New Business

23. Regular Items - Community Comment

24. Regular Items - Meeting Adjournment

[MEET_FOOT]

**FINANCE COMMITTEE
MINUTES
NOVEMBER 12, 2025**

BOARD/COMMISSION: City of Fishers Finance Committee

DATE: 11/12/2025

**DIRECTIONS: Fishers Municipal Center: Nickel Plate Conference Room, 1 Municipal Drive,
Fishers, IN 46038**

FINANCE COMMITTEE MEETING, 5:00 P.M., 3RD FLOOR, NICKEL PLATE CONFERENCE ROOM

1. Meeting Called to Order

- Chairman John Weingardt called to order at 5:00 P.M. Present were John Delucia, Cecilia Coble, and Bill Stuart was present remotely. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, and Lisa Bradford.

2. Announcements

- NONE

3. Consent Agenda

a. Request to review the previous meeting memoranda: A roll call vote

- I. Minutes for **August 20th, 2025**
- II. Minutes for **August 27th, 2025**
- III. Minutes for **September 10th, 2025**

- John Delucia made a motion to approve the previous meeting memoranda. John Weingardt seconded the motion. A roll call vote was taken. John Delucia, John Weingardt and Bill Stuart votes yay. Cecilia Coble abstained from voting. The vote was 3 Yay, 1 Abstained. The motion passed.

b. R1111725 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds:

- John DeLucia made a motion to send resolution **R1111725** to the full council for approval. Bill Stuart seconded the motion. A Roll call vote was taken. All members present and remote voted yay. The motion passed.

4. RESOLUTIONS:

a. R111725A - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Economic Development Funds to the City of Fishers Municipal Budget:

- Bill Stuart made a motion to send resolution **R111725A** to the full council for approval. John DeLucia seconded the motion. A Roll call vote was taken. All members present and remote voted yay. The motion passed.

b. R111725B - Resolution of The Directors of The City of Fishers Approving First Amendment to Amended and Restated Project Agreement (Union/Crossing Projects):

- Cecilia Coble made a motion to send resolution **R111725B** to the full council for approval. John DeLucia seconded the motion. A Roll call vote was taken. All members present and remote voted yay. The motion passed.

c. R111925E - Resolution of the Common Council of the City of Fishers Designating Bonds as Surplus and Transferring the Surplus Funds to the City of Fishers Town Hall Building Corporation:

- John DeLucia made a motion to send resolution **R111725E** to the full council for approval. Cecilia Coble seconded the motion. A Roll call vote was taken. All members present and remote voted yay. The motion passed.

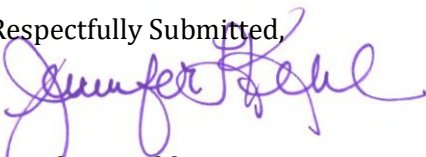
5. ORDINANCES:

- a. 111725** - An Ordinance of the Common Council of the City of Fishers, Indiana, Further Amending the Authorization for the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2024D Approving a First Amendment to Garage Lease Between the Fishers Town Hall Building Corporation, as Lessor, and the Fishers Redevelopment Commission, as Lessee, and a First Amendment to Public Lease Between the Fishers Town Hall Building Corporation, as Lessor, and the Fishers Redevelopment Commission, as Lessee, Each With Respect to the CityView Project and Authorizing and Approving Other Actions in Respect Thereto:
- Cecilia Coble made a motion to send ordinance **111725** to the full council for approval. John DeLucia seconded the motion. A Roll call vote was taken. All members present and remote voted yay. The motion passed.
 -

Regular Items

- 6. Stormwater Ordinance Update**
- Lisa Bradford discussed that in February of 2026, the sewer bill, trash bill, and the stormwater bill will all be combined into one monthly bill. (Stormwater is currently yearly). This will be for single family homes and condos. This will not affect the billing for businesses.
- 7. Any other Unfinished / New Business**
- None
- 8. Meeting Adjournment**
- The meeting was adjourned at 5:17 p.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk

**BUDGET & FINANCE COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Budget & Finance Committee. Minutes of the committee meeting can be found online at <https://fishersin.gov/agenda-center/>

John Weingardt, Chairperson
Cecilia Coble, Committee Member
John P. DeLucia, Committee Member
Bill Stuart, Committee Member
Todd Zimmerman, Committee Member

Meeting Date: 11/12/2025

RESOLUTIONS

1. **R0111725 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.**
 - Passage
 - Non-Passage
 - Amendment
 - No Recommendation

2. **R0111725A - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Economic Development Funds to the City of Fishers Municipal Budget.**
 - Passage
 - Non-Passage
 - Amendment
 - No Recommendation

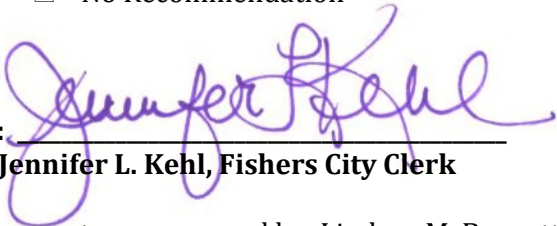
3. **R111725B - Resolution of The Directors of The City of Fishers Approving First Amendment To Amended and Restated Project Agreement (Union/Crossing Projects).**
 - Passage
 - Non-Passage
 - Amendment
 - No Recommendation

4. **R111925E - Resolution of the Common Council of the City of Fishers Designating Bonds As Surplus and Transferring The Surplus Funds to the City Of Fishers Town Hall Building Corporation.**
 - Passage**
 - Non-Passage**
 - Amendment**
 - No Recommendation**

ORDINANCES

5. 111725 - An Ordinance of the Common Council of the City of Fishers, Indiana, Further Amending the Authorization for the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2024D Approving a First Amendment to Garage Lease Between the Fishers Town Hall Building Corporation, as Lessor, and the Fishers Redevelopment Commission, as Lessee, and a First Amendment to Public Lease Between the Fishers Town Hall Building Corporation, as Lessor, and the Fishers Redevelopment Commission, as Lessee, Each With Respect to the CityView Project and Authorizing and Approving Other Actions in Respect Thereto.

- Passage
- Non-Passage
- Amendment
- No Recommendation

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk

This instrument was prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038



Fishers Health Department Update – 11/17/2025

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 reduced 73% to \$517,550.28.

Community Health Assessment and Annual Report

- Key areas of focus coming out of community health assessment: Mental Health, Healthy Living, and Aging Well. Planning Community Health Improvement activities for December.

Core Services:

- FHD clinic and administration now located at the Fishers Community Center at 11400 Johnson Farm Way
- Clinical Services: Flu and COVID vaccines now available. High demand for COVID vaccine and available at FHD for 6 months and older without prescription. Increased interest in services at new location. We offer all vaccines for all ages, travel consults with travel vaccines and preventative medication prescriptions, testing and treatment for conditions such as TB, STIs, lead and others. [Schedule an appointment](#) with us.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Completing third Mental Health First Aid training on 11/18 with Fishers Youth Assistance. Hosting Aging Well education series for older adults with 7 sessions in Nov. and Dec. More information [here](#). Educated over 21,500 individuals year-to-date.
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. All three Food Inspectors standardized. Certified Pool Operator course scheduled for 11/20-21 at Community Center.
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. November Wellness Wander is at Billerica Park. Focuses on mental health, mindfulness and connection with nature.
- Social Work: All emergency detentions referred to social worker. Fall prevention program continuing with great success – over \$1.5 million in direct and indirect cost savings since launch. Third *SteppingOn* fall prevention course being scheduled, with 28 on waitlist.

Community Outreach and Social Media

- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing, or sign up [here](#) to receive monthly updates in your inbox.
- Engage with us at upcoming events and education sessions in November. More information [here](#).

Grants and Funding:

- \$500 available to school-based clubs for student-led efforts to promote health, wellness and community service now open for 2025/2026 school year. More information and application portal [here](#). This school year have awarded \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD working on \$13,500 grant awards from NEHA FDA for standardization efforts and \$20,000 from NACCHO to serve as Peer Ambassador for innovative local epidemiological approaches to public health.
- All health department contracts are posted [here](#). Offered open nurse and school health liaison role to candidate and working with HR for start date.
- FHD Internship Program opportunities for 2026 now open.



Table 1. Select Metrics

Services Overview		
	October 2025	Jan - Oct, 2025
Health Services		
Communicable Disease Investigations	24	260
Routine Vaccination Appointments	352	2,082
Testing & Screening Appointments	9	290
Travel Clinic Appointments	3	104
Fee Services		
Birth Certificates (copies)	90	1,176
Death Certificates (copies)	730	5,473
Food Inspections	122	742
Pool Inspections	0	85
Other Environmental Inspections	6	17
Health Education		
Community Members Reached	2,206	21,537
Number of Sessions	27	202
Public Health Social Work		
Unique Residents Supported	95	1,052
Encounters for Service	136	1,479
Referrals to Community Resources	191	1,655
Emergency Detentions Supported	15	158
Fall Prevention In-Home Assessments	9	73
Stigma Free Fishers Users	680	10,643

**Fishers City Council
Meeting Minutes
October 6, 2025**

THE PUBLIC MAY STREAM THE MEETING BY GOING TO: <http://tinyurl.com/CityOfFishers>

BOARD/COMMISSION: City Council Meeting

DATE: 10/6/2025

DIRECTIONS: City Hall, 1 Municipal Drive, Fishers, IN 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., City Hall, Theater

1. Meeting Called to Order with the Pledge of Allegiance
 - Vice President John DeLucia called the meeting to order at 7:00 p.m. Present were Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, John Weingardt, Todd Zimmerman, and Bill Stuart. Pete Peterson and Cecilia Coble were absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Lisa Bradford, Ethan Lee, Megan Baumgartner, Chief Ed Gebhardt, Chief Ky Ragsdale, Ashley Elrod, Monica Heltz, Hateem Mekky, Jan Hincholiff, Dawn Hammon, Sue and Jack Follmar, Keith Hermon, Robyn Baker, Teresa R Bromm, Steve Arnold, Joe Harding, Grace Meister, Jennifer Gains, Matthew Branz, Mike Mervan, Julie Russell, Casey Crosby, and Michelle Fullhart.
2. Announcements:
 - None
3. Proclamations:
 - None
4. Presentations:
 - None
5. Council Committee Reports
 - a. Finance Committee Report
 - John Weingardt discussed the 2026 Budget
6. Department Reports
 - a. Health Department Report
 - Attached online
7. Consent Agenda:
 - a. Request to approve the previous Fishers City Council meeting minutes from September 15, 2025.
 - b. R100625 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.
 - John Weingardt made a motion to approve the Consent Agenda. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

REGULAR AGENDA

Business/ Financial

8. 091525 - A Request to Approve the 2026 Municipal Budget - 2nd Reading
 - Lisa Bradford presented the budget.
 - John Weingardt made a motion to approve the Consent Agenda. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

9. 091525A - A Request to Approve the 2026 Salary Ordinance - 2nd Reading
 - Ethan Lee presented the Salary Ordinance for 2026.
 - Tiffanie Ditlevson made a motion to approve the Salary Ordinance. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Government/Miscellaneous

10. 100625C - Request to Create Section 35.31 of the Fishers Code of Ordinances, a Fee for Non-Emergency Lift Assists and Non-Emergency Responses at Residential Care Facilities - 1st Reading:
 - Fire Chief Ky Ragsdale gave his presentation for ordinance 100625C.
 - Selina Stoller made a motion to suspend the rules and approve ordinance 100625C. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - Tiffanie Ditlevson made a motion to approve ordinance 100625C. Brad DeReamer seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Planning & Zoning

11. 100625A - Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations and 12. Definitions. (TA-25-4) - 1st Reading
 - Megan Baumgartner presented the ordinance 100625A.
 - John Weingardt made a motion to have the 1st Reading on ordinance 100625A.

Hidden Oaks Annexation

12. R100625A - Request to approve a resolution adopting the Fiscal Plan for the Hidden Oaks Subdivision property. (ANX-25-6)
 - Megan Baumgartner presented resolution R100625A.
 - Todd Zimmerman made a motion to approve resolution R100625A. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

13. 091525B - Request to approve a voluntary annexation of 9.63 acres known as the Hidden Oaks Subdivision property. The subject site is generally located west of Southeastern Parkway, with a common address of 16555 Southeastern Parkway, Fortville, IN. (ANX-25-6) - Final Reading
- Megan Baumgartner presented ordinance 091525B.
 - John Weingardt made a motion to approve ordinance 091525B. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Kenwood Subdivision:

14. 100625B - Request to approve a voluntary annexation of 6.49 acres, known as the Roudebush property. Subject site is generally located at east of Promise Road and South of E 136th Street, with County parcel ID 13-11-28-00-00-007.001 and 13-11-28-00-00-004.000. (ANX-25-8) - 1st Reading – Public Hearing
- Megan Baumgartner presented ordinance 100625B.
 - Vice President John DeLucia opened the Public Hearing. No one came forward and the Public Hearing was closed.
 - John Weingardt made a motion to have the 1st Reading.

REGULAR ITEMS

15. Any other Unfinished / New Business

- None

16. Community Comment

- Michelle Fullhart - 12352 Ostara Court, Fishers, IN 46038 came forward. Ms. Fullhart discussed the book, A Fever in the Heartland: The Ku Klux Klan's Plot to Take Over America, and the Woman Who Stopped Them. She suggested having a study Book Club.
- Casey Crosbie - 6611 Manchester Drive, Fishers, IN 46038 came forward to discuss the Fishers West AgriPark. He sent a questionnaire to all the council members to complete and send it back to him.
- Julie Russell - 6366 Hillview Circle, Fishers, IN 46038 came forward to discuss the change in the date of the council meeting and the Fishers West AgriPark. She said she personally contacted A&L Great Lakes Lab, and they stated they did not do a lead test on the proposed area. She felt the council was not being forthcoming. Deputy Mayor Elliott Hultgren responded that the A&L Great Lakes Lab contracted out the testing to Elements Environmental Services. Mayor Scott Fadness stated the change to the meeting date was due to Fall Break and many council members as well as the residents would be out of town. The budget was to be voted on and felt it was appropriate to change the meeting date.

17. Meeting Adjournment

- Bill Stuart made a motion to adjourn the meeting. The meeting was adjourned at 7:27 p.m.

Respectfully Submitted,


Jennifer L. Kehl
Fishers City Clerk

DATE: October 6, 2025

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Jon Hincheliff	
2	" "	11018 Knightsbridge Ln, 46037
3	Dawn Hammon	12532 Weaver Pl.
4	Sue & Jack Follmar	13857 Canopy Lane
5	Keith Herman	13804 Oak Haven Drive 46055
6	Reyn Baker	7624 Forest Dr Fibus 46038
7	Teresa R Bromm	11946 Gatwick View 46037
8	Steve Arnold	7847 Ellipse Pkwy 46038
9	Joe Harding	Staff
10	Ethan Lee	Staff
11	Grace Meister	2260 Leewood Ct.
12	Jennifer Gais	Hidden Oaks Southeastern
13	MATTHEW BRANZ	9446 ASHLAKE LANE
14	Mike Mervin	Hidden Oaks
15	Cavan Beum	Hidden Oaks
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

Citizen Gov Academy

Citizen Gov Academy

Citizen Gov Academy



Fishers Health Department Update – 10/6/2025

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 reduced 73% to \$517,550.28.

Community Health Assessment and Annual Report

- Completed seven focus group sessions with 59 residents and service providers. Synthesizing results from secondary data analysis, community survey and focus groups to create unified health assessment report.

Core Services:

- Clinical Services: Flu and COVID vaccines now available. High demand for COVID vaccine and available at FHD for 6 months and older. We offer all vaccines for all ages, travel consults with travel vaccines and preventative medication prescriptions, testing and treatment for conditions such as TB, STIs, lead and others. [Schedule an appointment](#) with us.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Delivered Youth Mental Health First Aid training to area adults on 9/23. Met with Fishers Community Center team to begin coordination of Older Adult Healthy Aging education sessions.
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. All three Food Inspectors standardized. Certified Pool Operator course schedule for November at Community Center.
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. October Wellness Wander is at Holland Park. Focuses on mental health, mindfulness and connection with nature.
- Social Work: All emergency detentions referred to social worker. Fall prevention program spotlighted in Indiana Health Commissioner 'Community Conversation' interview video available [here](#). Second SteppingOn class completed with waitlist for next session.
-

Community Outreach and Social Media

- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing, or sign up [here](#) to receive monthly updates in your inbox.
- Engage with us at upcoming events and education sessions in September. More information [here](#).

Grants and Funding:

- School-based student-led club grants: \$500 available to school-based clubs for student-led efforts to promote health, wellness and community service now open for 2025/2026 school year. More information and application portal [here](#). This school year, have awarded \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD working on \$13,500 grant awards from NEHA FDA for standardization efforts and \$20,000 from NACCHO to serve as Peer Ambassador for innovative local epidemiological approaches to public health.
- All health department contracts are posted [here](#).
- Will post FHD Internship Program opportunities for 2026 this quarter for college and graduate school students. Anticipate hosting up to three interns in 2026.



Table 1. Select Metrics

Services Overview		
	September 2025	Jan - Sep, 2025
Health Services		
Communicable Disease Investigations	18	242
Routine Vaccination Appointments	378	1,784
Testing & Screening Appointments	20	274
Travel Clinic Appointments	17	101
Fee Services		
Birth Certificates (copies)	161	1,078
Death Certificates (copies)	1,052	4,743
Food Inspections	59	617
Pool Inspections	2	85
Other Environmental Inspections	4	11
Health Education		
Community Members Reached	2,915	19,331
Number of Sessions	31	175
Public Health Social Work		
Unique Residents Supported	113	957
Encounters for Service	159	1,307
Referrals to Community Resources	201	1,464
Emergency Detentions Supported	12	140
Fall Prevention In-Home Assessments	7	63
Stigma Free Fishers Users	1,956	9,980

Created with Datawrapper

RESOLUTION NO. R111725A

**A RESOLUTION OF THE COMMON COUNCIL AUTHORIZING
THE CITY CONTROLLER TO APPROPRIATE ADDITIONAL
ECONOMIC DEVELOPMENT FUNDS TO THE CITY OF FISHERS MUNICIPAL
BUDGET**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted a certain amount of funds that are used for municipal operational purposes of the City of Fishers;

WHEREAS, it has been determined that it is now necessary to appropriate more money than what was appropriated in the annual budget as a certain appropriation is needed in order to continue this fund’s intended purpose and operation;

WHEREAS, the Common Council for the City of Fishers (“City Council”) is desirous to authorize the City Controller to make such appropriation; and

WHEREAS, a duly noticed public hearing has been held in accordance with Indiana law.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to the laws governing the same:

Fund Name: Economic Development

	AMOUNT REQUESTED	AMOUNT APPROVED BY FISCAL BODY
Major Budget Classification:		
<u>Personal Services</u>	\$ _____	\$ _____
<u>Supplies</u>	\$ _____	\$ _____
<u>Other Services & Charges</u>	\$ 280,000 _____	\$ 280,000 _____
<u>Township Assistance</u>	\$ _____	\$ _____
<u>Debt Service</u>	\$ _____	\$ _____
<u>Capital Outlays</u>	\$ _____	\$ _____
 TOTAL for Economic Development Fund	 \$ 280,000 _____	 \$ 280,000 _____

Section 2. The City Council hereby authorizes the City Controller to complete the additional appropriation as further described herein.

Section 3. This Resolution shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the City Council of the City of Fishers, Hamilton County, Indiana, this 17th day of November, 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2025 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

INVOICE

The Noblesville Times
127 Main St
Crawfordsville, IN 47933

legals@thetimes24-7.com
+1 (765) 361-0100

Bill to
Kelly Lewark
L City of Fishers

Ship to
Kelly Lewark
L City of Fishers

Invoice details

Invoice no.: TL22901
Terms: Net 30
Invoice date: 11/07/2025
Due date: 12/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Legals	Additional Appropriations Runs 11/05	1	\$21.56	\$21.56

Total **\$21.56**

Ways to pay



[View and pay](#)

NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATION

The City of Fishers, Hamilton County, Indiana (“City”), pursuant to Ind. Code §6-1.1-18-5, hereby provides NOTICE that the City’s Common Council (“Council”) will conduct a public hearing during its November 17, 2025 regularly scheduled Council meeting for considering the following additional appropriation(s) in excess of the budget for the current year.

	Addition	Reduction
Economic Development Fund – Professional Services	\$280,000	\$0
Total	\$280,000	\$0

The Council meeting will take place at 7:00 pm at the Fishers City Hall Auditorium, One Municipal Drive, Fishers, IN 46038. Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (Department). The Department will make a written determination as to the sufficiency of funds to support the appropriation within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated this 31st day of October, 2025

CITY OF FISHERS

Lisa Bradford

City Controller

Hamilton County, Indiana

TL22901 11/05 1t hspaxlp

PUBLIC NOTICES

CITY OF NOBLESVILLE NOTICE TO BIDDERS
Notice is hereby given that sealed bids will be received:
By: At: 10:00 A.M. on Wednesday, November 12, 2025.
Office of the Clerk
16 S. 10th Street Noblesville, Indiana 46060

Project: Noblesville Utilities New Trencher
Receipt of Bids: Bids received after the time specified will be returned unopened. Bids are to be submitted on the Bid Form as provided in the Project Manual. Bidders shall provide equipment specifications on the provided form as provided in the Project Manual along with a proposal for the purchase of New-Collision. Bids shall be submitted in a sealed envelope, marked with the name and address of the Bidder, clearly marked.

SEALED BID: Noblesville Utilities New Trencher
Bid Opening: Bids will be publicly opened and read aloud by the Board of Public Works and Safety at the Council Chamber, Noblesville, Indiana 46060, at 09:00 A.M. local time, Tuesday, December 2, 2025.
Pre-Bid Meeting: There will be no pre-bid meeting.
Qualification of Bidders: Bidder shall demonstrate ability to provide the requested equipment per the specifications provided in the Project Manual. Bidder must include performance data and other product literature showing equipment meets specifications. Submittals shall include Bidder's contact information, pricing, payment terms and schedule.
Contract Award: Any Bid may be withdrawn prior to the deadline for receipt of Bids, but no Bidder shall withdraw its Bid within 60 days after the opening of the Bids. If a contract is awarded, it will be to the "lowest responsible and responsive bidder" in accordance with Indiana Code 36-1-12-1 et seq. The Owner, however, reserves the right to reject or cancel any and all bids, solicitations and/or offers in whole or in part as specified in the Bid Form when it is not in the best interests of the Owner, and waive any informalities, discrepancies, omissions, variances, or irregularities in bids received in its sole discretion.

Bid Documents: Copies of the Specifications and Contract Documents may be obtained on or after Monday, October 27, 2025. Interested Bidders may obtain electronic Bidding Documents by sending an email to krpk@noblesville.in.gov. Submit all bid questions via email to krpk@noblesville.in.gov by 5:00 P.M. on Friday, November 25, 2025. Questions will be answered by email to noblesville.in.gov. Bidders shall assume that they have obtained complete sets of Bidding Documents and shall assume the risk of any errors or omissions in Bids prepared in reliance on incomplete sets of Bidding Documents or Project Manual. Bids must be submitted on the terms contained in the Project Manual and must contain the names of every person or company interested herein.
11/05 11:02 2r <https://www.times247.com>

CITY OF FISHERS FISHERS BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING
CASE VA-25-20
MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO: <https://fishers.in.gov/how-do-i>
View the list of board members at FishersIN.gov/BA.
NOTICE IS HEREBY GIVEN that a public hearing will be held by the FISHERS BOARD OF ZONING APPEALS at 6:00 PM on Wednesday, November 19, 2025 at Fishers Municipal Center Theater, 1 Municipal Drive, Fishers, IN 46038.
REQUEST: At that hearing, the public will be invited to offer comments on the following request ("Proposal"): Case # VA-25-20. Consideration of a Development Standards Variance from Section 3.2.4.B.5b of the City's Unified Development Ordinance to allow impervious surface coverage of 59% for the installation of 1200 square feet of pavers around a driveway.
The case file about this project is available for public review in the office of the Community and Economic Development, located at Fishers Municipal Center, 1 Municipal Drive, Fishers, IN 46038. The meeting agenda with room location details and case related information will be posted on the City's website forty-eight (48) hours in advance of the meeting specified above. If you have specific questions or want to provide written contacts to the case planner directly, please contact:
City of Fishers Community and Economic Development
planning@fishers.in.gov
(317) 595-3155
<https://fishers.in.gov/novice>
Petitioner: Daniel Majestic (Perna Pools)
11/23/25 11:05 1r <https://www.times247.com>

Request for Bids to Purchase Surplus Technology Equipment
Noblesville Schools (NS, the District) desires to dispose of surplus technology equipment pursuant to Indiana Code 5-2-22-5.
Deadline for Submission: prior to 3:00 pm local time (EST) November 07, 2025
Recording of Proposals: 12:00 pm local time (EST) November 10, 2025
Location: Noblesville Schools Administration, 18025 River Rd. Noblesville, IN 46060.
NS's surplus equipment includes working devices listed below:

Item #	Item Description	Quantity	Item #	Item Description	Quantity
1	32 GB WFI Model A1822	32 GB	2	32 GB WFI Model A1822	32 GB
2	32 GB WFI Model A1822	32 GB	3	32 GB WFI Model A1822	32 GB
3	32 GB WFI Model A1822	32 GB	4	32 GB WFI Model A1822	32 GB
4	32 GB WFI Model A1822	32 GB	5	32 GB WFI Model A1822	32 GB
5	32 GB WFI Model A1822	32 GB	6	32 GB WFI Model A1822	32 GB
6	32 GB WFI Model A1822	32 GB	7	32 GB WFI Model A1822	32 GB
7	32 GB WFI Model A1822	32 GB	8	32 GB WFI Model A1822	32 GB
8	32 GB WFI Model A1822	32 GB	9	32 GB WFI Model A1822	32 GB
9	32 GB WFI Model A1822	32 GB	10	32 GB WFI Model A1822	32 GB
10	32 GB WFI Model A1822	32 GB	11	32 GB WFI Model A1822	32 GB
11	32 GB WFI Model A1822	32 GB	12	32 GB WFI Model A1822	32 GB
12	32 GB WFI Model A1822	32 GB	13	32 GB WFI Model A1822	32 GB
13	32 GB WFI Model A1822	32 GB	14	32 GB WFI Model A1822	32 GB
14	32 GB WFI Model A1822	32 GB	15	32 GB WFI Model A1822	32 GB
15	32 GB WFI Model A1822	32 GB	16	32 GB WFI Model A1822	32 GB
16	32 GB WFI Model A1822	32 GB	17	32 GB WFI Model A1822	32 GB
17	32 GB WFI Model A1822	32 GB	18	32 GB WFI Model A1822	32 GB
18	32 GB WFI Model A1822	32 GB	19	32 GB WFI Model A1822	32 GB
19	32 GB WFI Model A1822	32 GB	20	32 GB WFI Model A1822	32 GB
20	32 GB WFI Model A1822	32 GB	21	32 GB WFI Model A1822	32 GB
21	32 GB WFI Model A1822	32 GB	22	32 GB WFI Model A1822	32 GB
22	32 GB WFI Model A1822	32 GB	23	32 GB WFI Model A1822	32 GB
23	32 GB WFI Model A1822	32 GB	24	32 GB WFI Model A1822	32 GB
24	32 GB WFI Model A1822	32 GB	25	32 GB WFI Model A1822	32 GB
25	32 GB WFI Model A1822	32 GB	26	32 GB WFI Model A1822	32 GB
26	32 GB WFI Model A1822	32 GB	27	32 GB WFI Model A1822	32 GB
27	32 GB WFI Model A1822	32 GB	28	32 GB WFI Model A1822	32 GB
28	32 GB WFI Model A1822	32 GB	29	32 GB WFI Model A1822	32 GB
29	32 GB WFI Model A1822	32 GB	30	32 GB WFI Model A1822	32 GB
30	32 GB WFI Model A1822	32 GB	31	32 GB WFI Model A1822	32 GB
31	32 GB WFI Model A1822	32 GB	32	32 GB WFI Model A1822	32 GB
32	32 GB WFI Model A1822	32 GB	33	32 GB WFI Model A1822	32 GB
33	32 GB WFI Model A1822	32 GB	34	32 GB WFI Model A1822	32 GB
34	32 GB WFI Model A1822	32 GB	35	32 GB WFI Model A1822	32 GB
35	32 GB WFI Model A1822	32 GB	36	32 GB WFI Model A1822	32 GB
36	32 GB WFI Model A1822	32 GB	37	32 GB WFI Model A1822	32 GB
37	32 GB WFI Model A1822	32 GB	38	32 GB WFI Model A1822	32 GB
38	32 GB WFI Model A1822	32 GB	39	32 GB WFI Model A1822	32 GB
39	32 GB WFI Model A1822	32 GB	40	32 GB WFI Model A1822	32 GB
40	32 GB WFI Model A1822	32 GB	41	32 GB WFI Model A1822	32 GB
41	32 GB WFI Model A1822	32 GB	42	32 GB WFI Model A1822	32 GB
42	32 GB WFI Model A1822	32 GB	43	32 GB WFI Model A1822	32 GB
43	32 GB WFI Model A1822	32 GB	44	32 GB WFI Model A1822	32 GB
44	32 GB WFI Model A1822	32 GB	45	32 GB WFI Model A1822	32 GB
45	32 GB WFI Model A1822	32 GB	46	32 GB WFI Model A1822	32 GB
46	32 GB WFI Model A1822	32 GB	47	32 GB WFI Model A1822	32 GB
47	32 GB WFI Model A1822	32 GB	48	32 GB WFI Model A1822	32 GB
48	32 GB WFI Model A1822	32 GB	49	32 GB WFI Model A1822	32 GB
49	32 GB WFI Model A1822	32 GB	50	32 GB WFI Model A1822	32 GB
50	32 GB WFI Model A1822	32 GB	51	32 GB WFI Model A1822	32 GB
51	32 GB WFI Model A1822	32 GB	52	32 GB WFI Model A1822	32 GB
52	32 GB WFI Model A1822	32 GB	53	32 GB WFI Model A1822	32 GB
53	32 GB WFI Model A1822	32 GB	54	32 GB WFI Model A1822	32 GB
54	32 GB WFI Model A1822	32 GB	55	32 GB WFI Model A1822	32 GB
55	32 GB WFI Model A1822	32 GB	56	32 GB WFI Model A1822	32 GB
56	32 GB WFI Model A1822	32 GB	57	32 GB WFI Model A1822	32 GB
57	32 GB WFI Model A1822	32 GB	58	32 GB WFI Model A1822	32 GB
58	32 GB WFI Model A1822	32 GB	59	32 GB WFI Model A1822	32 GB
59	32 GB WFI Model A1822	32 GB	60	32 GB WFI Model A1822	32 GB
60	32 GB WFI Model A1822	32 GB	61	32 GB WFI Model A1822	32 GB
61	32 GB WFI Model A1822	32 GB	62	32 GB WFI Model A1822	32 GB
62	32 GB WFI Model A1822	32 GB	63	32 GB WFI Model A1822	32 GB
63	32 GB WFI Model A1822	32 GB	64	32 GB WFI Model A1822	32 GB
64	32 GB WFI Model A1822	32 GB	65	32 GB WFI Model A1822	32 GB
65	32 GB WFI Model A1822	32 GB	66	32 GB WFI Model A1822	32 GB
66	32 GB WFI Model A1822	32 GB	67	32 GB WFI Model A1822	32 GB
67	32 GB WFI Model A1822	32 GB	68	32 GB WFI Model A1822	32 GB
68	32 GB WFI Model A1822	32 GB	69	32 GB WFI Model A1822	32 GB
69	32 GB WFI Model A1822	32 GB	70	32 GB WFI Model A1822	32 GB
70	32 GB WFI Model A1822	32 GB	71	32 GB WFI Model A1822	32 GB
71	32 GB WFI Model A1822	32 GB	72	32 GB WFI Model A1822	32 GB
72	32 GB WFI Model A1822	32 GB	73	32 GB WFI Model A1822	32 GB
73	32 GB WFI Model A1822	32 GB	74	32 GB WFI Model A1822	32 GB
74	32 GB WFI Model A1822	32 GB	75	32 GB WFI Model A1822	32 GB
75	32 GB WFI Model A1822	32 GB	76	32 GB WFI Model A1822	32 GB
76	32 GB WFI Model A1822	32 GB	77	32 GB WFI Model A1822	32 GB
77	32 GB WFI Model A1822	32 GB	78	32 GB WFI Model A1822	32 GB
78	32 GB WFI Model A1822	32 GB	79	32 GB WFI Model A1822	32 GB
79	32 GB WFI Model A1822	32 GB	80	32 GB WFI Model A1822	32 GB
80	32 GB WFI Model A1822	32 GB	81	32 GB WFI Model A1822	32 GB
81	32 GB WFI Model A1822	32 GB	82	32 GB WFI Model A1822	32 GB
82	32 GB WFI Model A1822	32 GB	83	32 GB WFI Model A1822	32 GB
83	32 GB WFI Model A1822	32 GB	84	32 GB WFI Model A1822	32 GB
84	32 GB WFI Model A1822	32 GB	85	32 GB WFI Model A1822	32 GB
85	32 GB WFI Model A1822	32 GB	86	32 GB WFI Model A1822	32 GB
86	32 GB WFI Model A1822	32 GB	87	32 GB WFI Model A1822	32 GB
87	32 GB WFI Model A1822	32 GB	88	32 GB WFI Model A1822	32 GB
88	32 GB WFI Model A1822	32 GB	89	32 GB WFI Model A1822	32 GB
89	32 GB WFI Model A1822	32 GB	90	32 GB WFI Model A1822	32 GB
90	32 GB WFI Model A1822	32 GB	91	32 GB WFI Model A1822	32 GB
91	32 GB WFI Model A1822	32 GB	92	32 GB WFI Model A1822	32 GB
92	32 GB WFI Model A1822	32 GB	93	32 GB WFI Model A1822	32 GB
93	32 GB WFI Model A1822	32 GB	94	32 GB WFI Model A1822	32 GB
94	32 GB WFI Model A1822	32 GB	95	32 GB WFI Model A1822	32 GB
95	32 GB WFI Model A1822	32 GB	96	32 GB WFI Model A1822	32 GB
96	32 GB WFI Model A1822	32 GB	97	32 GB WFI Model A1822	32 GB
97	32 GB WFI Model A1822	32 GB	98	32 GB WFI Model A1822	32 GB
98	32 GB WFI Model A1822	32 GB	99	32 GB WFI Model A1822	32 GB
99	32 GB WFI Model A1822	32 GB	100	32 GB WFI Model A1822	32 GB

CITY OF FISHERS FISHERS BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING
CASE VA-25-19
MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO: <https://fishers.in.gov/how-do-i>
View the list of board members at FishersIN.gov/BA.
NOTICE IS HEREBY GIVEN that a public hearing will be held by the FISHERS BOARD OF ZONING APPEALS at 6:00 PM on Wednesday, November 19, 2025 at Fishers Municipal Center Theater, 1 Municipal Drive, Fishers, IN 46038.
REQUEST: At that hearing, the public will be invited to offer comments on the following request ("Proposal"): Case # VA-25-19. Consideration of a Development Standards Variance from Section 3.2.4.B.5b of the City's Unified Development Ordinance to allow a secondary dwelling unit in an accessory structure on a residential property.
The case file about this project is available for public review in the office of the Community and Economic Development, located at Fishers Municipal Center, 1 Municipal Drive, Fishers, IN 46038. The meeting agenda with room location details and case related information will be posted on the City's website forty-eight (48) hours in advance of the meeting specified above. If you have specific questions or want to provide written contacts to the case planner directly, please contact:
City of Fishers Community and Economic Development
planning@fishers.in.gov
(317) 595-3155
<https://fishers.in.gov/novice>
Petitioner: Scott Barnes
11/23/25 11:05 1r <https://www.times247.com>

CITY OF FISHERS FISHERS BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING
CASE VA-25-17
MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO: <https://fishers.in.gov/how-do-i>
View the list of board members at FishersIN.gov/BA.
NOTICE IS HEREBY GIVEN that a public hearing will be held by the FISHERS BOARD OF ZONING APPEALS at 6:00 PM on Wednesday, November 19, 2025 at Fishers Municipal Center Theater, 1 Municipal Drive, Fishers, IN 46038.
REQUEST: At that hearing, the public will be invited to offer comments on the following request ("Proposal"): Case # VA-25-17. Consideration of a Development Standards Variance from Section 3.2.4.B.5b of the City's Unified Development Ordinance (UDO) to increase the maximum allowable impervious surface area from 40% to 54% for a garage addition and pool with surrounding pool deck in an R3 district.
The case file about this project is available for public review in the office of the Community and Economic Development, located at Fishers Municipal Center, 1 Municipal Drive, Fishers, IN 46038. The meeting agenda with room location details and case related information will be posted on the City's website forty-eight (48) hours in advance of the meeting specified above. If you have specific questions or want to provide written contacts to the case planner directly, please contact:
City of Fishers Community and Economic Development
planning@fishers.in.gov
(317) 595-3155
<https://fishers.in.gov/novice>
Petitioner: Greg Looney
11/23/25 11:05 1r <https://www.times247.com>

CITY OF FISHERS FALL CREEK BOARD OF ZONING APPEALS NOTICE OF PUBLIC HEARING
MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BY GOING TO: <https://fishers.in.gov/how-do-i>
View the list of board members at FishersIN.gov/BA.
NOTICE IS HEREBY GIVEN that a public hearing will be held by the FISHERS BOARD OF ZONING APPEALS at 6:00 PM on Thursday, November 20, 2025 at Fishers Municipal Center, FMC Nickel Plate Conference Room, 3rd Floor, 1 Municipal Drive, Fishers, IN 46038.
REQUEST: At that hearing, the public will be invited to offer comments on the following request ("Proposal"): Case # VA-25-19. Consideration of a Development Standards Variance from Section 3.2.4.C.2.C. of the City's Unified Development Ordinance (UDO) to allow a accessory structure setback of 4 feet.
LOCATION: 10415 S. 111TH STREET, FORTVILLE, IN 46040
The case file about this project is available for public review in the office of the Community and Economic Development, located at Fishers Municipal Center, 1 Municipal Drive, Fishers, IN 46038. The meeting agenda with room location details and case related information will be posted on the City's website forty-eight (48) hours in advance of the meeting specified above. If you have specific questions or want to provide written contacts to the case planner directly, please contact:
City of Fishers Community and Economic Development
planning@fishers.in.gov
(317) 595-3155
<https://fishers.in.gov/novice>
Petitioner: Mark Abernethy
11/23/25 11:05 1r <https://www.times247.com>

LEGAL NOTICE OF PUBLIC HEARING
The Alcohol Beverage Board of Hamilton County, Indiana, will hold a public hearing at 9:00 am on November 14, 2025 at the Hamilton County Judicial Center (Commissioners Room), 1 Hamilton Square in the city of Noblesville, to investigate the propriety of holding an alcoholic beverage permit for the applicants listed herein. To watch the hearing, visit <https://www.in.gov/public-meetings/local-board-hearings>.
Appointed Board Members:
1 MICHAEL L COLBY 01/14/2019
2 Bradley T Oliver 05/24/2017
1 Aaron E Hart 07/09/2024
Members serve for one year and until a successor is appointed and qualified.
Board member one is appointed by the county commissioners.
Board member two is appointed by the largest city or town's executive.
Board member three is appointed by the county council.
RE292558 Beer & Wine Retailer Restaurant RENEWAL
YON LOR CORPORATION 8235 EAST 110TH STREET, SUITE 250 Fishers, IN
D/B/A WILD GINGER
YON ZHOU 10430 BUCKSHIRE LANE Indianapolis, Secretary
XIAO XIA ZHOU 4138 LISTON RD Westfield, President
RE293050 Beer & Wine Retailer Restaurant RENEWAL
Blad Pag Inc 14055 Mendota Drive Fishers IN
D/B/A Britton Tavern
WILLIAM GRUNBER 789 SCYAMORE ST Davinville, Secretary
ANTHONY L COOKERLY 40 TIMBER LANE Brownsburg, President
RE293740 Beer & Wine Retailer Restaurant (210) RENEWAL
Bald Ventures LLC 8594 E 116th Street Suite 70 Fishers IN
D/B/A Pops 'n Place Pub
DL 293110 Beer & Wine Retailer Package Store RENEWAL
SLB Liquors Inc 13147 Parkside Dr Fishers IN
D/B/A Premium Liquors
LAKHINDER SINGH 10825 DOUBLETREE DRIVE SOUTH Crown Point, President
RE294181 Beer Wine & Lqpor Restaurant (210) RENEWAL
River Place Retail LLC NW Corner of 96th Street & Allisonville Road
Parcel 15 14 09 00 00 006 201 Fishers IN
RE294197 Beer & Wine Retailer Restaurant RENEWAL
Sick and Hack Fishers LLC 9003 Technology Lane Suite 3 Fishers IN
D/B/A Sick and Hack Fishers
RE294197 Beer & Wine Retailer Restaurant RENEWAL
LINCOLN ON FISHERS LLC 8902 E. 96TH ST Fishers IN
D/B/A LINCOLN SQUARE PANCAKE HOUSE
DL 294288 Beer Wine & Lqpor Package Store TRANSFER
Premium Liquors Inc 13147 Parkside Drive Fishers IN
D/B/A Premium Liquors
LAKHINDER SINGH 10825 DOUBLETREE DRIVE SOUTH Crown Point, President
RE292558 Beer & Wine Retailer Restaurant RENEWAL
YON LOR CORPORATION 8235 EAST 110TH STREET, SUITE 250 Fishers IN
D/B/A WILD GINGER
YON ZHOU 10430 BUCKSHIRE LANE Indianapolis, Secretary
XIAO XIA ZHOU 4138 LISTON RD Westfield, President
RE293050 Beer & Wine Retailer Restaurant (210) RENEWAL
Blad Pag Inc 14055 Mendota Drive Fishers IN
D/B/A Britton Tavern
WILLIAM GRUNBER 789 SCYAMORE ST Davinville, Secretary
ANTHONY L COOKERLY 40 TIMBER LANE Brownsburg, President
RE293740 Beer & Wine Retailer Restaurant (210) RENEWAL
Bald Ventures LLC 8594 E 116th Street Suite 70 Fishers IN
D/B/A Pops 'n Place Pub
DL 293110 Beer & Wine Retailer Package Store RENEWAL
SLB Liquors Inc 13147 Parkside Dr Fishers IN
D/B/A Premium Liquors
LAKHINDER SINGH 10825 DOUBLETREE DRIVE SOUTH Crown Point, President
RE294181 Beer Wine & Lqpor Restaurant (210) RENEWAL
River Place Retail LLC NW Corner of 96th Street & Allisonville Road
Parcel 15 14 09 00 00 006 201 Fishers IN
RE294197 Beer & Wine Retailer Restaurant RENEWAL
Sick and Hack Fishers LLC 9003 Technology Lane Suite 3 Fishers IN
D/B/A Sick and Hack Fishers
RE294197 Beer & Wine Retailer Restaurant RENEWAL
LINCOLN ON FISHERS LLC 8902 E. 96TH ST Fishers IN
D/B/A LINCOLN SQUARE PANCAKE HOUSE
DL 294288 Beer Wine & Lqpor Package Store TRANSFER
Premium Liquors Inc 13147 Parkside Drive Fishers IN
D/B/A Premium Liquors
LAKHINDER SINGH 10825 DOUBLETREE DRIVE SOUTH Crown Point, President
RE292558 Beer & Wine Retailer Restaurant RENEWAL
YON LOR CORPORATION 8235 EAST 110TH STREET, SUITE 250 Fishers IN
D/B/A WILD GINGER
YON ZHOU 10430 BUCKSHIRE LANE Indianapolis, Secretary
XIAO XIA ZHOU 4138 LISTON RD Westfield, President
RE293050 Beer & Wine Retailer Restaurant (210) RENEWAL
Blad Pag Inc 14055 Mendota Drive Fishers IN
D/B/A Britton Tavern
WILLIAM GRUNBER 789 SCY

PUBLISHER'S AFFIDAVIT

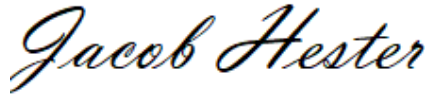
State of Indiana)
) ss:
Hamilton County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Tim Timmons who, being duly sworn, says that he is Publisher of **The Times** newspaper of general circulation printed and published in the English language in the city of **Noblesville** in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for **1** time(s), the date(s) of publication being as follows:

11/5/2025

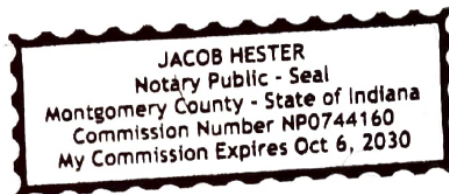


Subscribed and sworn to before me this **5** day of **November, 2025**.



My commission expires: **10/06/2030**
Jacob Hester
Resident of Montgomery County

Publisher's Fee: **\$21.56**



Cause #Additional Appropriations
TICKET: TL22901



CERTIFIED COPY OF ADDITIONAL APPROPRIATION

State Form 55819 (R2 / 12-15)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: If reporting an additional appropriation of bond proceeds, complete only Sections I and III; and A, B, and C of Section II.

Section I

UNIT NAME: City of Fishers Unit Number:
COUNTY NAME: Hamilton County Number:
Date of Publication (month, day, year): 11/5/2025 Newspaper Name: The Noblesville Times
Date of Publication (month, day, year): Newspaper Name:
Date of Public Hearing (month, day, year): 11/17/2025
Date of Resolution/Ordinance (month, day, year): 11/17/2025 Order Number:

Section II

Complete for each fund from which the additional appropriations are made. Use a separate column for each fund.
Lines referred to below are on the Fund Report issued by the Department.

Table with 5 columns: A. DLGF Fund Number, B. Fund Name, C. Appropriation Amount Requested, D. Amount by Reduction, E. Net Amount of Increase. Rows include Property Tax Levy, LOIT Levy Freeze Amount, Misc. Revenue, and Surplus Funds Remaining.

Note #1: Do not use this line for additional appropriations for the rainy day fund. Transfers to the rainy day fund are miscellaneous revenues in the rainy day fund.

Section III

I, _____ fiscal officer of _____, do hereby certify that the above information is true and correct.

Dated this _____ day of _____, 20_____.

Signature: _____ Title: Controller
1 Municipal Drive 317-595-3111
Unit Mailing Address (number and street) Telephone Number
Fishers, Indiana 46038 bradfordl@fishers.in.us
City, State and ZIP Email Address

FIRST AMENDMENT TO PUBLIC LEASE AGREEMENT

By and between

FISHERS TOWN HALL BUILDING CORPORATION

And

FISHERS REDEVELOPMENT COMMISSION

Dated as of _____, 2025

This First Amendment to Public Lease Agreement supplements and amends the Public Lease Agreement, dated as of April 29, 2024, by and between the Fishers Town Hall Building Corporation, as lessor, and the Fishers Redevelopment Commission, as lessee.

FIRST AMENDMENT TO PUBLIC LEASE AGREEMENT BETWEEN
FISHERS TOWN HALL BUILDING CORPORATION, LESSOR
AND CITY OF FISHERS REDEVELOPMENT COMMISSION, LESSEE

THIS PUBLIC LEASE AMENDMENT (the “Amendment”), entered into as of this ____ day of _____, 2025, by and between Fishers Town Hall Building Corporation (the “Lessor” or the “Corporation”), and City of Fishers Redevelopment Commission (the “Lessee” or the “Commission”);

WITNESSETH:

WHEREAS, the Lessor entered into (i) a lease with the Lessee dated as of April 29, 2024 (the “Original Public Lease, and as amended by this Amendment, the “Public Lease”) and (ii) a Garage Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Garage Lease” and as amended from time to time, the “Garage Lease”); and

WHEREAS, the City of Fishers, Indiana (the “City”) previously issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (“CityView Project”) (the “2024 BANs”), in the original aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000), pursuant to Ordinance No. 100724 adopted by the Common Council of the City (the “Common Council”) on October 7, 2024 which amended Ordinance No. 041524A adopted by the Common Council on May 20, 2024 (Ordinance No. 041524A as amended by Ordinance No. 100724, the “Ordinance”); and

WHEREAS, the 2024 BANs are currently outstanding in the aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000) and have a final maturity date of December 31, 2025; and

WHEREAS, the City has determined, with the advice of the City’s municipal advisor, that it would be advantageous to the City to provide for the redemption of the 2024 BANs on or before their final maturity date and to continue the interim financing of the acquisition, construction, renovation and equipping of a new mixed-use development, including age restricted, active adult (55 and over in conformance with the Housing for Older Persons Act, as amended from time to time) multi-family housing, commercial, retail, and restaurant space along 116th Street, and a parking facility, pursuant to a Project Agreement, among Nickel Plate North Properties, Inc., the City, the Corporation, the Commission, and the City of Fishers Economic Development Commission (the “Project”) through the issuance of one or more series of Taxable Economic Development Revenue Bond Anticipation Notes, Series 2025 (CityView Project) (the “2025 BANs”), or such other series designation as is deemed appropriate by the City; and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of one or more series of Taxable Economic Development Revenue Bonds (CityView Project) issued by the City (the “Bonds”); and

WHEREAS, the Bonds will be secured by payments under a Loan Agreement between the City and the Corporation, the form of which was authorized by the Corporation pursuant to the Corporation’s Resolution No. TBC 01R041524, adopted on April 15, 2024 (the “Loan Agreement”); and

WHEREAS, the payments under the Loan Agreement are secured in part by lease rentals payable under the Public Lease; and

WHEREAS, to effectuate the issuance of the 2025 BANs and to continue the interim financing of the Project, including paying capitalized interest on the 2025 BANs and paying the cost of issuance of the 2025 BANs, the Corporation has been duly advised that it is necessary to amend the Original Public Lease; and

WHEREAS, the costs of the Project will be permanently financed from proceeds of the Bonds, to be issued by the Lessor, in one or more series, in the aggregate maximum principal amount of Thirty Million Dollars (\$30,000,000); and

WHEREAS, the value of the Leased Premises (as defined in each of the Public Lease and the Garage Lease) is estimated to be not less than Thirty Million Dollars (\$30,000,000); and

WHEREAS, the Lessor and Lessee agree that there exists a need to complete the Project and to extend the interim financing of the Project through the issuance of the 2025 BANs, consequently, the Lessor and Lessee have agreed to amend the Public Lease as set forth herein; and

WHEREAS, the Lessee has determined, after a public hearing held pursuant to the Act after notice given pursuant to IC 5-3-1, that the lease rentals provided for in this Amendment are fair and reasonable, that the execution of this Amendment is necessary and that the service provided by the Projects will serve the public purpose of the City and is in the best interests of its residents, and the Common Council of the City has by ordinance approved this Amendment, and the ordinance has been entered in the official records of the Common Council, and the Lessor has duly authorized the execution of this Public Lease by resolution, and the resolution has been entered in the official records of the Lessor;

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the parties to the Original Public Lease that the Original Public Lease shall be amended as follows:

1. Paragraph 4 of the Recitals of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, as further described in the Project Agreement, a portion of the costs of the acquisition and construction of the Project will be financed by the proceeds of bonds to be issued by the City in a maximum original issued amount not to exceed Thirty Million Dollars (\$30,000,000) (the “2024D Bonds”), pursuant to IC 36-7-11.9 and 12 (the “EDC Act”) and a Trust Indenture, to be dated as of the first day of the month in which the 2024D Bonds are sold (the “2024D Indenture”), between the City and the financial institution selected to serve as bond trustee (the “Trustee”); and”

2. Paragraph 14 of the Recitals of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, the value of the Public Leased Premises is estimated to be not less than Eleven Million Seven Hundred Thousand Dollars (\$11,700,000);

3. The first sentence of Section 2 Subsection (a) of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“The Lessee agrees to pay rental for the Public Leased Premises at a rate per year during the term of the Lease not to exceed One Million One Hundred Eighty-Five Thousand Dollars (\$1,185,000) payable in semi-annual installments.”

4. Exhibit A to the Original Public Lease is hereby deleted in its entirety and replaced with Exhibit A attached hereto.
5. Except as otherwise provided herein, all terms, conditions, and provisions of the Public Lease are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed for and on their behalf as of the day and year first above written.

LESSOR

LESSEE:

FISHERS REDEVELOPMENT
AUTHORITY

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

President

ATTEST:

ATTEST:

Secretary-Treasurer

Secretary

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ *Richard J. Hall*

This instrument was prepared by Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Board of Directors of the Fishers Town Hall Building Corporation (the “Corporation”), and acknowledged the execution of the foregoing Amendment to Public Lease for and on behalf of the Corporation.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Fishers Redevelopment Commission (the “Commission”), and acknowledged the execution of the foregoing Amendment to Public Lease for and on behalf of the Commission.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

EXHIBIT A

REAL ESTATE DESCRIPTION

The Public Leased Premises shall consist of all or a portion of (i) 116th Street between Hoosier Road and Wedgeport Lane and (ii) 141st Street between Allisonville Road and Harrison Parkway, including any related improvements and fixtures located thereon. This general description shall be replaced with a more detailed description of the Public Leased Premises on or prior to the date of issuance of the 2024D Bonds.

FIRST AMENDMENT TO PUBLIC LEASE AGREEMENT

By and between

FISHERS TOWN HALL BUILDING CORPORATION

And

FISHERS REDEVELOPMENT COMMISSION

Dated as of _____, 2025

This First Amendment to Public Lease Agreement supplements and amends the Public Lease Agreement, dated as of April 29, 2024, by and between the Fishers Town Hall Building Corporation, as lessor, and the Fishers Redevelopment Commission, as lessee.

FIRST AMENDMENT TO PUBLIC LEASE AGREEMENT BETWEEN
FISHERS TOWN HALL BUILDING CORPORATION, LESSOR
AND CITY OF FISHERS REDEVELOPMENT COMMISSION, LESSEE

THIS PUBLIC LEASE AMENDMENT (the “Amendment”), entered into as of this ____ day of _____, 2025, by and between Fishers Town Hall Building Corporation (the “Lessor” or the “Corporation”), and City of Fishers Redevelopment Commission (the “Lessee” or the “Commission”);

WITNESSETH:

WHEREAS, the Lessor entered into (i) a lease with the Lessee dated as of April 29, 2024 (the “Original Public Lease, and as amended by this Amendment, the “Public Lease”) and (ii) a Garage Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Garage Lease” and as amended from time to time, the “Garage Lease”); and

WHEREAS, the City of Fishers, Indiana (the “City”) previously issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (“CityView Project”) (the “2024 BANs”), in the original aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000), pursuant to Ordinance No. 100724 adopted by the Common Council of the City (the “Common Council”) on October 7, 2024 which amended Ordinance No. 041524A adopted by the Common Council on May 20, 2024 (Ordinance No. 041524A as amended by Ordinance No. 100724, the “Ordinance”); and

WHEREAS, the 2024 BANs are currently outstanding in the aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000) and have a final maturity date of December 31, 2025; and

WHEREAS, the City has determined, with the advice of the City’s municipal advisor, that it would be advantageous to the City to provide for the redemption of the 2024 BANs on or before their final maturity date and to continue the interim financing of the acquisition, construction, renovation and equipping of a new mixed-use development, including age restricted, active adult (55 and over in conformance with the Housing for Older Persons Act, as amended from time to time) multi-family housing, commercial, retail, and restaurant space along 116th Street, and a parking facility, pursuant to a Project Agreement, among Nickel Plate North Properties, Inc., the City, the Corporation, the Commission, and the City of Fishers Economic Development Commission (the “Project”) through the issuance of one or more series of Taxable Economic Development Revenue Bond Anticipation Notes, Series 2025 (CityView Project) (the “2025 BANs”), or such other series designation as is deemed appropriate by the City; and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of one or more series of Taxable Economic Development Revenue Bonds (CityView Project) issued by the City (the “Bonds”); and

WHEREAS, the Bonds will be secured by payments under a Loan Agreement between the City and the Corporation, the form of which was authorized by the Corporation pursuant to the Corporation’s Resolution No. TBC 01R041524, adopted on April 15, 2024 (the “Loan Agreement”); and

WHEREAS, the payments under the Loan Agreement are secured in part by lease rentals payable under the Public Lease; and

WHEREAS, to effectuate the issuance of the 2025 BANs and to continue the interim financing of the Project, including paying capitalized interest on the 2025 BANs and paying the cost of issuance of the 2025 BANs, the Corporation has been duly advised that it is necessary to amend the Original Public Lease; and

WHEREAS, the costs of the Project will be permanently financed from proceeds of the Bonds, to be issued by the Lessor, in one or more series, in the aggregate maximum principal amount of Thirty Million Dollars (\$30,000,000); and

WHEREAS, the value of the Leased Premises (as defined in each of the Public Lease and the Garage Lease) is estimated to be not less than Thirty Million Dollars (\$30,000,000); and

WHEREAS, the Lessor and Lessee agree that there exists a need to complete the Project and to extend the interim financing of the Project through the issuance of the 2025 BANs, consequently, the Lessor and Lessee have agreed to amend the Public Lease as set forth herein; and

WHEREAS, the Lessee has determined, after a public hearing held pursuant to the Act after notice given pursuant to IC 5-3-1, that the lease rentals provided for in this Amendment are fair and reasonable, that the execution of this Amendment is necessary and that the service provided by the Projects will serve the public purpose of the City and is in the best interests of its residents, and the Common Council of the City has by ordinance approved this Amendment, and the ordinance has been entered in the official records of the Common Council, and the Lessor has duly authorized the execution of this Public Lease by resolution, and the resolution has been entered in the official records of the Lessor;

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the parties to the Original Public Lease that the Original Public Lease shall be amended as follows:

1. Paragraph 4 of the Recitals of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, as further described in the Project Agreement, a portion of the costs of the acquisition and construction of the Project will be financed by the proceeds of bonds to be issued by the City in a maximum original issued amount not to exceed Thirty Million Dollars (\$30,000,000) (the “2024D Bonds”), pursuant to IC 36-7-11.9 and 12 (the “EDC Act”) and a Trust Indenture, to be dated as of the first day of the month in which the 2024D Bonds are sold (the “2024D Indenture”), between the City and the financial institution selected to serve as bond trustee (the “Trustee”); and”

2. Paragraph 14 of the Recitals of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, the value of the Public Leased Premises is estimated to be not less than Eleven Million Seven Hundred Thousand Dollars (\$11,700,000);

3. The first sentence of Section 2 Subsection (a) of the Original Public Lease is hereby deleted in its entirety and replaced as follows:

“The Lessee agrees to pay rental for the Public Leased Premises at a rate per year during the term of the Lease not to exceed One Million One Hundred Eighty-Five Thousand Dollars (\$1,185,000) payable in semi-annual installments.”

4. Exhibit A to the Original Public Lease is hereby deleted in its entirety and replaced with Exhibit A attached hereto.
5. Except as otherwise provided herein, all terms, conditions, and provisions of the Public Lease are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed for and on their behalf as of the day and year first above written.

LESSOR

LESSEE:

FISHERS REDEVELOPMENT
AUTHORITY

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

President

ATTEST:

ATTEST:

Secretary-Treasurer

Secretary

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ *Richard J. Hall*

This instrument was prepared by Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Board of Directors of the Fishers Town Hall Building Corporation (the “Corporation”), and acknowledged the execution of the foregoing Amendment to Public Lease for and on behalf of the Corporation.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Fishers Redevelopment Commission (the “Commission”), and acknowledged the execution of the foregoing Amendment to Public Lease for and on behalf of the Commission.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

EXHIBIT A

REAL ESTATE DESCRIPTION

The Public Leased Premises shall consist of all or a portion of (i) 116th Street between Hoosier Road and Wedgeport Lane and (ii) 141st Street between Allisonville Road and Harrison Parkway, including any related improvements and fixtures located thereon. This general description shall be replaced with a more detailed description of the Public Leased Premises on or prior to the date of issuance of the 2024D Bonds.

FIRST AMENDMENT TO GARAGE LEASE AGREEMENT

By and between

FISHERS TOWN HALL BUILDING CORPORATION

And

FISHERS REDEVELOPMENT COMMISSION

Dated as of _____, 2025

This First Amendment to Garage Lease Agreement supplements and amends the Garage Lease Agreement, dated as of April 29, 2024, by and between the Fishers Town Hall Building Corporation, as lessor, and the Fishers Redevelopment Commission, as lessee.

FIRST AMENDMENT TO GARAGE LEASE AGREEMENT BETWEEN
FISHERS TOWN HALL BUILDING CORPORATION, LESSOR
AND CITY OF FISHERS REDEVELOPMENT COMMISSION, LESSEE

THIS GARAGE LEASE AMENDMENT (the “Amendment”), entered into as of this ____ day of _____, 2025, by and between Fishers Town Hall Building Corporation (the “Lessor” or the “Corporation”), and City of Fishers Redevelopment Commission (the “Lessee” or the “Commission”);

WITNESSETH:

WHEREAS, the Lessor entered into (i) a garage lease with the Lessee dated as of April 29, 2024 (the “Original Garage Lease, and as amended by this Amendment, the “Garage Lease”) and (ii) a Public Lease, dated April 29, 2024, between the Corporation, as lessor, and the Commission, as lessee (the “Original Public Lease” and as amended from time to time, the “Public Lease”); and

WHEREAS, the City of Fishers, Indiana (the “City”) previously issued its Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024 (“CityView Project”) (the “2024 BANs”), in the original aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000), pursuant to Ordinance No. 100724 adopted by the Common Council of the City (the “Common Council”) on October 7, 2024 which amended Ordinance No. 041524A adopted by the Common Council on May 20, 2024 (Ordinance No. 041524A as amended by Ordinance No. 100724, the “Ordinance”); and

WHEREAS, the 2024 BANs are currently outstanding in the aggregate principal amount of Twenty Million Eight Hundred Forty Thousand Dollars (\$20,840,000) and have a final maturity date of December 31, 2025; and

WHEREAS, the City has determined, with the advice of the City’s municipal advisor, that it would be advantageous to the City to provide for the redemption of the 2024 BANs on or before their final maturity date and to continue the interim financing of the acquisition, construction, renovation and equipping of a new mixed-use development, including age restricted, active adult (55 and over in conformance with the Housing for Older Persons Act, as amended from time to time) multi-family housing, commercial, retail, and restaurant space along 116th Street, and a parking facility, pursuant to a Project Agreement, among Nickel Plate North Properties, Inc., the City, the Corporation, the Commission, and the City of Fishers Economic Development Commission (the “Project”) through the issuance of one or more series of Taxable Economic Development Revenue Bond Anticipation Notes, Series 2025 (CityView Project) (the “2025 BANs”), or such other series designation as is deemed appropriate by the City; and

WHEREAS, the 2025 BANs, if and when issued, will be payable solely from the proceeds of one or more series of Taxable Economic Development Revenue Bonds (CityView Project) issued by the City (the “Bonds”); and

WHEREAS, the Bonds will be secured by payments under a Loan Agreement between the City and the Corporation, the form of which was authorized by the Corporation pursuant to the Corporation’s Resolution No. TBC 01R041524, adopted on April 15, 2024 (the “Loan Agreement”); and

WHEREAS, the payments under the Loan Agreement are secured in part by lease rentals payable under the Garage Lease; and

WHEREAS, to effectuate the issuance of the 2025 BANs and to continue the interim financing of the Project, including paying capitalized interest on the 2025 BANs and paying the cost of issuance of the 2025 BANs, the Corporation has been duly advised that it is necessary to amend the Original Garage Lease; and

WHEREAS, the costs of the Project will be permanently financed from proceeds of the Bonds, to be issued by the Lessor, in one or more series, in the aggregate maximum principal amount of Thirty Million Dollars (\$30,000,000); and

WHEREAS, the value of the Leased Premises (as defined in each of the Garage Lease and the Public Lease) is estimated to be not less than Thirty Million Dollars (\$30,000,000); and

WHEREAS, the Lessor and Lessee agree that there exists a need to complete the Project and to extend the interim financing of the Project through the issuance of the 2025 BANs, consequently, the Lessor and Lessee have agreed to amend the Garage Lease as set forth herein; and

WHEREAS, the Lessee has determined, after a public hearing held pursuant to the Act after notice given pursuant to IC 5-3-1, that the lease rentals provided for in this Amendment are fair and reasonable, that the execution of this Amendment is necessary and that the service provided by the Projects will serve the public purpose of the City and is in the best interests of its residents, and the Common Council of the City has by ordinance approved this Amendment, and the ordinance has been entered in the official records of the Common Council, and the Lessor has duly authorized the execution of this Garage Lease by resolution, and the resolution has been entered in the official records of the Lessor;

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the parties to the Original Garage Lease that the Original Garage Lease shall be amended as follows:

1. Paragraph 4 of the Recitals of the Original Garage Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, as further described in the Project Agreement, a portion of the costs of the acquisition and construction of the Project will be financed by the proceeds of bonds to be issued by the City in a maximum original issued amount not to exceed Thirty Million Dollars (\$30,000,000) (the “2024D Bonds”), pursuant to IC 36-7-11.9 and 12 (the “EDC Act”) and a Trust Indenture, to be dated as of the first day of the month in which the 2024D Bonds are sold (the “2024D Indenture”), between the City and the financial institution selected to serve as bond trustee (the “Trustee”); and”

2. Paragraph 13 of the Recitals of the Original Garage Lease is hereby deleted in its entirety and replaced as follows:

“WHEREAS, the value of the Garage Leased Premises is estimated to be not less than Eighteen Million Three Hundred Thousand Dollars (\$18,300,000);

3. The first sentence of Section 3 Subsection (a) of the Original Garage Lease is hereby deleted in its entirety and replaced as follows:

“The Lessee agrees to pay rental for the Garage Leased Premises at a rate per year during the term of the Lease not to exceed One Million Six Hundred Sixty-Five Thousand Dollars (\$1,665,000) payable in semi-annual installments.”

4. Except as otherwise provided herein, all terms, conditions, and provisions of the Garage Lease are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed for and on their behalf as of the day and year first above written.

LESSOR

LESSEE:

FISHERS REDEVELOPMENT
AUTHORITY

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

President

ATTEST:

ATTEST:

Secretary-Treasurer

Secretary

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ *Richard J. Hall*

This instrument was prepared by Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Board of Directors of the Fishers Town Hall Building Corporation (the “Corporation”), and acknowledged the execution of the foregoing Amendment to Garage Lease for and on behalf of the Corporation.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Fishers Redevelopment Commission (the “Commission”), and acknowledged the execution of the foregoing Amendment to Garage Lease for and on behalf of the Commission.

WITNESS my hand and notarial seal this _____ day of _____, 2025.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	An Ordinance of the Common Council of the City of Fishers, Indiana, Further Amending the Authorization for the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2024D Approving a First Amendment to Garage Lease Between the Fishers Town Hall Building Corporation, as Lessor, and the Fishers Redevelopment Commission, as Lessee, and a First Amendment to Public Lease Between the Fishers Town Hall Building Corporation, as Lessor, and the Fishers Redevelopment Commission, as Lessee, Each With Respect to the CityView Project and Authorizing and Approving Other Actions in Respect Thereto			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
SUBMITTED BY	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 111725		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input checked="" type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input type="checkbox"/> No contract for this item	
	<input checked="" type="checkbox"/> Contract over \$50,000		<input type="checkbox"/> Services	
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay	
			<input checked="" type="checkbox"/> Debt Services	

<p align="center">HAMILTON COUNTY (Some documents need recorded by the City Clerk)</p>	<input type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office	<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office
<p align="center">APPROVALS/REVIEWS</p>	<input type="checkbox"/> Assistant/Deputy Department Head <input type="checkbox"/> Department Head <input type="checkbox"/> Deputy Mayor <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Rick Hall, Barnes and Thornburg, LLP</i>	<input checked="" type="checkbox"/> Controller's Office <input checked="" type="checkbox"/> Finance Committee <input type="checkbox"/> Technical Advisory Committee <input type="checkbox"/> Other:
<p align="center">BACKGROUND (Includes description, background, and justification)</p>	<p>This Ordinance approves an amendment to Ordinance No. 041524A of the Common Council, as amended by Ordinance No. 100724 of the Common Council which authorized the issuance of the City's Taxable Economic Development Revenue Bond Anticipation Notes, Series 2024D (CityView Project) (the "BANs") for the purposes of providing interim financing for the CityView Project. This amending Ordinance amends the authorization for BANs to increase the maximum authorized aggregate principal amount of the BANs that may be issued from \$23,000,000 to \$29,000,000 and to increase maximum authorized interest rate on such BANs from five percent (5.0%) to seven percent (7.0%). This amending Ordinance additionally amends the authorization for the City's Taxable Economic Development Revenue Bonds, Series 2024D (the "Bonds") to increase the maximum authorized aggregate principal of the Bonds that may be issued from \$23,000,000 to \$30,000,000/ Finally, this amending Ordinance authorizes a First Amendment to Garage Lease and a First Amendment to Public Lease, each of which amend a lease previously entered into on April 29, 2024 by the Fishers Town Hall Building Corporation, as lessor and the Fishers Redevelopment Commission, as lessee. The above described lease amendments increase the maximum authorized annual lease rentals under said leases to \$1,665,000 from \$1,285,000 under the Garage Lease and to \$1,185,000 from \$915,000 under the Public Lease. These amendments are all necessary to allow the City to provide interim financing for a period of approximately four years for the CityView Project including capitalized interest on the BANs.</p>	
<p align="center">BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</p>	Budgeted \$:	N/A
	Expenditure \$:	Up to \$30,000,000
	Source of Funds:	Bond anticipation note Proceeds
	Additional Appropriation #:	
	Narrative:	
	1.	Suspend the Rules and Approve Ordinance

OPTIONS (Include <i>Deny Approval</i> Option)	2.	Hold First Reading on the Ordinance
	3.	
	4.	
PROJECT TIMELINE	The City anticipate's closing on the issuance of bond anticipation notes in the month of December, 2025.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the Common Council suspend the rules and adopt the Ordinance.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> 1. Ordinance 2. Amendment to Public Lease 3. Amendment to Garage Lease 	

RESOLUTION NO. R111925E

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS
DESIGNATING BONDS AS SURPLUS AND TRANSFERRING THE SURPLUS FUNDS
TO THE CITY OF FISHERS TOWN HALL BUILDING CORPORATION**

WHEREAS, at its regularly scheduled and duly noticed meeting on September 15, 2025, the Common Council (the “Common Council”) of the City of Fishers, Indiana (the “City”) approved Resolution No. R091525B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving An Amendment To Lease Between The Fishers Redevelopment Authority And The Fishers Redevelopment Commission With Respect To The Refunding Of Certain Bond Anticipation Notes And Various Projects And Addressing Matters Related Thereto (the “SR 37 Amended Bond Resolution”);

WHEREAS, pursuant to the SR 37 Amended Bond Resolution, the Council approved issuing one or more series of bonds, and/or bond anticipation notes in the maximum principal amount of \$30,000,000.00 (the “Bonds”), \$6,460,000 of which will be used to refund the outstanding City of Fishers Redevelopment Authority Lease Rental Revenue Bond Anticipation Notes, Series 2021 (State Road 37 Phase II Project);

WHEREAS, the Bonds provide an additional \$23,650,000.00 of excess available funds that are not required for the original purpose of the refunding, and therefore, the Council desires to designate the Surplus Proceeds as surplus (the “Surplus Proceeds”);

WHEREAS, Pursuant to the SR 37 Amended Bond Resolution, those funds shall be used for, among other lawful purposes, “all or a portion of the acquisition of certain real property in each of the following areas within the [City]: (1) north of 116th Street between Municipal Drive and Commercial Drive; (2) south of 116th Street between the Nickel Plate Trail and Commercial Drive south to Morgan Drive; (3) between Interstate 69 and Meadows Drive, south of Fishers Elementary School to Fishers Pointe Boulevard; (4) in the vicinity of the area commonly known as the Fishers Life Science and Innovation park; (5) along the Allisonville Road corridor between 106th and 116th Street; (6) along the Hague Road corridor from 96th Street to 106th Street, and (7) in the area commonly known as The Crossing at Fishers District...” (the “Permitted Purposes”); and

WHEREAS, the Common Council now desires to transfer and convey the Surplus Proceeds to the Fishers Town Hall Building Corporation (the “Corporation”) to be used exclusively for the Permitted Purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, meeting in regular session as follows:

Section 1. The City hereby designates the remaining \$23,650,000.00 of excess funds from the Bonds as surplus.

Section 2. The Surplus Proceeds shall be transferred and conveyed to the Corporation.

Section 3. The Corporation shall exclusively use the Surplus Proceeds for the Permitted Purposes.

Section 4. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this __17th__ day of November 2025.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

**YAY
ABSTAIN**

NAY

	Pete Peterson, President		
	John DeLucia, Vice President		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Tiffanie Ditlevson, Member		
	Selina Stoler, Member		
	Bill Stuart, Member		
	John Weingardt, Member		
	Todd Zimmerman, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Resolution Of The Common Council Of The City Of Fishers Designating Bonds As Surplus And Transferring The Surplus Funds To The City Of Fishers Town Hall Building Corporation			
SUBMITTED BY	Name & Title: Lisa Bradford, Controller Controller's Office			
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading <input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R111725E	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office <i>Document must be recorded in the Auditor & Assessor's Office</i>	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office														
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee														
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee														
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:														
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>															
BACKGROUND (Includes description, background, and justification)	<p>On September 15, 2025, the Council approved Resolution No. R091525B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving An Amendment To Lease Between The Fishers Redevelopment Authority And The Fishers Redevelopment Commission With Respect To The Refunding Of Certain Bond Anticipation Notes And Various Projects And Addressing Matters Related Thereto (the “SR 37 Amended Bond Resolution”).</p> <p>The SR 37 Amended Bond Resolution approves issuing one or more series of bonds, and/or bond anticipation notes, in the maximum principal amount of \$30,000,000.00 (the “Bonds”), \$6,460,000 of which will be used to refund the outstanding City of Fishers Redevelopment Authority Lease Rental Revenue Bond Anticipation Notes, Series 2021 (State Road 37 Phase II Project). An additional \$23,650,000.00 of excess available funds remain that are not required for the refunding.</p> <p>The subject resolution designates the remaining \$23,650,000.00 as surplus and approves transferring it to the Fishers Town Hall Building Corporation for the Permitted Purposes. “Permitted Purposes” is defined as using the excess funds for “all or a portion of the acquisition of certain real property in each of the following areas within the [City]: (1) north of 116th Street between Municipal Drive and Commercial Drive; (2) south of 116th Street between the Nickel Plate Trail and Commercial Drive south to Morgan Drive; (3) between Interstate 69 and Meadows Drive, south of Fishers Elementary School to Fishers Pointe Boulevard; (4) in the vicinity of the area commonly known as the Fishers Life Science and Innovation park; (5) along the Allisonville Road corridor between 106th and 116th Street; (6) along the Hague Road corridor from 96th Street to 106th Street, and (7) in the area commonly known as The Crossing at Fishers District...” (the “Permitted Purposes”).</p>															
	<table border="1"> <tr> <td>BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</td> <td>Budgeted \$:</td> <td>None—not a budget item</td> </tr> <tr> <td></td> <td>Expenditure \$:</td> <td>None</td> </tr> <tr> <td></td> <td>Source of Funds:</td> <td>None</td> </tr> <tr> <td></td> <td>Additional Appropriation #:</td> <td></td> </tr> <tr> <td></td> <td>Narrative:</td> <td></td> </tr> </table>		BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	None—not a budget item		Expenditure \$:	None		Source of Funds:	None		Additional Appropriation #:			Narrative:
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	None—not a budget item														
	Expenditure \$:	None														
	Source of Funds:	None														
	Additional Appropriation #:															
	Narrative:															
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve the Resolution														
	2.	Reject the Resolution														
	3.															
	4.															
PROJECT TIMELINE																

STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Resolution.
SUPPLEMENTAL INFORMATION (List all attached documents)	

ORDINANCE NO. 111725B

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 53 OF THE FISHERS CODE OF ORDINANCES STORMWATER
MANAGEMENT**

WHEREAS, pursuant to Ind. Code § 36-9-23-2, the City of Fishers (“City”) may construct, improve, operate and maintain sewage works;

WHEREAS, on or around July 16, 2018 the City of Fishers Common Council adopted Ordinance No. 071618B which created Chapter 53 to the Fishers Code of Ordinances for Stormwater Management;

WHEREAS, the Common Council (“Council”) is responsible for determining fees for the stormwater utility and those fees were approved by Ordinance No. 082018 in the amount of \$6.66 per ERU per month (“Stormwater Fees”);

WHEREAS, the Stormwater Fees have been charged annually to residential and condominium properties and the City’s Controller now recommends transitioning from annual billing to monthly billing for residential improved and condominium Stormwater Fees.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. Chapter 53 of the City of Fishers Code of Ordinances is hereby amended as follows:

§ 53.20 RECITALS.

The recitals set forth in Ordinance 082018 are incorporated by reference as if fully set forth herein.

§ 53.21 DEFINITIONS.

For purposes of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CITY. The City of Fishers, Indiana.

CONDOMINIUM. Any parcel that includes a condominium unit and associated driveway.

CUSTOMER or USER. A property owner within the municipal boundaries of the city.

EQUIVALENT RESIDENTIAL UNIT(ERU). Equal to 3,318 square feet of impervious surface area.

IMPERVIOUS SURFACE. Area within land that prevents or significantly impedes the infiltration of stormwater into the soil. Included in this definition are areas that have been paved and/or covered with buildings and materials which include, but are not limited to, concrete, asphalt, rooftop, blacktop and compacted gravel or soil.

NON- RESIDENTIAL IMPROVED. Any non-residential property that has impervious surfaces of greater than 1,106 square feet. Can also be a second residential parcel adjacent to a main home parcel that has impervious surfaces of greater than 1,106 square feet.

PROPERTY OWNER. The individual(s) or business entity holding the deed or record title to the property with the Hamilton County Recorder's Office. A contract purchaser or tenant is not considered the property owner.

RESIDENTIAL IMPROVED. A parcel with a residential home dwelling and associated driveway.

SMALL NON- RESIDENTIAL. A non-residential property that has impervious surfaces of 1,106 square feet or less. Can also be a second residential parcel adjacent to a main home parcel with impervious surfaces of 1,106 square feet or less.

STORM SEWER. A closed conduit for conveying collected storm water, while excluding sewage and industrial wastes. Also called a **STORM DRAIN.**

STORMWATER. Water resulting from rain, melting or melted snow, hail, or sleet.

STORMWATER DRAINAGE SYSTEM. All means, natural or man-made, used for conducting storm water to, through or from a drainage area to any of the following: conduits and appurtenant features, canals, channels, ditches, storage facilities, swales, streams, culverts, streets and pumping stations.

UNIMPROVED. A parcel that has no impervious surface.

§ 53.22 SCHEDULE OF USER FEES AND CHARGES.

(A) A stormwater service charge shall be imposed on each and every lot and parcel of land within the city, which charge shall be assessed against the property owner thereof, who shall be considered the user for the purposes of this chapter. This charge is deemed reasonable and is necessary to pay for the all expenses incidental to the operation of the works, including legal expenses, maintenance costs, operating charges, repairs, lease rentals, and interest charges on bonds or other obligations, to provide a sinking fund required by IC 36-9-23-21, to provide adequate money to be used as working capital, and to provide adequate money for improving and replacing the works.

(B) *Charge per ERU.* The stormwater service charge shall be \$6.66 per ERU per month ([or \\$79.92 per ERU per year](#)). Any billings for stormwater service outside this time shall be on a per diem basis.

(C) *Basis of charge.* The stormwater service charge is a flat charge designed to recover the cost of rendering stormwater service to the users of the stormwater drainage system, and shall be the basis for assessment of the stormwater service charge.

(D) *Classification of property.* All properties within the city municipal boundaries will be assigned an equivalent residential unit (ERU), or a multiple thereof, based on the costs, including capital expenditures, of furnishing services to each property, with all properties having a rate assignment as follows:

(1) *Residential improved.* Subject to §53.23 (A), A monthly flat rate charge for stormwater service rendered to residential improved properties in the amount of one equivalent residential unit (ERU) equating to a rate of \$6.66 per month.

(2) *Non-residential improved.* The monthly user fee for nonresidential improved properties will be determined using an ERU multiplier, which will be calculated by dividing the total impervious surface within the property by the base ERU of 3,318 square feet and then multiplying by \$6.66 per ERU per month.

(3) *Condominium.* Subject to §53.23 (A) below, Fthe monthly user fee for condominiums shall be 0.60 times the residential improved rate of \$6.66, or \$4.00 per month.

(4) *Unimproved.* The monthly user fee for unimproved properties shall be one-third the residential improved rate of \$6.66, or \$2.22 per month.

(5) *Small non-residential.* The monthly user fee for unimproved properties shall be one-third the residential improved rate of \$6.66, or \$2.22 per month.

(E) *Property classifications.* Property classifications shall occur once per year and shall not be prorated. Property classification shall be updated based upon best available data at the time of classification, including but not limited to aerial photography, county property type use, site knowledge, etc.

(F) *Exceptions/exemptions.* Except for public rights-of-way, city-owned properties, railroad lines, and paths that are ~~ten~~^{eight} feet wide or less with five feet of vegetation space on each side, there shall be no exceptions or exemptions from the assignment of stormwater ERUs and charges for any property.

§ 53.23 BILLING; PAYMENT.

(A) *Billings.* All stormwater bills shall be rendered on a yearly basis to the property, except for non-residential properties may be billed on a monthly or quarterly basis at the discretion of the Controller's Office. Beginning on January 1, 2026, all stormwater bills for residential improved properties and condominiums shall be rendered on a monthly basis. Due to the bill being tendered in arrears, there will be only ten (10) monthly bills in the year 2026 and so the monthly user rate will be prorated in ten (10) payments of \$7.99 per ERU and beginning January 1, 2027, the bill shall resume to a monthly rate of \$6.66 per ERU. For avoidance of confusion, the following stormwater charges shall be assessed as follows:

	<u>January 2026 – December 2026</u>	<u>Beginning January 2027</u>
<u>Residential Improved</u>	<u>\$7.99/month</u>	<u>\$6.66/month</u>
<u>Condominiums</u>	<u>\$4.80/month</u>	<u>\$4.00/month</u>

(B) *Terms of payment.* The stormwater service charges prescribed in § 53.22 shall be due on the payment date set out on the bill. It shall be a violation of this chapter to fail to pay a stormwater service bill when due. All bills for stormwater services not paid on or before the due date, which due date shall be

approximately 30 days after the bill is rendered, shall be subject to a collection or deferred payment charge of 10% on outstanding balance.

(C) *Collection.* Delinquent charges for stormwater services, 10% penalty, recording fees and service charges may be made a lien upon the property when the delinquent party is the property owner and may be collected in accordance with the provisions of IC 36-9-23. In addition, the city may recover the amount of the charges for services, 10% penalty and reasonable attorney's fees in a civil action and may foreclose liens established by this chapter in accordance with IC 36-9-23.

§ 53.99 PENALTY.

(A) *Penalties for violations.*

(1) Any person found in violation of any provision of § [53.01](#) shall be responsible for a civil infraction and subject to a maximum fine of \$2,500 for a first offense, and a maximum of \$7,500 for a subsequent offense, plus costs, damages, and expenses. Each day such violation occurs or continues shall be deemed a separate offense and shall make the violator liable for the imposition of a fine for each day. For purposes of this section, ***SUBSEQUENT OFFENSE*** means a violation of the provisions of § [53.01](#) committed by the same person within 12 months of a previous violation of the same provision of § [53.01](#) for which said person admitted responsibility or was adjudicated to be responsible. The rights and remedies provided for in this section are cumulative and in addition to any other remedies provided by law. An admission or determination of responsibility shall not exempt the offender from compliance with the requirements of this [Chapter 53](#).

(2) Any person who aids or abets a person in a violation of § [53.01](#) shall be subject to the penalties provided in this section.

(B) *Stop work order.*

(1) In addition to the penalties listed above, if land disturbance or impact activities are conducted contrary to the provisions of § [53.01](#) or accepted final stormwater management plans, the Director of Public Works or his designee may order the work stopped by notice in writing served on any person engaged in the doing or causing of such work to be done, and any such persons shall forthwith stop such work until authorized by the Director of Public Works or his designee to proceed with the work. The Director of Public Works or his designee may also undertake or cause to be undertaken, any necessary or advisable protective measures to prevent violations of § [53.01](#) or to avoid or reduce the effects of noncompliance herewith. The cost of any such protective measures shall be the responsibility of the owner of the property upon which the work is being done and the responsibility of any person carrying out or participating in the work.

(2) Any person who neglects or fails to comply with a stop work order shall be subject to a fine or injunction or both and such person shall also pay such costs as may be imposed in the discretion of the court. A permit reinstatement fee may be assessed by the Director of Public Works.

(C) *Failure to comply or complete.* In addition to any other remedies, should any owner fail to comply with the provisions of § [53.01](#), the Director of Public

Works, or his designee may, after giving notice and opportunity for compliance, have the necessary work completed on the property, and the owner shall be required to promptly reimburse the City of Fishers for all costs of such work. Such costs may be pursued in court and/or filed as a lien against the property as allowed by state law.

(D) *Suspension of access to the storm drain system.*

(1) *Suspension due to emergency situations.* The Director of Public Works, or his designee may, without prior notice, suspend stormwater drainage system discharge access to a person when such suspension is necessary to stop an actual or threatened discharge which presents or may present imminent and substantial danger to the environment, or to the health or welfare of persons, or to the stormwater drainage system or waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the Director of Public Works, or his designee may take such steps as deemed necessary to prevent or minimize damage to the stormwater drainage system or waters of the United States, or to minimize danger to persons.

(2) *Suspension due to the detection of illicit discharge.* Any person discharging to the stormwater drainage system in violation of § [53.01](#) may have their stormwater drainage system access terminated if such termination would abate or reduce an illicit discharge. The Director of Public Works, or his designee will notify a violator of the proposed termination of its MS4 access. The violator may petition the Board of Public Works and Safety for a reconsideration and hearing pursuant to § [53.99](#)(F).

(E) *Corrective action.* Nothing herein contained shall prevent the city from taking such other lawful action as may be necessary to prevent or remedy any violation. All costs connected therewith shall accrue to the person or persons responsible. Costs include, but are not limited to, repairs to the stormwater drainage system made necessary by the violation, as well as those penalties levied by the EPA or IDEM for violation of the City of Fishers NPDES permit, attorney fees, and other costs and expenses.

(F) *Appeals.* Pursuant to IC 36-1-6-9, this [53Chapter](#) may be enforced by a proceeding before the Board of Public Works and Safety. Any person adversely affected by an action taken pursuant to this section may, not later than 15 days after the date of action, submit a written notice of appeal to the Board of Public Works and Safety, Such appeal shall identify the matter being appealed, and the basis for the appeal. The Board of Public Works and Safety shall consider the appeal and make a decision whereby it affirms, rejects or modifies the action being appealed. In considering any such appeal, the Board of Public Works and Safety may consider the recommendations of the Director of Public Works, the Director of Engineering, or designee and the comments of other persons having knowledge of the matter. In considering any such appeal, the Board of Public Works and Safety may grant a variance from the terms of this chapter to provide relief, in whole or in part, from the action being appealed, but only upon finding that the following requirements are satisfied:

(1) The application of the chapter provisions being appealed will present or cause practical difficulties for a development or development site; provided,

however, that practical difficulties shall not include the need for the developer to incur additional reasonable expenses in order to comply with the chapter; and

(2) The granting of the relief requested will not substantially prevent the goals and purposes of this chapter, nor result in less effective management of stormwater runoff.

Section 2. All other fees and provisions of the City of Fishers ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect after its adoption by Common Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett



Council Action Form

MEETING DATE	November 17, 2025		
TITLE	Request to Amend Chapter 53, Stormwater Management, of the Fishers Code of Ordinances		
SUBMITTED BY	Name & Title: Lindsey Bennett		
	Department: Corporation Counsel		
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
	<input type="checkbox"/> Executive		<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
			<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing
			<input type="checkbox"/> 3 rd Reading
			<input type="checkbox"/> Final Reading
	Ordinance #: 111725B		Resolution #:
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached
	X Seeking award or other scenario & will provide contract at a later date		<input type="checkbox"/> No contract for this item
	<input type="checkbox"/> Contract over \$50,000		<input type="checkbox"/> Services
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay
			<input type="checkbox"/> Debt Services
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Lindsey M. Bennett</i>	
BACKGROUND (Includes description, background, and justification)	<p>In accordance with Ordinance No. 082018, the City currently charges \$6.66 per ERU per month in an annual billing for certain properties. The City would like to change from annual billing to monthly billing for residential improved and condominium properties and so the amendments proposed would allow for the transition to monthly billing beginning in 2026.</p> <p>Because of the way the stormwater bills are accrued, residential improved and condominium properties will see 10 monthly bills in 2026, instead of 12, and so the \$6.66 per ERU per month will be prorated over 10 months in the amount of \$7.99/month for residential improved and \$4.80/month for condominiums. After 2026, there will be 12 monthly bills each year and those amounts will reflect \$6.66/month for residential improved and \$4.00/month for condominiums.</p>	
	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the Ordinance.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 111725C

**AN ORDINANCE OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA
AMENDING SECTION 32.62 OF THE CITY OF FISHERS CODE OF ORDINANCES**

WHEREAS, on February 21, 2022, the City of Fishers Common Council (“Council”) adopted Ordinance No. 022122A that added Section 32.62 to the City of Fishers Code of Ordinances which created the Fishers Advisory Committee on Disability (FACD); and

WHEREAS, FACD and Council now desire to amend the Fishers Advisory Committee on Disability to increase the number of voting members.

NOW THEREFORE, BE IT ORDAINED by the Common Council for the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

Section 1. Section 32.62 to the City of Fishers Code of Ordinances shall be amended as follows:

§32.62 CITY OF FISHERS ADVISORY COMMITTEE ON DISABILITY (FACD).

...

(C) Composition and Term. The Committee shall be comprised of eleven voting members to be appointed by the Mayor, two of which shall be designated as co-chairs of the Committee. Additionally, the Mayor shall appoint up to four non-voting advisory members which include representatives from the city’s Community Development, Public Relations, and Parks & Recreation departments. Terms of every voting and non-voting member shall be for two years. Committee members may be re-appointed. Committee membership should include Fishers residents who are:

- (1) Professionals in advocacy, inclusion, and service to people with disabilities within the city;
- (2) People experienced with facing unique challenges by living with a disability as defined by the Americans with Disabilities Act (“ADA”), including, but not limited to, hearing impairment, intellectual or developmental disability, psychiatric disability, mobility disability, or vision impairment;
- (3) The City of Fishers ADA Coordinator;
- (4) An employee of the HSE School’s Division of Exceptional Learners;
- (5) A family member or in-home caregiver of an individual living with disabilities with five or more years of experience; or
- (6) A local employer who actively employs a person/people with disabilities.

...

Section 2. All other provisions of this Section and the City’s ordinances not in conflict with or specifically changed by this ordinance shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect from and upon its adoption and in

accordance with Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council for the City of Fishers, Hamilton County, Indiana this _17th___ day of ___November_____, 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

YAY		NAY	ABSTAIN
	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Request to Amend Section 32.62 of the City of Fishers Code of Ordinances (Fishers Advisory Committee on Disability)			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 111725C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		<input type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000		<input type="checkbox"/> Services	
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay	
			<input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Lindsey M. Bennett</i>	
BACKGROUND (Includes description, background, and justification)	The Fishers Advisory Committee on Disabilities (FACD) has requested to increase voting members from nine to eleven members. This is a simple amendment to Section 32.62 to increase the voting members to eleven.	
	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the Ordinance.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 111725D

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA
AMENDING CHAPTER 170, RETAIL FOOD ESTABLISHMENTS AND CHAPTER 180,
MISCELLANEOUS FEES OF THE HEALTH DEPARTMENT, OF THE FISHERS CODE
OF ORDINANCES**

WHEREAS, in 2020, the City of Fishers (“Fishers”) created a public Health Department (“Health Department”) to protect and promote the health and wellbeing of the Fishers community and to provide certain personal health services, community classes and education to Fishers residents;

WHEREAS, City of Fishers Code of Ordinances Chapter 170 provides for Health Department regulations of retail food establishments and certain updates in Indiana state law have necessitated amendments to Chapter 170;

WHEREAS, the Health Department desires to and the Fishers Board of Health has voted in favor of amending certain fees for services provided to retail food establishments; and

WHEREAS, City of Fishers Code of Ordinances Chapter 180, Schedule A, provides for a schedule of fees charged by the Health Department for certain vital records and the Health Department desires to amend certain fees.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Fishers meeting in regular session as follows:

Section 1. Chapter 170 of the City of Fishers Code of Ordinances shall be amended as set forth in Exhibit A, with additions in blue and deletions in ~~red-strikethrough~~ as is attached hereto and incorporated herein.

Section 2. Chapter 180, Schedule A of the Fishers Code of Ordinances is hereby amended to add the following:

(A) Schedule A: Vital Records Services.

Birth certificate	\$15
Death certificate*	\$15
Search fee (birth/death)	\$15
Legitimation/correction	\$25
Home birth registration	\$25
Paternity affidavit	\$35
Paternity affidavit (copy)	\$15

* This charge includes a charge for the coroner's continuing education fee in

accordance with IC 16-37-1-9.

Section 3. All other fees and provisions of Fishers' ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect after its adoption by Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 17th day of November, 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor DATE _____

MAYOR'S VETO

Scott A. Fadness, Mayor DATE _____

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

**Exhibit A
111725D**

CHAPTER 170: RETAIL FOOD ESTABLISHMENTS

§ 170.01 TITLE.

This chapter and all ordinances supplemental or amendatory hereto shall be known as the "Food Establishments Regulations of the City of Fishers" and may be cited as such and will be referred to herein as "this chapter".

§ 170.02 PURPOSE.

The purpose of this chapter is to provide minimum standards for the prevention and suppression of disease and health risks associated with the preparation and distribution of food through food service operations within the city, and to otherwise promote the mission of the food protection program to protect the health of all persons in the city.

§ 170.03 AUTHORITY.

The Health Officer, and the Health Officer's agents and representatives are hereby authorized to issue permits, collect permit and incidental fees, perform inspections, order or otherwise compel correction of violations of this chapter, and are otherwise authorized to perform all actions necessary for the administration and enforcement of this chapter.

§ 170.04 ADOPTION OF REGULATIONS BY REFERENCE.

The regulations of the Indiana State Department of Health as found in Title 410 IAC-7 et seq., as may be amended from time to time, are hereby adopted and incorporated by reference into this chapter.

§ 170.05 DEFINITIONS.

For purposes of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning. Undefined terms shall have the meaning prescribed to them by 410 IAC 7-15.5, 410 IAC 7-22, 410 IAC 7-23, or 410 IAC 7-26.4. In addition to or to otherwise supplement or to conveniently provide definitions for interpretation, this chapter shall include the following definitions.

BOARD. The City of Fishers Board of Health.

CERTIFIED FOOD HANDLER. A food handler who holds a certificate recognized by the Conference for Food Protection or an equivalent nationally recognized certification program as further defined by 410 IAC 7-26-142.

~~**CRITICAL VIOLATIONS.** Those violations designated as being critical in 410 IAC 7-24, and as amended hereafter.~~

COMMUNICABLE DISEASE. Those diseases which epidemiological evidence indicates can be transmitted through food preparation or service.

CORE ITEM. Those violations designated as being a core item in 410 IAC 7-26-25, and as amended hereafter.

DEPARTMENT. The City of Fishers Health Department, and its employees.

FOOD ESTABLISHMENT. Any building, room, basement, vehicle of transportation, cellar, or open or enclosed area occupied or used for handling food, as further defined by IC 16-18-2-137. This definition also includes a **RETAIL FOOD ESTABLISHMENT**; however, it does not include a bed and breakfast establishment.

FOOD PROCESSING ESTABLISHMENT. Any commercial establishment in which food is processed or otherwise prepared, packaged or manufactured for human consumption.

HEALTH OFFICER. The Health Officer of the Health Department and his/her authorized representatives.

MICRO MARKET. An unstaffed self-checkout retail food establishment not accessible by the general public; with displays that do not exceed 75 linear feet which contain an automated payment kiosk, located within a business and only accessed by customers of business, employees, or escorted guests known to business.

MICRO MARKET DISPLAY. An open rack; refrigerator; freezer; vending machine; or beverage dispenser for use of food display.

MOBILE FOOD SERVICE ESTABLISHMENT. Any food establishment without a fixed location capable of being readily moved intact from location to location where food, intended for human consumption outside the facility is stored, sold or offered in open form, fresh or frozen.

NEW PERMITTEE. Any person, other than an immediate family member, who acquires, through an asset purchase agreement, stock purchase agreement, merger, consolidation, gift or other similar method, more than 50% of the control of a prior permittee's business.

~~**NON-CRITICAL VIOLATIONS.** Violations designated as being non-critical in 410 IAC 7-24, as amended.~~

OPERATOR. One that operates a business or operates as a business.

PERMIT. A certificate or a permit number of a size and style previously approved by the Health Officer.

PERMITTEE. The person who is the owner of or responsible for the operation of a food establishment, including a food establishment's authorized representative, and who shall be responsible for the acceptance of all notices at the address listed on the application for any permit issued hereunder.

PERSON. Includes, but not limited to, an individual, corporation, firm, partnership, proprietorship, association, business organization, municipality or any other group acting as a unit, as well as an individual, trust or estate, or the agent or legal representative thereof.

PERSON IN CHARGE (PIC). The individual present at a retail food establishment who is responsible for the operation at the time of inspection as further defined by 410 IAC ~~7-24-60-26-81~~, as amended.

PRIORITY ITEM. Those violations designated as being a priority item in 410 IAC 7-26-92, and as amended hereafter.

PRIORITY FOUNDATION ITEM. Those violations designated as being a priority foundation item in 410 IAC 7-26-93, and as amended hereafter.

RETAIL FOOD ESTABLISHMENT. An operation that:

(1) Stores, prepares, packages, serves, vends, or otherwise provides food for human consumption, such as the following:

- (a) A restaurant, satellite or catered feeding location;
- (b) A catering operation if the operation provides food directly to a consumer or to a conveyance used to transport people;
- (c) A market;
- (d) A grocery store;
- (e) A convenience store;
- (f) A vending location;
- (g) An institution;
- (h) A food bank;
- (i) A commissary;
- (j) A cottage industry;
- (k) A hospice facility;
- (l) A health care facility;
- (m) A health facility;
- (n) A child care facility;
- (o) An assisted living facility;

(2) Relinquishes possession of food to a consumer directly or indirectly through a delivery service, such as home delivery of grocery orders or restaurant takeout orders, or delivery services that is provided by common carriers, all as more particularly defined by 410 IAC ~~7-24-79~~[26-105](#), as amended.

RETAIL FOOD MARKET ESTABLISHMENT. Any food establishment, including, but not limited to, a grocery, meat market, poultry market, fish market, egg market, delicatessen, confectionery, candy kitchen, nut store, retail bakery store, or any food establishment, whether fixed or movable, where food, intended for human consumption off the premises, is manufactured, produced, stored, prepared, handled, transported, sold or offered with or without charge, all as more particularly defined by 410 IAC ~~7-24~~[26](#), as amended. Provided, however, that the provisions of this chapter shall not include meat or poultry slaughterhouses.

RISK LEVEL. [The identified risk categorization of a retail food establishment, based on characteristics described in the FDA Food Code 2022 and the Department's Sanitation Grading System.](#)

SAFE HOLDING TEMPERATURE. As indicated in 410 IAC ~~7-24~~[26](#), as it may be hereafter amended, and as applied to potentially hazardous foods shall mean food temperatures at 41° Fahrenheit or below, and 135° Fahrenheit or above, and frozen foods at 0° Fahrenheit or below; provided, however, a tolerance of 5° Fahrenheit shall be permitted on frozen foods only.

SANITATION GRADE. The grade given to a food establishment by the Department during its ~~annual~~[routine](#) inspection based upon the sanitation grading system.

SANITATION GRADING SYSTEM. The grading system in which the Department conducts its ~~annual~~[routine](#) inspection (and any reinspection) of food establishments based on 410 IAC ~~7-24~~[26](#), as amended. The sanitation grading system has been posted on the Department's website and is incorporated by reference herein.

TEMPORARY FOOD SERVICE ESTABLISHMENT. Any food establishment in any enclosure, stall or other facility, whether fixed or mobile, operating at one site or location for a period of time not in excess of 14 consecutive days, in conjunction with a single event or celebration, where food in open form intended for human consumption on or off the premises is offered with or without charge.

UTENSIL. Any implement used in the storage, preparation, service, consumption, display, transportation, or cleaning of food or drink products.

VENDING MACHINE. The same as the term is defined in 410 IAC 7-~~24-102~~26-130, as amended; and a self-service device that, upon activation, through insertion of coin, paper currency, token card, key, or by manual operation, dispenses unit servings of food in bulk or in packages without the necessity of replenishing the device between each vending operation.

§ 170.06 PERMIT REQUIREMENTS.

It shall be unlawful for any person to sell or give away any food or to operate a food establishment or to act, whether actually or ostensibly, as a food establishment operator within the city without possessing a valid permit for each such operation from the Health Officer, unless otherwise exempted from the provisions of this chapter.

§ 170.07 POSTING.

(A) ~~With respect to the inaugural inspections, all permits shall be posted by or before September 1, 2023.~~ All permits shall be posted in a conspicuous place in view of the public in each food establishment. With respect to mobile food service establishments, the name, address and telephone number of the permittee, not less than two inches in height, shall be conspicuously displayed on each licensed mobile unit. In addition, a copy of the permit must be located in each mobile unit at all times for purposes of identification.

(B) All sanitation grades, as determined in accordance with § 170.27, shall be posted on a placard provided by the Department on:

- (1) Either the food establishment's front window, door, or within five feet of the front door or other direct entrance from the street; and
- (2) If applicable, on the drive-through window, four to six feet above ground level.
- (3) If a food establishment does not have a direct entrance from the street, the Department shall identify an acceptable place to post the sanitation grade.

(C) Upon receipt from the Department, a food establishment shall be fined \$100 for every day it fails to post its sanitation grade.

§ 170.08 SEPARATE PERMITS.

(A) Separate permits will be required for each food establishment or vending operator regardless of whether or not they are contained in the same building when:

- (1) The management or ownership is separate at the same location; or
- (2) The food establishment is operated by the same management, but at separate locations.

(B) Separate permits will not be required for a food establishment that serves alcoholic beverages and is operated under a lease management agreement or similar agreement in which the operator of the food establishment is not the same as the holder of the alcohol license issued by the State of Indiana.

§ 170.09 APPLICATION FOR PERMIT.

(A) The application for a permit shall be made to the Health Officer on forms provided by the Department. Such forms shall show, among other information which may be required by the Health Officer, the legal name, address, and telephone number of the permittee, the name under which said permittee intends to operate, 24 hour emergency contact information, the address of the establishment, and the number of food establishment personnel employed at the establishment (which shall include the

permittee's manager, or other supervisory personnel). Said application shall include the signature of the permittee or an authorized representative of the permittee.

(B) Applications for the following list of establishments require additional information:

(1) *Micro market*. The number of micro markets intended to be operated, the locations maintained by the permittee where supplies are kept or where displays are repaired or renovated, and the type and form of the food or beverages to be dispensed from the micro market displays.

(2) *Temporary food service*. The location of any commissary or commissaries and where any supplies will be kept.

§ 170.10 PERMIT DENIAL.

If an application for a permit is denied, the denial shall be in writing and include the specific reasons, with citations to any applicable statute, regulation, or other authority for the denial. In addition, the applicant's right of appeal shall be noted with reference to the section of this chapter providing for appeals.

§ 170.11 PERMIT ISSUANCE.

A permit shall be issued subsequent to application and upon a determination by the Health Officer that the permittee has complied with all of the applicable provisions of this chapter, the permittee has tendered the appropriate fee as hereinafter specified, and after approval by any other applicable regulatory agency or department, including but not limited to the Building Commissioner, City Engineer, and Fire Department and compliance with any other state or local ordinance, statute, or regulation. ~~Any permit issued by the Department between April 24, 2020 and the effective date of this chapter is hereby void. A replacement permit shall be issued by the Department, free of charge, to cover the duration of 2020.~~

§ 170.12 TERM.

(A) The permit for a retail food establishment, retail food market establishment, mobile food service establishment, ~~r~~-bed and breakfast, commissary, or food processing establishment shall be for a term of one year beginning on January 1 each year. Said permits shall be renewed annually on or before the last day of December; however, if the day of expiration of the permit falls on a weekend or government-recognized holiday, the permittee will be given until the following business day to renew the permit without late fees being assessed. Permits applied for mid-year will qualify for a proration of fees.

(B) ~~The permit for a temporary food service establishment shall be for a term not to exceed 14 consecutive days.~~

(C) ~~Any permit for a farmers market shall be for a term of up to one year running from March 1 the year of issue to February 28 the year after issue.~~

§ 170.13 PERMIT NOT TRANSFERABLE.

No permit issued to any permittee under this chapter shall be transferable between locations or between operators.

§ 170.14 CONSTRUCTION.

All food establishments which are hereinafter constructed or renovated shall conform in their construction to the applicable requirements of 410 IAC 7-~~24~~26, as amended, as well as with this chapter and all applicable building, zoning and fire codes.

§ 170.15 PLANS.

No construction, renovation, or alteration for any food establishment shall begin without the construction, renovation, or alteration plans being first submitted to and approved by the Health Officer. Applications, including any specificity required for particular materials required by any regulatory agency, must be filled out in full or the application may be denied.

§ 170.16 EQUIPMENT.

All equipment installed in a food establishment for use in the cleansing and bactericidal treatment of utensils, or in the preparation, storing, handling, cleaning, sanitizing, serving, or displaying of any food or beverage products, shall be of a type conforming with all applicable requirements with regard to proper holding temperatures, design, construction, location, and materials.

§ 170.17 PROHIBITED EQUIPMENT.

The Health Officer may prohibit the further use of any equipment that fails to meet the requirements of this chapter or any other rule, regulation, or statute that applies to the purposes of this chapter.

§ 170.18 COMPLIANCE.

All individuals and entities regulated by this chapter must fully comply at all times with all local and state building, zoning, and fire codes as a condition of any permit. Failure of any permittee to fully comply with any applicable building, zoning, and fire code shall be the basis for the suspension, immediate closure or revocation or nonrenewal of any permit issued hereunder.

§ 170.19 GREASE TRAP.

Unless exempted by that agency or authority having jurisdiction, all food establishments shall be required to install a grease interceptor in the waste line leading from sinks, drains and other fixtures or equipment where grease may be introduced into the drainage or sewage systems in quantities that can affect line stoppage or hinder sewage treatment. The grease interceptor must be installed in such a manner that meets all applicable requirements of any applicable Building Department and shall be located in such areas as are easily accessible for cleaning.

§ 170.20 FEES.

Prior to the issuance or renewal of any permit, each permittee shall first tender to the Department an application fee and a permit fee for each such operation in accordance with the classification as established by the schedule of fees as provided in this chapter.

§ 170.21 PLAN REVIEW FEES.

(A) (1) Each new food establishment or bed and breakfast or any existing food establishment or bed and breakfast desiring to remodel or build any additions requiring a building or other permit which includes renovations to the food preparation area shall be required to pay an initial fee for the review of plans and specifications and for the initial inspection of the food establishment or bed and breakfast [prior to operation](#). This fee is in addition to the permit fee. [This fee also applies to changes in ownership without remodel](#). In the instance where there are multiple food establishments or areas within one building which will require staged final inspections at separate times, an application fee as set out below will be required for each final inspection.

(2) Plan review fee [for new facility](#): ~~\$150~~[\\$300](#).

[Plan review fee for remodel](#): \$200

[Plan review fee for change in ownership without remodel](#): \$150

(B) *Additional inspections or review.* In those circumstances where building or remodeling of a food establishment results in more than three inspections of the food establishment's premises or continuing review of or consultations regarding the plans thereof by the Health Officer, and which inspections or review or consultations are necessitated due to failure to have the plans completed or finalized at the time of application for a permit or the failure to implement construction or remodeling consistent with the original plans, or any other cause within the control of the food establishment which results in continuing and extra review of or consultation regarding the plans for the food establishment, there shall be an additional fee of \$100 [per additional visit to the establishment premises](#) payable prior to opening the food establishment.

§ 170.22 FEES FOR RENEWAL.

Upon renewal or transfer (not requiring plan review) of permits, the following fees will apply.

Permit Fees	
Retail Food Market Establishment	
a. Up to 10,000 square feet	\$250 <u>\$350</u>
b. 10,001 to 35,000 square feet	\$400 <u>\$550</u>
c. 35,001 to 60,000 square feet	\$600 <u>\$800</u>
d. 60,001 square feet and over	\$800 <u>\$1000</u>
Retail Food Establishment	
a. 1 through 10 employees	\$200
b. 10 through 20 employees	\$300
c. 21 employees and greater	\$400
<u>a. Risk Level 1</u>	<u>\$200</u>
<u>b. Risk Level 2</u>	<u>\$400</u>
<u>c. Risk Level 3</u>	<u>\$600</u>
<u>d. Risk Level 4</u>	<u>\$800</u>
Farmers Market	
a. Home-based vendor	\$5
b. Not for-profits	No fee—Registration only
Micro Market	
a. 1 to 20 food or beverage displays	\$100
b. 21 to 50 machines	\$150
c. 51 or more machines	\$175
Temporary Food Service, <u>Farmer’s Market Vendors</u> , Food Market Establishment, or Mobile Food	
a. 3 days or less of operation	\$20
Each additional day	\$10
b. 3 month	\$30 <u>\$40</u>
c. 6 month	\$60 <u>\$80</u>
d. 9 month	\$90 <u>\$120</u>
<u>e. Annual</u>	<u>\$150</u>
e. Food prepared/served onsite	\$100
f. Prepackaged/pre-prepared food only	\$50
g. Bed and breakfast	\$150 <u>\$200</u>
h. Catering-only permit	\$200 <u>\$250</u>
Miscellaneous Fees	
<u>a. a.—Permit replacement printing fee</u>	<u>\$10</u>
a. <u>b. Grade placard replacement fee</u>	<u>\$25</u>
b. Processing fee (in addition to permit fee)	\$25

applicable to any new permit	
c. Plan review - new establishment	\$300
d. Plan review , remodel	\$150 200
d. Plan review - ownership change, no remodel	\$100 150
e. If more than 3 <u>pre-opening</u> inspections or consultations, additional fee <u>per each additional visit</u>	\$100
<u>f. Reinspection fee, for routine inspections or closures pending re-opening</u>	\$100
<u>g. Priority violation uncorrected at time of reinspection</u>	\$50 each on 1 st reinspection, doubling with each subsequent reinspection
<u>h. Priority foundation violation uncorrected at time of reinspection</u>	\$25 each, doubling on each subsequent reinspection
f. Second critical violation	\$50
g. Third critical violation	\$100
h. Fourth critical violation	\$200
i. Operating without a permit or late renewal	200% of annual fee

§ 170.23 PERMIT REVOKED.

A food establishment permit shall be revoked if false information is given on the application or the application is not properly or accurately completed.

§ 170.24 NO PERMIT OR LATE RENEWAL.

Should any permittee fail to obtain the permit prior to the opening of the food establishment for business, or should any permittee fail to renew a permit as required by this chapter, then said annual fee shall be 200% of the annual fee set forth above for that particular food establishment. Nothing in this section shall prevent the Health Officer from exercising any other rights or duties regarding suspension, closure, or revocation of the permit with regard to any food establishment.

§ 170.25 EXEMPTIONS.

(A) The permit fee provisions of this chapter shall not apply to any fruit and vegetable stands maintained and operated by a person who sells directly to a consumer fresh fruits, vegetables, honey or cider; provided that, nothing herein shall be construed to limit the Health Officer's authority to inspect any such stands in order to insure public health.

(B) Exempt organizations such as sports leagues, church- sponsored soup kitchens, churches, and temporary senior citizen feeding sites are exempt from the permit provisions of this chapter.

(C) Food establishments which sell or offer for sale directly to the consumer only prepackaged confections such as candy, chewing gum, nut meats, potato chips, pretzels, popcorn, coffee, juice, and soft drink beverages shall be exempt from the provisions of this chapter.

(D) Vending machines which dispense non-potentially hazardous food or drink products in prepackaged or pre-bottled form, shall be exempt from the provisions of this chapter.

§ 170.26 MINIMUM STANDARDS INSUFFICIENT.

The provisions of this chapter are intended to provide standards for licensing for and inspection of food establishments. Nothing contained in this chapter shall be construed to require the Health Officer to issue or prevent the revocation of a permit if, after investigation by the Health Officer, the Health Officer concludes that issuance or continuation of a permit results in unacceptable health risks resulting from the size or configuration of the food establishment, change of use or type of food being served compared with existing facilities for the food establishment, and the likelihood that efforts to ameliorate increased health risks resulting therefrom will be unsuccessful. Any decision by the Health Officer to refuse to issue a permit or to revoke a permit for reasons found in this section shall entitle an aggrieved food establishment to a public hearing as provided in this chapter and a right to appeal as provided herein or by law.

§ 170.27 SANITARY REQUIREMENTS.

(A) *Compliance required.* All food establishments, retail food markets, farmers markets, bed and breakfasts, vending operators, and food and beverage vending machines shall comply with at least the minimum sanitary requirements specified by the Indiana State Department of Health as provided in 410 IAC 7-24-26 and 410 IAC 7-22, and as those regulations may be amended or superseded hereafter.

(B) *Sanitation grading system.* The sanitation grading system is based on the ~~2004-2025~~ Indiana Retail Establishment Sanitation Requirements and 410 IAC 7-24-26, and as those regulations may be amended from time to time. The sanitation grading system shall be utilized by the Department to conduct its ~~annual~~ routine inspections, ~~and any re-inspections,~~ of all food establishments. Every food establishment shall begin the ~~annual-routine~~ inspection with 100 points. Points will be deducted by the Department with point values based upon the health risk the violation poses to the public. Priority violations are violations that contribute to the elimination, prevention, or reduction to an acceptable level, hazards associated with food-borne illness or injury and there is no other violation that more directly controls the hazard. Priority violations are five points per violation. ~~Foundation~~-Priority foundation violations are violations that support, facilitate, or enable one or more priority violations. ~~Foundation~~-Priority foundation violations are three points per violation. Core violations are violations that usually relate to general sanitation, operational controls, sanitation standard operating procedures, facilities or structures, equipment design or general maintenance. Core violations are two points per violation. The sanitation grading system has been posted on the Department's website and is incorporated by reference herein.

(C) ~~Initial annual~~Routine inspection.

(1) The Department shall provide each food establishment with the following sanitation grades:

- (a) Grade A (81 to 100 points);
- (b) Grade B (71-80 points); or
- (c) Grade C (61-70 points).

(2) Food establishments shall be temporarily closed for receiving a sanitation grade of 60 points or less or for an imminent health hazard. The food establishment may reopen after all priority violations have been corrected and any imminent health hazard has been eliminated.

(3) Each food establishment will be issued a grade based on their ~~annual-routine~~ inspection. Most food establishments should expect to be reinspected shortly after their ~~annual-routine~~ inspection to ~~assure~~ ensure that any violations have been addressed. Re-inspections are prioritized based on the health risks posed by the violations cited during the annual inspection. ~~There is no additional fee to the initial annual inspection and initial reinspection.~~

(D) Mandatory re-inspections

Food establishments with priority and/or priority foundation violations uncorrected at time of the routine inspection must be reinspected by the Department, in accordance with 410 IAC 7-26. There is an additional fee of \$100 for all re-inspections. Any priority or priority foundation violations still present at time of reinspection will incur additional fees, per violation, as detailed in § 170.22 of this Chapter.

~~*Mandatory re-inspections.*~~

~~— (1) Food establishments that receive a sanitation grade of Grade B during the initial annual inspection will receive at least one mandatory re-inspection during the same year to assure ongoing compliance.~~

~~— (2) Food establishments that receive a sanitation grade of Grade C during the initial annual inspection may have up to three mandatory re-inspections during the same year to assure ongoing compliance.~~

~~— (3) Food establishments shall be charged 50% of their annual permit fee for each subsequent violation-based inspection. Food establishments shall be charged 100% of their annual permit fee for each full re-inspection (as dictated by grade).~~

(E) *Operator-requested re-inspection.* Food establishments may choose to request a full reinspection one time per calendar year for the opportunity to improve their sanitary grade by one level (i.e., from a Grade C to a Grade B). Operator-requested re-inspections shall be submitted to the Department through its permit management system. Food establishments shall be charged at a rate of 150% of their annual permit fee for any operator-requested reinspection.

(F) *Challenges to sanitation grade.* Operators may challenge specific points in the ~~annual~~ inspection report for reconsideration. Any challenge shall be submitted through the Department's permit management system within five days of receiving the ~~annual~~ inspection report. Untimely submissions will not be considered by the Department. All challenges must be supported by evidence. The Department will attempt to review any challenge within 30 days of receiving a timely submission. After its review, the Department shall notify the operator of its decision to either:

(1) Uphold the specific point determination made during its annual inspection; or

(2) Modify the specific point determination based upon the Department's further review of the timely submitted challenge.

(G) *Final appeal.* If an operator, after timely completing the challenge process provided in division (F), continues to feel aggrieved by the Department's final decision, the operator may submit an appeal to the Fishers Health Board (the "Board"). Any appeal shall be submitted through the Department's permit management system within five days of receiving the Department's final decision, as provided in division (F). Untimely submissions will not be considered by the Board. The submission must state the specific reasons for the appeal. An appeal that is timely submitted, and in compliance with § 170.27, shall be placed on the agenda of the Board's next regularly scheduled meeting, or within 30 days, whichever is sooner. At the Board hearing, the operator and Department will have the opportunity to present evidence to the Board, and the Board will have the opportunity to ask any questions in furtherance of the issue. After conducting a hearing, the Board shall either uphold, modify, or rescind the Department's final decision. The Board's decision shall be a final and conclusive order on the matter.

§ 170.28 FOOD SAFETY.

Every person who is employed, or is about to be employed in a food establishment, shall be familiar with the requirements of 410 IAC ~~7-24~~26, as amended. A copy of 410 IAC ~~7-24~~26 shall be kept on the premises at all times. All food establishment personnel employed by a food establishment may be required to attend a food safety education program for any of the following reasons:

(A) If the establishment is subjected to immediate closure by the Health Officer and the education program is deemed necessary by the Health Officer;

(B) If the Health Officer determines the necessity of a food safety education program as a result of a hearing dealing with violations of this chapter;

(C) If upon inspection it is determined that remedial efforts have not been made to correct prior violations of this chapter.

§ 170.29 FREQUENCY OF INSPECTION.

Each food establishment for which a permit is required under the provisions of this chapter shall, and any other individual or entity which delivers or transfers food may, be inspected as frequently as deemed

appropriate by the Health Officer. In general, inspection frequency is determined by the food establishment's risk level. Food establishments with a risk level of 1 (one) can expect 1 (one) routine inspection annually. Food establishments with a risk level of 2 (two) can expect 2 (two) routine inspections annually. Food establishments with a risk level of 3 (three) can expect 3 (three) routine inspections annually. Food establishments with a risk level of 4 (four) can expect 4 (four) routine inspections annually.

§ 170.30 AUTHORITY TO INSPECT AND COPY RECORDS.

The provisions of IC16-20-8-1 et seq., or any amendment thereof, shall apply to inspections and access to records of inspections.

§ 170.31 PROCEDURE WHEN VIOLATIONS ARE NOTED.

(A) At the time of an inspection any violation(s) discovered by the Health Officer shall be recorded on an inspection report that is equivalent to the Indiana State Department of Health inspection report.

(B) A copy of the inspection report stating any violation(s) and their corrective dates shall be given to the PIC of the establishment, or the report shall be delivered by mail to the address of the establishment listed on the permit application or e-mailed, as required under IC16-20-8-5, as amended.

(C) The Health Officer, or the Health Officer's authorized representative, shall have the final approval on all food establishment inspection reports and related documents; and shall reserve the right to make changes as deemed necessary in accordance with IC16-20-8-5, as amended.

§ 170.32 EXAMINATION AND CONDEMNATION OF FOOD.

The Health Officer may, along with any other enforcement agency (if applicable), upon written notice to the owner or PIC, place a hold order on any food if that food is in violation of any state laws. A written order must specify the reason for the hold order. The Health Officer or authorized agent shall tag, label, or otherwise identify any food subject to the order and follow applicable statutes or regulations concerning disposal or future use or disposition of the food.

§ 170.33 EMERGENCY CLOSURE/SUSPENSION.

(A) The Health Officer shall issue emergency closure for any permitted establishment for any of the following reasons:

(1) Failure to possess a valid food permit required by this chapter;

(2) The presence of any condition that poses an imminent health hazard or substantial harm to the public health and safety.

(B) *Suspension.* The Health Officer may suspend a permit for any permitted establishment, without prior notice or hearing for interference with the Health Officer to perform their duties, including denial of access to the premises. When a permit is suspended the permittee shall cease operation immediately. The suspension shall become effective upon service of a written notice to the permit holder or PIC of the establishment. The Health Department may end the suspension at any time with or without a hearing if it is determined that the reason of the suspension no longer exists.

(C) *Procedure.* Any closure order will be in writing. The order shall identify the food establishment, describe the specified grounds upon which closure is based, direct the immediate closure of the establishment and vacating of the premises by consumers, list the corrective actions necessary to re-open the food establishment, and state that a hearing on the emergency closure may be requested by the owner or operator. The order shall be served in person on the owner, or PIC of the establishment.

§ 170.34 PERMIT REVOCATION.

(A) The Health Officer, after providing an opportunity for a hearing shall permanently revoke a permit issued under this chapter for serious or repeat violation(s) of any of the requirements of 410 IAC 7-~~2426~~,

as amended, or this chapter; or, interference with the Health Officer or the Health Officer's agent(s) in the performance of their duties.

(B) Prior to such action, the Health Officer shall notify the permittee in writing stating the reasons for the permit revocation and advising that the permit shall be permanently revoked after no less than ten days following service of such notice, unless a written request for a hearing is filed with the Health Department by the permittee prior to the date upon which the permit revocation is to become effective. The permit may be suspended for cause pending its revocation or a hearing.

(C) If no request for a hearing is filed prior to the date the permit revocation is to become effective, revocation of the permit becomes final.

§ 170.35 HEARING.

(A) All hearings required under this or any other section shall be open to the public and held with sufficient written notice to the permittee of time, place, and nature thereof to enable the permittee to appear and participate in the hearing. The notice of hearing shall be served upon the permittee by leaving or mailing by certified mail the notice to the address listed on the permit application as the permittee's mailing address or such other address as the permittee shall designate in writing to the Health Officer.

(B) At any hearing required under this chapter, the Hearing Officer shall be the Health Officer or the Health Officer's designee. Every person who is a party to such proceedings shall have the right to submit evidence, to cross-examine witnesses and to be represented by legal counsel. All such hearings shall be conducted in an informal manner, but irrelevant, immaterial or unduly repetitive evidence may be excluded.

(C) Upon the conclusion of such hearing, the Health Officer shall enter a final order, subject to the right of appeal to a court having jurisdiction of the parties and of the subject matter of the appeal.

§ 170.36 ENFORCEMENT.

It shall be the duty of the Health Officer to enforce the provisions of this chapter. Any permit issued in conflict with the provisions of this chapter shall be null and void. A violation of an order issued by the Health Officer shall be considered to be a violation of this chapter and of Indiana law, when applicable.

§ 170.37 VIOLATIONS.

Whenever the Health Officer determines that any entity subject to the provisions of this chapter, is in willful violation of any of the provisions of this chapter, in addition to any other remedy or penalty imposed by this chapter, the Health Officer shall furnish evidence of said willful violation to the City Attorney or Prosecuting Attorney of Hamilton County, Indiana who shall seek all appropriate legal remedies against the person(s) violating the provisions of this chapter.

§170.38 INJUNCTION.

The Health Officer may bring an action for an injunction in the Circuit or any Superior Court of Hamilton County, Indiana, to restrain any person from violating the provisions of this chapter, to cause such violation(s) to be prevented, abated or removed, or to otherwise enforce this chapter.

§ 170.39 EXPENSE.

Any person violating any of the provisions of this chapter shall be liable to the Health Department for the expense, loss or damage occasioned by reason of such violation, including reasonable attorney's fees and costs.

§ 170.40 REMEDIES CUMULATIVE.

The remedies provided in this subchapter shall be cumulative, and not exclusive, and shall be in addition to any other remedy provided by law.

§ 170.41 REQUEST FOR NOTICE.

Any entity, which is not a retail food establishment, intending to host an event in the city which involves providing food to the public for the purpose of fundraising, customer appreciation, grand openings, community dinners, may request a courtesy public service consultation by requesting such a consultation from the Health Department.

§ 170.99 PENALTY.

The provisions of 410 IAC 7-~~23~~26, as amended, provides local health departments with authority to assess civil penalties (fines) for violators of laws intended to suppress disease and health risks associated with preparation and distribution of food. For purposes of tracking critical item violations and imposing fines under this chapter the Department shall maintain inspection records for not less than one year from the date of any inspection conducted after the effective date of this chapter. No fine is payable the first time a critical item violation is noted within any one-year period after the effective date of this chapter. For a second or subsequent critical item violation of this chapter after its effective date, or within one year of the date of an inspection conducted after the effective date of this chapter, a civil penalty is payable as provided in this chapter.

(A) The following civil penalties (fine) shall apply for a ~~critical-priority~~ priority item and priority foundation time violations which are uncorrected at the time of reinspection: ~~reoccurs for a second or subsequent time within any one year period after the effective date of this chapter, regardless if that critical item can be corrected immediately:~~

(1) ~~The second time the same critical item violation is determined within any one year period, there will be a fine of \$50.~~

Priority item violations shall incur a fine of \$50 each if uncorrected at first reinspection. If additional re-inspections are required, those fines will double with each subsequent reinspection.

(2) ~~The third time the same critical item violation is determined within any one year period there will be a fine of \$100.~~

Priority foundation item violations shall incur a fine of \$25 each, if uncorrected at first reinspection. If additional re-inspections are required, those fines will double with each subsequent reinspection.

~~—(3) If the same critical item reappears as a violation for a fourth (or more) time within any one year period, there will be a fine of \$200.~~

(B) Each day after the expiration of the time limit for abating any violation of this chapter or completing other actions as ordered by the Health Department or the Health Officer, shall constitute a distinct and separate offense.

(C) All fines shall be payable in full within 30 days of assessment, unless otherwise ordered by the Hearing Officer. Failure to pay fines by the due date will result in an additional 10% late fee. No permit is to be issued or renewed until all fines have been paid in full. Additionally, the Health Officer, or his/her designee, may temporarily suspend any permit where fines are more than 60 days past due. Any fines and late fees may be collected in any manner provided herein or as provided by law including any law for collection of debts, along with attorney fees incurred to collect said amounts owing and with all costs of collection.

(D) Any assessment of a civil penalty by this chapter is subject to the right of appeal and a public hearing which will be scheduled, conducted, and concluded as provided in § 170.36. Any request for an appeal shall be filed in writing with the Health Officer within ten days of assessment of the civil penalty.



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Request to Amend Chapter 170, Retail Food Establishments, and Chapter 180 Miscellaneous Fees, of the Fishers Code of Ordinances			
SUBMITTED BY	Name & Title: Monica Heltz			
	Department: Director			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 111725D		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000		<input type="checkbox"/> Services	
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay	
			<input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – Name of Reviewer: Lindsey M. Bennett	
BACKGROUND (Includes description, background, and justification)	Update to food code to align and reference Indiana Administrative Code, which was updated in 2025. Updated retail food establishment permit types to align with updated IAC and FDA retail food code. Updated fee schedule for food establishments and miscellaneous fees to recover higher proportion of costs for program administration.	
	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
PROJECT TIMELINE	2026 permitting period for food establishments is December 1-31, 2025. Suggest implementation by December 1.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the Ordinance.	
SUPPLEMENTAL INFORMATION (List all attached documents)	Webinar with food operators held 11/3/25, recorded here: https://youtu.be/XUdr0crZBDY?si=i33UjKil8HB9CTwx Fact sheet draft: https://health.fishersin.gov/wp-content/uploads/sites/4/City-of-Fishers-Sanitation-Grading-System-11.3.25.pdf Change to vital records fee mirrors Hamilton County.	

RESOLUTION NO. R111725B

**RESOLUTION OF THE DIRECTORS OF THE CITY OF FISHERS APPROVING
FIRST AMENDMENT TO AMENDED AND RESTATED PROJECT AGREEMENT
(UNION/CROSSING PROJECTS)**

WHEREAS, on or about January 10, 2023, Thompson Thrift Development, Inc., an Indiana corporation, (“Developer”), City of Fishers, Indiana (“City”), Fishers Town Hall Building Corporation (“Building Corp.”), City of Fishers Redevelopment Commission (“RDC”), and City of Fishers Economic Development Commission (“EDC” and together with the Developer, City, Building Corp. and RDC, the “Parties” and each a “Party”) entered into that certain Project Agreement generally concerning development and construction of the Union and Crossing Projects on property near the Fishers Event Center (the “Amended Agreement”);

WHEREAS, since entering into and Closing on the Amended Agreement, the City Bodies have requested certain changes concerning the Additional Crossing Allocation Areas to accommodate another potential economic development project; and

WHEREAS, Developer has agreed to the changes requested by the City Bodies that are reflected in the First Amendment To Amended And Restated Project Agreement attached hereto and incorporated herein as **Exhibit A** (the “First Amendment”).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, meeting in regular session as follows:

Section 1. The City hereby approves an amendment substantially similar to the First Amendment.

Section 2. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the Directors of the Fishers Town Hall Building Corporation this _17th___ day of November, 2025.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this ____ day of November 2025.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

**YAY
ABSTAIN**

NAY

	Pete Peterson, President		
	John DeLucia, Vice President		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Tiffanie Ditlevson, Member		
	Selina Stoler, Member		
	Bill Stuart, Member		
	John Weingardt, Member		
	Todd Zimmerman, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2025 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett"

FIRST AMENDMENT TO AMENDED AND RESTATED PROJECT AGREEMENT

THIS FIRST AMENDMENT TO AMENDED AND RESTATED PROJECT AGREEMENT (“First Amendment”), is approved and effective this 17th day of November, 2025 (“Effective Date”), by and among Thompson Thrift Development, Inc., an Indiana corporation, (“Developer”), City of Fishers, Indiana (“City”), Fishers Town Hall Building Corporation (“Building Corp.”), City of Fishers Redevelopment Commission (“RDC”), and City of Fishers Economic Development Commission (“EDC” and together with the Developer, City, Building Corp. and RDC, the “Parties” and each a “Party”) on the following terms and conditions:

RECITALS

WHEREAS, on or about January 10, 2023, the Parties entered into a Project Agreement concerning a large-scale economic development agreement near the Fishers Event Center (the “Original Agreement”);

WHEREAS, the Original Agreement was superseded and replaced in full by that certain Amended and Restated Project Agreement by and among the Parties dated May 12, 2025 (the “Amended Agreement”);

WHEREAS, since entering into and Closing on the Amended Agreement, the City Bodies have requested certain changes concerning the Additional Crossing Allocation Areas to accommodate another, potential economic development project near the Fishers Event Center;

WHEREAS, Developer has agreed to the City Bodies’ requested changes;

WHEREAS, the requested changes do not change the financial obligations or rights of the Parties;

WHEREAS, unless otherwise specifically stated, capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Amended Agreement; and

WHEREAS, unless specifically amended by reference herein, all remaining terms and conditions of the Amended Agreement shall continue in full force and effect and are hereby ratified and affirmed.

NOW THEREFORE, the foregoing recitals are incorporated into this First Amendment by reference to such recitals and in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The following defined term as set forth in Section 1, **Defined Terms**, of the Amended Agreement shall be replaced in full as follows:

“**Additional Crossing Allocation Areas** shall mean separate and distinct tax allocation areas established by City Bodies pursuant to Ind. Code § 36-7-14 *et seq.*, for the following areas: Parcel 3, and Parcel 5 as depicted on **Exhibit B**.”

“**Reimbursement Amount** shall mean the positive difference, if any, between the estimated, annual, aggregate amount of tax increment for each parcel in the Additional Crossing Allocation Areas as included in **Exhibit J** (collectively, or for each parcel, the “**Additional Estimated Taxes**”), and the annual, aggregate tax increment actually generated by each parcel within the Additional Crossing Allocation Area. For example, if the Project Increment generated for Parcel 3 on May 10, 2028 is \$100,000.00, City shall be liable for a Reimbursement Amount of \$7,953.67 for Parcel 3.”

2. Exhibits B and J shall be replaced in full with Exhibits B and Exhibit J attached hereto and incorporated herein.

3. The Amended Agreement, as amended by this First Amendment, constitutes the entire agreement and understanding of the Parties and supersedes all prior agreements, understandings, letters, negotiations and discussions, whether oral or written, relating thereto. This First Amendment may be executed in separate counterparts, and it shall be fully executed when each party whose signature is required has signed at least one (1) counterpart even though no one (1) counterpart contains the signatures of all of the parties to this First Amendment. Electronic signatures shall have the same force and effect as original signatures. In the event of any conflict or inconsistency between the terms of this First Amendment and the terms of the Original Agreement, the terms of this First Amendment shall govern and control.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties have duly executed this First Amendment pursuant to all requisite authorizations as of the date first above written.

“CITY”

CITY OF FISHERS, INDIANA

By: _____
Scott Fadness, Mayor

Date: November 17, 2025

R111725B

“EDC”

**CITY OF FISHERS ECONOMIC
DEVELOPMENT COMMISSION**

By: _____

Its: _____

Date: _____

“RDC”

FISHERS REDEVELOPMENT
COMMISSION

By: _____
Brad Johnson, President

Date: _____

ATTEST:

By: _____
Tony Bonacuse, Secretary

Date: _____

“BUILDING CORP.”

FISHERS TOWN HALL BUILDING
CORPORATION

By: _____
Jay Bangert, President

Attest: _____
Secretary

“DEVELOPER”

THOMPSON THRIFT DEVELOPMENT, INC.

By: _____
_____, _____

Date: _____

Exhibit J
Additional Crossing Allocation Areas
Minimum Tax Amount (Per Parcel)

ORDINANCE NO. 100625A

**AN ORDINANCE OF THE COMMON COUNCIL
AMENDING THE ZONING ORDINANCE
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-25-4 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on November 5, 2025, sent a favorable recommendation to the Common Council by a vote of 6 in favor and 0 opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

Section 1. AMENDMENT. This Text Amendment amends certain sections of the Unified Development Ordinance;

Section 2. PRUPOSE STATEMENT. The purpose of this ordinance is to refine certain regulatory language in the furtherance of the overall Purpose & Intent provisions of Chapter 3. Zoning Districts, Chapter 5. Use Regulations and Chapter 12. Definitions (Exhibit A).

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO, BE IT ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 17th of November, 2025.

Exhibit A

Unified Development Ordinance

Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 12. Definitions

Chapter 3. Zoning Districts

Section 3.3.6. C-Low Commercial Low Impact District

4. Building Floor Area	
4a. Main Floor area (min) (maximum)	4,500 square feet

Chapter 5. Use Regulations

Chapter 5.1.5. Permitted Use Table

Use Category Specific Use	Residential									Nonresidential					Other		
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS
Car Condominium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Chapter 12. Definitions

C

Car Condominium.

A facility for long term storage of vehicles, maintenance on vehicles, workshops or lounges for vehicle enthusiasts, or other shared spaces for vehicle enthusiasts.



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations and 12. Definitions. (TA-25-4)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 100625A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The city is bringing forward an amendment to the Unified Development Ordinance (UDO) that would include updated regulations including changes to the C-Low Zoning District, Use Table and Definition Chapter.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	October 6, 2025 - 1st Reading - City Council November 5, 2025 - Public Hearing - Plan Commission November 17, 2025 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold final reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 111725F
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

This is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 36-7-4 et seq., as amended.

WHEREAS, the City’s Plan Commission has conducted a public hearing on December 3, 2025 for case RZ-25-6 as required by law in regard to the proposal to amend the City’s Official Zoning Map to designate the real estate identified on Exhibit A, attached hereto and incorporated herein (the “Real Estate”), as within the C-Low Commerical Low Impact zoning district; and

WHEREAS, the Plan Commission at its December 3, 2025 meeting sent a _____ recommendation to the Fishers City Council by a vote of ___ in favor and ___ opposed; and

WHEREAS, to support its long-term vision for the City, the Council desires to adopt certain amendments to the Official Zoning Map.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

Section 1. Declaration. The City’s Official Zoning Map is hereby amended to designate the Real Estate as within the C-Low zoning district with the following condition:

- A. Use shall include Memory Care Group Home for adults; and
- B. Maximum floor areas shall be 7,500 square feet.

Section 2. Purpose and Intent. The purpose and intent of this text amendment is to support the City’s long-term vision for the City.

Section 3. Approval. This amendment shall become effective upon its adoption and publication in accordance with Indiana law. Development of the Real Estate shall be governed entirely by the provisions of the C-Low zoning district with conditions and the provisions of the UDO.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this ____ day of December, 2025.

ORDINANCE NO. 111725F

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ____ day of December, 2025, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

ORDINANCE NO. 111725F

EXHIBIT A
Legal Description

Commencing at the southeast corner of the Northeast Quarter of said Section 3; thence South 89 degrees 27 minutes 24 minutes West along the South line of said Northeast Quarter, 1096.26 feet to the POINT OF BEGINNING of this description, said point also being the southwest corner of Sandstone Knoll Section II recorded as Instrument Number 1999909950119, Plat Cabinet 2, Slide 306 in the Office of the Recorder for Hamilton County, Indiana and also being a point on the boundary of Breakwater Subdivision recorded as Instrument Number 9102967, Plat Cabinet 1, Slide 152 in said Recorder's Office; thence continuing South 89 degrees 27 minutes 24 seconds West along the South line of said Northeast Quarter and said boundary of Breakwater Subdivision 341.12 feet to the to the southeast corner of a parcel of land described in Instrument Number 2008-013438 in said Recorder's Office; thence North 05 degrees 21 minutes 12 seconds East on and along the East line of said parcel of land 120.62 feet to the to the northeast corner of said parcel of land, said point also being on the boundary of a parcel of land recorded as Instrument Number 9541304 in the aforesaid Recorders Office; thence North 89 degrees 27 minutes 24 seconds East 330.64 feet on and along said boundary to a point on the West line of the aforesaid Sandstone Knoll Section II; thence South 00 degrees 22 minutes 13 seconds West on and along said West line 120.00 feet to the place of beginning containing 0.925 acre, more or less, subject to all legal highways, rights-of-ways, easements and restrictions of record. This subdivision consists of 2 lots numbered 1 and 2. The dimension of lots and width of streets are shown in feet and decimal parts thereof.

*10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000*

EXHIBIT B
Location Map



*10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000*



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Consideration of a rezone of 1.3 acres from R2 Residential District to C-Low Commercial Low-Impact District with Conditions for a maximum square footage of 7,500 sq ft and the memory care facility use at the common address 10990 Brooks School Road (RZ-25-6)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 111725F		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development LLC request a rezone of 1.3 acres from R2 Residential District to C-Low Commercial Low-Impact District with Conditions for a maximum square footage of 7,500 sq ft and the memory care facility for a Story Cottage Memory Care building, common address is 10982 Brooks School Road and 10990 Brooks School Road.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	November 17, 2025 - Proposed 1st Reading - City Council Decemer 3, 2025 - Public Hearing - Plan Commission December 15, 2025 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold first reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

RESOLUTION NO. R111725F

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS,
INDIANA, ADOPTING A FISCAL PLAN FOR ANNEXING CONTIGUOUS
TERRITORY TO THE CITY OF FISHERS, INDIANA
(LYNNWOOD HILLS ANNEXATION)**

WHEREAS, Ind. Code § 36-4-3-3.1 requires that the municipality has developed a written fiscal plan and has established a definite policy, by resolution of the legislative body that meets the requirements set forth in Ind. Code § 36-4-3-13(d), prior to annexing property under Ind. Code § 36-4-3; and

WHEREAS, it is the desire of the Common Council of the City of Fishers, Indiana, to provide such written fiscal plan, and comply with Indiana law.

THEREFORE, BE IT RESOLVED by the Common Council of the City of Fishers, Indiana, that the Fiscal Plan for Lynnwood Hills Annexation, dated November 3, 2025, is hereby adopted as the Fiscal Plan for the “Lynnwood Hills Annexation” proposed by Ordinance No. 111725E. The aforementioned Fiscal Plan is attached hereto as Exhibit A and incorporated herein.

BE IT FURTHER RESOLVED THAT the sections, paragraphs, sentences, clauses and phrases of this Resolution and the fiscal plan are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution or the fiscal plan shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution or the fiscal plan.

[Signatures on next page]

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett



MEMORANDUM

Date: November 3, 2025

From: Ross Hilleary, Assistant Director of Planning

To: Members of the City Council

Re: Fiscal Plan – Lynnwood Hills Subdivision

This document shall serve as the official Fiscal Plan for Lynnwood Hills Subdivision, a voluntary annexation that has been filed pursuant to Ind. Code §36-4-3-5, by the residents in Lynnwood Hills requesting the City of Fishers to annex the entire Lynnwood Hills subdivision into the City's municipal boundaries. In accordance with Ind. Code §36-4-3-13(d), the City's Fiscal Plan is as follows:

- (1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.**
- A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department (FPD) will be responsible for law enforcement. FPD will respond to emergency calls regarding criminal activity. FPD will be able to respond to any calls within the Lynnwood Hills subdivision as part of its current operating budget, and emergency response will not cause any financial hardship to the agency. There is no additional direct cost to FPD resulting from this annexation, as FPD currently services the surrounding areas adjacent to the annexation area.
 - B. Fire Department – Under an interlocal agreement with Delaware Township, the Fishers Fire Department (FFD) already provides fire protection and emergency medical services (EMS) to the Lynnwood Hills subdivision. Therefore, there are no additional capital resources needed for FFD to serve the annexed area and therefore no additional cost to the Fire Department will result from this annexation.
 - C. Public Works Department – Upon annexation of this area, the Fishers Public Works Department (DPW) will be responsible for maintenance of all local streets that exist in the subdivision. The cost to maintain Los Robles Road, N Chevy Chase Drive, Carthay Circle, La Canada Boulevard, San Vincente Boulevard and Roses Road, which totals 1.79 miles, will cost approximately \$3,580 based on a provided estimate of \$2,000 per lane mile per year from DPW). This includes road salt,

plowing, storm cleanup, flood cleanup, and responding to traffic needs (temporary signage, light tower, crash cleanup, etc.).

D. Utilities

Trash - Trash collection will be provided through a City-wide contract with Republic Services of Indiana. The charge for this service shall be charged to each property owner on a monthly basis by the City's municipal utility, Fishers Utilities.

Sanitary Sewer - The properties in the annexed area are undergoing a septic elimination/sewer connection project. Upon the completion of the project, sanitary sewer collection services will be provided by Fishers Utilities and will be billed on a monthly basis.

Stormwater - Stormwater sewer will be assumed by the City and DPW will be responsible for the maintenance of the stormwater system. DPW also will be responsible for maintenance of any storm water system. Stormwater charges will be billed on a monthly basis by Fishers Utilities.

E. Community & Economic Development Department – Fishers Community & Economic Development Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Additional resources will not be required and therefore no additional costs will be incurred.

F. Parks and Recreation – No new city parks are planned with this development. Although residents of the new subdivision may continue to use Fishers' park facilities in the area, no direct additional costs will be incurred by the Parks and Recreation Department.

G. Administration, Controller, Engineering, Information Technology – No additional resources will be required and therefore no additional costs to these departments will be incurred as a result of this annexation.

(2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used.

The expenses for the annexed area will primarily be paid from the General Fund as part of general operating costs for the FPD, FFD, and DPW. No specific earmark is needed.

Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.

Sewer service (City of Fishers) = Upon project completion, estimated to be Summer 2027

Stormwater (City of Fishers) = January 2027

Trash (City of Fishers) = January 2027

Water service (Citizens Energy Group) = N/A

Electricity service (Duke Energy) = N/A

Phone service (AT&T) = N/A

Cable service (Comcast) = N/A

- (4) That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.**

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder’s Office. The effective date of this annexation is anticipated to be approximately December 2026.

- (5) That services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation and in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.**

All such services would be provided to the property immediately upon the effective date of the annexation, which is typically 31 days following approval by the City Council, and after the petition is recorded with the Hamilton County Recorder’s Office. The effective date of this annexation is anticipated to be approximately December 2026.

- (6) This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.**

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2025 Tax Rate	2026 Tax Rate	2027 Tax Rate	2028 Tax Rate	2029 Tax Rate
County	0.2737	0.2737	0.2737	0.2737	0.2737
Township	0.3012	0.3012	0.3012	0.3012	0.3012
School District	1.1433	1.1433	1.1433	1.1433	1.1433
City	0	0	0.7215	0.7215	0.7215
Library	0.0477	0.0477	0.0477	0.0477	0.0477
Solid Waste	0.0024	0.0024	0.0024	0.0024	0.0024

- (7) This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.**

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2025 (159 Homes)	2026 (159 Homes)	2027 (159 Homes)	2028 (159 Homes)	2029 (159 Homes)
City revenue	\$0	\$0	\$0	\$172,746.88	\$172,746.68

- (8) This subdivision applies to a fiscal plan prepared after June 30, 2015. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.**

This annexation will not affect other “political subdivisions” in the county not part of this annexation.

- (9) This subdivision applies to a fiscal plan prepared after June 30, 2015. A list of all parcels of property in the annexation territory and the following information regarding each parcel:**

- (A) The name of the owner of the parcel.**

See attached Exhibit A: Lynnwood Hills Property Assessment

- (B) The parcel identification number.**

See attached Exhibit A: Lynnwood Hills Property Assessment

- (C) The most recent assessed value of the parcel.**

See attached Exhibit A: Lynnwood Hills Property Assessment

- (D) The existence of a known waiver of the right to remonstrate on the parcel.**

Waivers of the right to remonstrate have been acquired by 78% of the owners of land in the annexation area.

Exhibit A
Lynnwood Hills Property Assessment

Parcel No	Deeded Owner	Address	Property Assessment (01/01/2025)		
			Land	Improvements	Total Valuation
14-10-25-01-01-001.000	Claflin, Gary D & Lucyanne Trustees Gary D & Lucyanne Claflin Lvg Trust	8310 Roses Rd	\$ 80,000.00	\$ 187,700.00	\$ 267,700.00
14-10-25-01-01-002.000	Kaltz, Jeffrey M	8320 Roses Rd	\$ 80,000.00	\$ 176,200.00	\$ 256,200.00
14-10-25-01-01-003.000	Boyce, Justin J	8400 Roses Rd	\$ 80,000.00	\$ 176,000.00	\$ 256,000.00
14-10-25-01-01-004.000	Sipe, Juli E	8420 Roses Rd	\$ 80,000.00	\$ 165,500.00	\$ 245,500.00
14-10-25-01-02-001.000	Michalak, Keith D Jr	8445 Roses Rd	\$ 80,000.00	\$ 187,200.00	\$ 267,200.00
14-10-25-01-02-002.000	Ramey, Robert L Trustee Robert L Ramey Rev Trust	13475 Chevy Chase Dr	\$ 80,000.00	\$ 208,100.00	\$ 288,100.00
14-10-25-01-02-003.000	Ellis, Michael E	13315 Chevy Chase Dr	\$ 80,000.00	\$ 190,600.00	\$ 270,600.00
14-10-25-01-02-004.000	Cargal, Karl W & Sheila J h&w	13305 Carthay Cir	\$ 80,000.00	\$ 241,700.00	\$ 321,700.00
14-10-25-01-02-005.000	Hunt, Weston L & Morgan R Hunt h&w	13265 Carthay Cir	\$ 80,000.00	\$ 213,600.00	\$ 293,600.00
14-10-25-01-02-006.000	Anderson, Laura & Matthew	13255 Carthay Cir	\$ 80,000.00	\$ 224,200.00	\$ 304,200.00
14-10-25-01-02-007.000	Diersing, Deborah J & John R	13245 Carthay Cir	\$ 80,000.00	\$ 200,300.00	\$ 280,300.00
14-10-25-01-02-008.000	Kilgore, Paul E	13235 Carthay Cir	\$ 80,000.00	\$ 161,200.00	\$ 241,200.00
14-10-25-01-02-009.000	Dresch, Nancy J	13225 Carthay Cir	\$ 80,000.00	\$ 188,700.00	\$ 268,700.00
14-10-25-01-02-010.000	Tharp Taylor, Michelle	13215 Carthay Cir	\$ 80,000.00	\$ 203,000.00	\$ 283,000.00
14-10-25-01-02-011.000	Alexander, Charles A	13205 Carthay Cir	\$ 80,000.00	\$ 181,800.00	\$ 261,800.00
14-10-25-01-02-012.000	Simmons, Lee	8425 Carthay Cir	\$ 80,000.00	\$ 201,600.00	\$ 281,600.00
14-10-25-01-02-013.000	Mosier, Matthew M & Jenny L	8445 Carthay Cir	\$ 80,000.00	\$ 179,000.00	\$ 259,000.00
14-10-25-01-02-014.000	Owen, Troy	8371 Carthay Cir	\$ 80,000.00	\$ 201,400.00	\$ 281,400.00
14-10-25-01-02-015.000	Martin, Caleb & Mariah h&w	8355 Carthay Cir	\$ 80,000.00	\$ 212,400.00	\$ 292,400.00
14-10-25-01-02-016.000	Trout, James N & Judy K	8325 Carthay Cir	\$ 80,000.00	\$ 182,000.00	\$ 262,000.00
14-10-25-01-02-017.000	Freet, Robert M	13215 Chevy Chase Dr	\$ 80,000.00	\$ 173,400.00	\$ 253,400.00
14-10-25-01-02-018.000	Walker, Michael J & Patricia M	13205 Chevy Chase Dr	\$ 80,000.00	\$ 189,600.00	\$ 269,600.00
14-10-25-01-02-019.000	Schrank, Kyle Mathew	8310 Los Robles Rd	\$ 80,000.00	\$ 227,600.00	\$ 307,600.00
14-10-25-01-02-020.000	Milliken, William P & Christine S	8320 Los Robles Rd	\$ 80,000.00	\$ 207,200.00	\$ 287,200.00
14-10-25-01-02-021.000	Heinzman, David Michael & Susan M	8330 Los Robles Rd	\$ 80,000.00	\$ 184,600.00	\$ 264,600.00
14-10-25-01-02-022.000	Lafara, Dorothy A	8340 Los Robles Rd	\$ 80,000.00	\$ 169,700.00	\$ 249,700.00
14-10-25-01-02-023.000	Wagoner, Katelin M	8410 Los Robles Rd	\$ 80,000.00	\$ 218,900.00	\$ 298,900.00
14-10-25-01-02-024.000	Mosier, Dean & Linley	8420 Los Robles Rd	\$ 80,000.00	\$ 162,600.00	\$ 242,600.00
14-10-25-01-02-025.000	Kirschner, Lydia & Matt Kline w&h	8430 Los Robles Rd	\$ 80,000.00	\$ 180,400.00	\$ 260,400.00
14-10-25-01-03-001.000	Clarke, James & Cynthia Clarke Lvg Trust	13275 Chevy Chase Dr	\$ 80,000.00	\$ 174,000.00	\$ 254,000.00
14-10-25-01-03-002.000	Laswell, Rustin S & Sharon L h&w	13260 Carthay Cir	\$ 61,600.00	\$ -	\$ 61,600.00
14-10-25-01-03-003.000	Schwarzkopf, Linda K	13250 Carthay Cir	\$ 80,000.00	\$ 192,000.00	\$ 272,000.00
14-10-25-01-03-004.000	Schrank, Robert E & Julie Schrank h&w	13240 Carthay Cir	\$ 80,000.00	\$ 198,700.00	\$ 278,700.00
14-10-25-01-03-005.000	McCarthy, Darryl D	13230 Carthay Cir	\$ 80,000.00	\$ 223,900.00	\$ 303,900.00
14-10-25-01-03-006.000	Toledo, Jorge & Deborah L h&w	8370 Carthay Cir	\$ 80,000.00	\$ 262,600.00	\$ 342,600.00
14-10-25-01-03-007.000	Herschel, Tyler M	8350 Carthay Cir	\$ 80,000.00	\$ 190,000.00	\$ 270,000.00
14-10-25-01-03-008.000	Winters, Monte L & Elisha h&w te	13251 Chevy Chase Dr	\$ 80,000.00	\$ 165,900.00	\$ 245,900.00
14-10-25-01-03-009.000	Lambert, Tanner D & McKayle L h&w	13263 Chevy Chase Dr	\$ 80,000.00	\$ 187,600.00	\$ 267,600.00
14-10-25-01-03-010.000	Myers, Nathan & Danielle Moore jtrs	13401 Chevy Chase Dr	\$ 80,000.00	\$ 218,500.00	\$ 298,500.00
14-10-25-01-03-011.000	Dave & Tom Properties LLP	13271 Chevy Chase Dr	\$ 80,000.00	\$ 109,500.00	\$ 189,500.00
14-10-25-01-04-001.000	Kenley, John J & Nancy L	13175 Allisonville Rd	\$ 80,000.00	\$ 158,900.00	\$ 238,900.00
14-10-25-01-04-002.000	Kenley, John J & Nancy L	0 Los Robles Rd	\$ 20,000.00	\$ -	\$ 20,000.00
14-10-25-01-04-003.000	Kenley, John J & Nancy L	0 Los Robles Rd	\$ 20,000.00	\$ -	\$ 20,000.00
14-10-25-01-04-004.000	Smith, J Wesley & Janet M	8235 Los Robles Rd	\$ 80,000.00	\$ 222,300.00	\$ 302,300.00
14-10-25-01-04-006.000	Schieman, Dale & Gloria	8255 Los Robles Rd	\$ 80,000.00	\$ 251,500.00	\$ 331,500.00
14-10-25-01-04-007.000	Astley, Rose L Trustee Astley Family Trust	8315 Los Robles Rd	\$ 80,000.00	\$ 184,400.00	\$ 264,400.00
14-10-25-01-04-008.000	Scott, Aaron R & Claudia E h&w	8325 Los Robles Rd	\$ 80,000.00	\$ 187,000.00	\$ 267,000.00
14-10-25-01-04-009.000	Moore, Michael	8335 Los Robles Rd	\$ 80,000.00	\$ 177,200.00	\$ 257,200.00
14-10-25-01-04-010.000	Goggin, Patrick & Julie h&w	8405 Los Robles Rd	\$ 80,000.00	\$ 182,100.00	\$ 262,100.00
14-10-25-01-04-011.000	Carhart, Mackenzie & Romaric Berneron w&h	8415 Los Robles Rd	\$ 80,000.00	\$ 177,800.00	\$ 257,800.00
14-10-25-01-04-012.000	Maggard, Joyce A	8410 E 131st St	\$ 80,000.00	\$ 170,900.00	\$ 250,900.00
14-10-25-01-04-013.000	Yelinek, Jerry	8340 E 131st St	\$ 80,000.00	\$ 168,100.00	\$ 248,100.00
14-10-25-01-04-014.000	Vanevenhoven, Keith R	8330 E 131st St	\$ 80,000.00	\$ 170,900.00	\$ 250,900.00
14-10-25-01-04-015.000	Tietje, Matthew D & Ashlee H mc	8320 E 131st St	\$ 80,000.00	\$ 205,500.00	\$ 285,500.00
14-10-25-01-04-016.000	Lucas, Larry Don & Susan Kay Trustees Lucas Family Lvg Trust	8300 E 131st St	\$ 80,000.00	\$ 158,200.00	\$ 238,200.00
14-10-25-01-04-017.000	Akin, William T Jr & Linda A	8270 E 131st St	\$ 80,000.00	\$ 168,100.00	\$ 248,100.00
14-10-25-01-04-018.000	Rush, Anthony Thomas & Rachel Leigh	8260 E 131st St	\$ 80,000.00	\$ 166,800.00	\$ 246,800.00
14-10-25-01-04-019.000	Boonstra, Zachary	8250 E 131st St	\$ 80,000.00	\$ 191,800.00	\$ 271,800.00
14-10-25-01-04-020.000	Kinnett, Carrie Kay	8240 E 131st St	\$ 80,000.00	\$ 158,500.00	\$ 238,500.00
14-10-25-01-04-021.000	Alverson, Jonathan L & Myranda J h&w	8230 E 131st St	\$ 80,000.00	\$ 162,500.00	\$ 242,500.00
14-10-25-01-04-022.000	Perez, Cristina Isabel Werthwine & Codi Allen Hancock	8220 E 131st St	\$ 80,000.00	\$ 175,000.00	\$ 255,000.00
14-10-25-01-04-023.000	Bates, Michael D	13115 Allisonville Rd	\$ 80,000.00	\$ 217,500.00	\$ 297,500.00
14-10-25-01-04-024.000	Cooper, Nancy	13165 Allisonville Rd	\$ 80,000.00	\$ 185,500.00	\$ 265,500.00
14-10-25-01-05-001.000	Ellsworth, Zachary S & Hanna h&w	8315 Roses Rd	\$ 80,000.00	\$ 180,600.00	\$ 260,600.00
14-10-25-01-05-002.000	Cranfill, Chadd B & Julie K	8355 Roses Rd	\$ 80,000.00	\$ 222,500.00	\$ 302,500.00
14-10-25-01-05-003.000	Estrada, Antonio Delgado & Rosario Alcantar	13354 Chevy Chase Dr	\$ 80,000.00	\$ 190,900.00	\$ 270,900.00
14-10-25-01-05-004.000	Sanford, Robert J	13346 Chevy Chase Dr	\$ 80,000.00	\$ 202,100.00	\$ 282,100.00
14-10-25-01-05-005.000	Chen, Jiewen	13334 Chevy Chase Dr	\$ 80,000.00	\$ 170,100.00	\$ 250,100.00
14-10-25-01-05-006.000	Winner, Caitlyn & Matthew w&h	13328 Chevy Chase Dr	\$ 80,000.00	\$ 165,400.00	\$ 245,400.00

14-10-25-01-05-007.000	Hensley, Samantha	13284 Chevy Chase Dr	\$ 80,000.00	\$ 201,900.00	\$ 281,900.00
14-10-25-01-05-010.000	Rogers, Andrew D & Katie H	13280 Chevy Chase Dr	\$ 80,000.00	\$ 154,800.00	\$ 234,800.00
14-10-25-01-05-011.000	Butterfield, Heather R	13250 Chevy Chase Dr	\$ 80,000.00	\$ 165,400.00	\$ 245,400.00
14-10-25-01-05-012.000	Latty, Dale H & Cynthia W	13241 Chevy Chase Dr	\$ 80,000.00	\$ 165,500.00	\$ 245,500.00
14-10-25-01-05-013.000	Sharief Family Investments LLC	13240 Chevy Chase Dr	\$ 80,000.00	\$ 98,700.00	\$ 178,700.00
14-10-25-01-05-014.000	Myers, Mary Ann	13239 Chevy Chase Dr	\$ 80,000.00	\$ 164,500.00	\$ 244,500.00
14-10-25-01-05-015.000	Roignant, Kenneth P	13210 Chevy Chase Dr	\$ 80,000.00	\$ 159,800.00	\$ 239,800.00
14-10-25-01-05-016.000	Jorgensen, Julie A & Amy L Jorgensen jtrs	13203 Chevy Chase Dr	\$ 80,000.00	\$ 244,700.00	\$ 324,700.00
14-10-25-01-05-017.000	Dawes, Suzanne Trustee Suzanne Dawes Rev Trust	13205 Allisonville Rd	\$ 80,000.00	\$ 200,700.00	\$ 280,700.00
14-10-25-01-05-018.000	Anderson, Cheryl	13215 Allisonville Rd	\$ 80,000.00	\$ 168,100.00	\$ 248,100.00
14-10-25-01-05-019.000	Patteson, Blake Christian	13225 Allisonville Rd	\$ 80,000.00	\$ 193,300.00	\$ 273,300.00
14-10-25-01-05-020.000	Fulkerson, Robert S Jr & Michelle B Durham jtrs	13235 Allisonville Rd	\$ 80,000.00	\$ 173,300.00	\$ 253,300.00
14-10-25-01-05-021.000	Shade, Stuart R & Lynda C	13245 Allisonville Rd	\$ 80,000.00	\$ 220,300.00	\$ 300,300.00
14-10-25-01-05-022.000	Pete, Alysanne & Justin DeFoe jtrs	13255 Allisonville Rd	\$ 80,000.00	\$ 173,700.00	\$ 253,700.00
14-10-25-01-05-023.000	Hines, Dennis A	13265 Allisonville Rd	\$ 80,000.00	\$ 154,200.00	\$ 234,200.00
14-10-25-01-05-024.000	Dellen, Alicia & Matthew jtrs	13275 Allisonville Rd	\$ 80,000.00	\$ 212,800.00	\$ 292,800.00
14-10-25-01-05-027.000	Vaught, Shila & Kathryn Burns jtrs	13301 Allisonville Rd	\$ 80,000.00	\$ 202,100.00	\$ 282,100.00
14-10-25-01-05-028.000	13331 Allisonville LLC	13315 Allisonville Rd	\$ 80,000.00	\$ 150,800.00	\$ 230,800.00
14-10-25-01-05-029.000	McCahill, Mary L	13345 Allisonville Rd	\$ 80,000.00	\$ 161,400.00	\$ 241,400.00
14-10-25-01-05-030.000	Feerst, Chere D	13359 Allisonville Rd	\$ 80,000.00	\$ 198,000.00	\$ 278,000.00
14-10-25-02-01-001.000	Tritch, Scott C & Krista A	8440 Roses Rd	\$ 80,000.00	\$ 201,900.00	\$ 281,900.00
14-10-25-02-01-002.000	Wood, Alexander W & Anne M	8460 Roses Rd	\$ 80,000.00	\$ 179,400.00	\$ 259,400.00
14-10-25-02-01-003.000	Bauer, Travis	8510 Roses Rd	\$ 80,000.00	\$ 178,900.00	\$ 258,900.00
14-10-25-02-01-004.000	Asbell, Sue Ellen	8530 Roses Rd	\$ 80,000.00	\$ 182,200.00	\$ 262,200.00
14-10-25-02-01-004.001	Comerford, Lindsey & Joseph w&h	8550 Roses Rd	\$ 80,000.00	\$ 237,600.00	\$ 317,600.00
14-10-25-02-01-004.002	Kreider, Kevin L & Rosanna	8570 Roses Rd	\$ 80,000.00	\$ 179,800.00	\$ 259,800.00
14-10-25-02-01-005.000	Schrank, Kelsey N & John Gangnon	8590 Roses Rd	\$ 80,000.00	\$ 185,700.00	\$ 265,700.00
14-10-25-02-01-006.000	Nash, Greg C II	13335 San Vincente Blvd	\$ 80,000.00	\$ 240,300.00	\$ 320,300.00
14-10-25-02-01-006.001	Driskell, Kevin L	13325 San Vincente Blvd	\$ 80,000.00	\$ 176,900.00	\$ 256,900.00
14-10-25-02-01-006.002	Hicks, Joseph T & Courtney C h&w	13315 San Vincente Blvd	\$ 80,000.00	\$ 254,600.00	\$ 334,600.00
14-10-25-02-01-006.003	Simpson, Kaityln & David w&h	13305 San Vincente Blvd	\$ 80,000.00	\$ 216,900.00	\$ 296,900.00
14-10-25-02-01-006.004	Sauter, Jake R & Meredith J Slavens jtrs	13275 San Vincente Blvd	\$ 80,000.00	\$ 185,200.00	\$ 265,200.00
14-10-25-02-01-006.005	Clark, Christian & Hannah Clark h&w	13265 San Vincente Blvd	\$ 80,000.00	\$ 217,200.00	\$ 297,200.00
14-10-25-02-01-006.006	Roach, Melvin D & Kristina L h&w	13255 San Vincente Blvd	\$ 80,000.00	\$ 263,100.00	\$ 343,100.00
14-10-25-02-01-006.007	Howard, Alicia Lorene & Garrett Carr jtrs	13245 San Vincente Blvd	\$ 80,000.00	\$ 194,700.00	\$ 274,700.00
14-10-25-02-01-006.008	Cotton, Jeffrey C	13235 San Vincente Blvd	\$ 80,000.00	\$ 232,300.00	\$ 312,300.00
14-10-25-02-01-006.009	Sloo, Terry Thomas & Patricia Ann	13225 San Vincente Blvd	\$ 80,000.00	\$ 190,500.00	\$ 270,500.00
14-10-25-02-01-006.010	Sharief Family Investments LLC	13215 San Vincente Blvd	\$ 80,000.00	\$ 144,700.00	\$ 224,700.00
14-10-25-02-01-006.011	Cyrus, Gregory Lee & Susan Lee	13205 San Vincente Blvd	\$ 80,000.00	\$ 232,200.00	\$ 312,200.00
14-10-25-02-01-006.012	Redmon, Denise M	13185 San Vincente Blvd	\$ 80,000.00	\$ 184,900.00	\$ 264,900.00
14-10-25-02-01-006.013	Martin, Ronald L & Barbara J	13165 San Vincente Blvd	\$ 80,000.00	\$ 186,600.00	\$ 266,600.00
14-10-25-02-01-007.000	Pitcock, Holly	13135 San Vincente Blvd	\$ 80,000.00	\$ 165,600.00	\$ 245,600.00
14-10-25-02-01-010.000	Davis, John T Jr & Jennifer B	13102 San Vincente Blvd	\$ 80,000.00	\$ 182,500.00	\$ 262,500.00
14-10-25-02-01-011.000	Blair, Marcus T	8450 E 131st St	\$ 80,000.00	\$ 192,300.00	\$ 272,300.00
14-10-25-02-01-012.000	Chaudhry, Asif Rafique	8440 E 131st St	\$ 80,000.00	\$ 162,700.00	\$ 242,700.00
14-10-25-02-01-013.000	Apley, Linda	8430 E 131st St	\$ 80,000.00	\$ 155,900.00	\$ 235,900.00
14-10-25-02-01-014.000	Chain, Scott	8420 E 131st St	\$ 80,000.00	\$ 172,500.00	\$ 252,500.00
14-10-25-02-01-015.000	Haskett, Richard Allen & Kevin Edward Dahlenburg te	8425 Los Robles Rd	\$ 80,000.00	\$ 191,900.00	\$ 271,900.00
14-10-25-02-01-016.000	Burbich, Timothy & Lori L	8435 Los Robles Rd	\$ 80,000.00	\$ 209,400.00	\$ 289,400.00
14-10-25-02-01-017.000	Hobbs, Roscoe K	8445 Los Robles Rd	\$ 80,000.00	\$ 182,600.00	\$ 262,600.00
14-10-25-02-01-018.000	Ross, Dennis R & Dorothea C Keystone Trust	8515 Los Robles Rd	\$ 80,000.00	\$ 186,800.00	\$ 266,800.00
14-10-25-02-01-019.000	Alexander, Harry J & Lisa M	8525 Los Robles Rd	\$ 80,000.00	\$ 196,100.00	\$ 276,100.00
14-10-25-02-01-020.000	Dossey, Amy L & Richard E w&h	8545 Los Robles Rd	\$ 80,000.00	\$ 194,800.00	\$ 274,800.00
14-10-25-02-01-021.000	Hancock, Derick & Rene h&w	13122 San Vincente Blvd	\$ 80,000.00	\$ 208,800.00	\$ 288,800.00
14-10-25-02-01-022.000	Walton, Matthew E & Julie A	13160 San Vincente Blvd	\$ 80,000.00	\$ 184,700.00	\$ 264,700.00
14-10-25-02-01-023.000	Witt, Jerry Kenneth Bradley & Claire Ilene Witt h&w	13180 San Vincente Blvd	\$ 80,000.00	\$ 180,000.00	\$ 260,000.00
14-10-25-02-01-024.000	Hendry, Arthur H & Karen K	13210 San Vincente Blvd	\$ 80,000.00	\$ 210,300.00	\$ 290,300.00
14-10-25-02-01-025.000	Quinn, Maria & Patrick h&w & Paul Quinn jtrs	13220 San Vincente Blvd	\$ 80,000.00	\$ 186,400.00	\$ 266,400.00
14-10-25-02-01-025.001	Peard, Dennis W & Barbara E	13230 San Vincente Blvd	\$ 80,000.00	\$ 199,300.00	\$ 279,300.00
14-10-25-02-01-025.002	Rebic, Stephen L & Christine A	13240 San Vincente Blvd	\$ 80,000.00	\$ 185,000.00	\$ 265,000.00
14-10-25-02-01-025.003	Foist, Thomas E & Susan K	13250 San Vincente Blvd	\$ 80,000.00	\$ 184,800.00	\$ 264,800.00
14-10-25-02-01-025.004	Solorzano, Jocelyn M	13260 San Vincente Blvd	\$ 80,000.00	\$ 216,900.00	\$ 296,900.00
14-10-25-02-01-025.005	McNabb, Blaine & Dorethea A Conway jtrs	13270 San Vincente Blvd	\$ 80,000.00	\$ 237,500.00	\$ 317,500.00
14-10-25-02-01-025.006	Luttrull, Peter J & Lindsay M	13280 San Vincente Blvd	\$ 80,000.00	\$ 213,500.00	\$ 293,500.00
14-10-25-02-01-025.007	Schwabe, Lawrence & Megan h&w	13310 San Vincente Blvd	\$ 80,000.00	\$ 220,200.00	\$ 300,200.00
14-10-25-02-01-025.008	Witmer, Dana J	13320 San Vincente Blvd	\$ 80,000.00	\$ 205,900.00	\$ 285,900.00
14-10-25-02-01-025.009	Acosta, Jose M	13330 San Vincente Blvd	\$ 80,000.00	\$ 192,700.00	\$ 272,700.00
14-10-25-02-01-026.000	Raley, Wayne L & Lourdes C	13375 La Canada Blvd	\$ 80,000.00	\$ 192,700.00	\$ 272,700.00
14-10-25-02-01-027.000	Readout, Laken E & Brian J w&h	13355 La Canada Blvd	\$ 80,000.00	\$ 230,700.00	\$ 310,700.00
14-10-25-02-01-028.000	Kinley, Gerald E & Angela K	13305 La Canada Blvd	\$ 80,000.00	\$ 207,700.00	\$ 287,700.00
14-10-25-02-01-029.000	Alexander, David E & Elizabeth S	13275 La Canada Blvd	\$ 80,000.00	\$ 210,000.00	\$ 290,000.00
14-10-25-02-01-030.000	Hinton, Steve S & Mary Lynn	13265 La Canada Blvd	\$ 80,000.00	\$ 185,800.00	\$ 265,800.00
14-10-25-02-01-031.000	Barge, Robert W & Elizabeth J	13255 La Canada Blvd	\$ 80,000.00	\$ 196,000.00	\$ 276,000.00
14-10-25-02-01-032.000	Alexander, Aaron L	13245 La Canada Blvd	\$ 80,000.00	\$ 187,700.00	\$ 267,700.00

14-10-25-02-01-033.000	Trump, Travis J	13235 La Canada Blvd	\$ 80,000.00	\$ 191,600.00	\$ 271,600.00
14-10-25-02-01-034.000	Thomas, John HW & Deborah A	13225 La Canada Blvd	\$ 80,000.00	\$ 210,900.00	\$ 290,900.00
14-10-25-02-01-035.000	Charles, Joseph William & Emma Leigh Elizabeth h&w	13215 La Canada Blvd	\$ 80,000.00	\$ 166,700.00	\$ 246,700.00
14-10-25-02-01-036.000	Dodson, Dawn M	13205 La Canada Blvd	\$ 80,000.00	\$ 191,300.00	\$ 271,300.00
14-10-25-02-01-037.000	Brinkruff, Stephen & Christy h&w	13187 La Canada Blvd	\$ 80,000.00	\$ 186,900.00	\$ 266,900.00
14-10-25-02-01-038.000	Payne, Lodema R & Robert K	13135 La Canada Blvd	\$ 80,000.00	\$ 195,100.00	\$ 275,100.00
14-10-25-02-01-039.000	Thomasson, Bernard A & Mary L h&w	13160 La Canada Blvd	\$ 80,000.00	\$ 150,500.00	\$ 230,500.00
14-10-25-02-01-040.000	Mullen, Daniel Paul & Nicole M h&w	13180 La Canada Blvd	\$ 80,000.00	\$ 186,700.00	\$ 266,700.00
14-10-25-02-01-041.000	Townsend, Joan V Trustee Townsend Hamilton Trust	13210 La Canada Blvd	\$ 80,000.00	\$ 180,300.00	\$ 260,300.00
14-10-25-02-01-042.000	Spencer, Wyatt P & Juliann E h&w	13220 La Canada Blvd	\$ 80,000.00	\$ 181,000.00	\$ 261,000.00
14-10-25-02-01-043.000	Rister, Hiltrud	13230 La Canada Blvd	\$ 80,000.00	\$ 217,500.00	\$ 297,500.00
14-10-25-02-01-044.000	Shaffer, Candy Jo & Dean R w&h	13240 La Canada Blvd	\$ 80,000.00	\$ 202,400.00	\$ 282,400.00
14-10-25-02-01-045.000	Clemens, Nancy J	13250 La Canada Blvd	\$ 80,000.00	\$ 189,500.00	\$ 269,500.00
14-10-25-02-01-046.000	Wright, Dayton & Ella Warnock h&w	13260 La Canada Blvd	\$ 80,000.00	\$ 215,700.00	\$ 295,700.00
14-10-25-02-01-047.000	Birch, Tamara L	13270 La Canada Blvd	\$ 80,000.00	\$ 182,600.00	\$ 262,600.00
14-10-25-02-01-048.000	Little, Jerry S & Anita L	13280 La Canada Blvd	\$ 80,000.00	\$ 198,400.00	\$ 278,400.00
14-10-25-02-01-049.000	Marshall, Terence	13310 La Canada Blvd	\$ 80,000.00	\$ 165,100.00	\$ 245,100.00
14-10-25-02-01-050.000	Stahlke, Robert & Cynthia	13320 La Canada Blvd	\$ 80,000.00	\$ 181,000.00	\$ 261,000.00
14-10-25-02-01-051.000	Smith, Kevin A	13330 La Canada Blvd	\$ 80,000.00	\$ 194,000.00	\$ 274,000.00



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Request to Approve a Resolution Adopting the Fiscal Plan for Lynnwood Hills Annexation.			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel			
	Department: Law			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R111725F	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		<input type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000		<input type="checkbox"/> Services	
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay	
			<input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	Legal Review – Lindsey Bennett	
BACKGROUND (Includes description, background, and justification)	The City seeks to annex approximately 77.064 acres located in Lynnwood Hills subdivision near 131 st & Allisonville. Over 51% of property owners in Lynnwood Hills have signed and filed remonstrance waiver and petitions for annexation requesting that the City annex the subdivision as part of a septic elimination/sewer connection project, making this a voluntary annexation under Ind. Code §36-4-8-5.	
	The sewer project will be primarily funded through a grant from Indiana Finance Authority, and each property owner will be responsible for approximately \$10,000. The sewer project should be completed in spring 2027.	
	The City held three (3) public hearing in November 2025, as required by Indiana law and now seeks to introduce the annexation ordinance along with the adoption of the Fiscal Plan (R111725F). The Fiscal Plan covers the financial impacts to the City, the estimated effect on the taxpayers in the annexation area and sets out the capital and non-capital services the City will be providing following the effective date of the annexation.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the recommendations.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 111725E

**AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF FISHERS,
PLACING THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF,
AND MAKING THE SAME A PART OF THE CITY OF FISHERS
(LYNNWOOD HILLS ANNEXATION)**

WHEREAS, certain property owners in the Lynnwood Hills subdivision, located north and east of the intersection of 131st Street and Allisonville Road, have signed and filed petitions for annexation, requesting that their property be annexed into the City of Fishers (“City”) and the City has agreed that this area, generally known as “Lynnwood Hills”, should be annexed into the City (the “Lynnwood Hills Annexation Area”);

WHEREAS, Common Council of the City (“City Council”) has determined, in accordance with Ind. Code §36-4-3-5, that over 51% of the non-exempt property owners in the Lynnwood Hills Annexation Area have signed and filed a petition for annexation;

WHEREAS, a legal description and map of the Lynnwood Hills Annexation Area is attached hereto as Exhibit A (“Annexation Territory”);

WHEREAS, where the legal description attached as Exhibit A describes land that is contiguous to a public highway right-of-way that has not previously been annexed, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit A, except to the extent prohibited by Ind. Code § 36-4-3-1.5(c) or other applicable law;

WHEREAS, where a parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing City limits, the Annexation Territory boundary shall conform to and match the boundary of the existing City limits so long as it does not result in adding or removing parcels of property from the Annexation Territory depicted in Exhibit A;

WHEREAS, the Annexation Territory consists of approximately 77.064 acres, and is contiguous to the existing City limits, in accordance with Ind. Code § 36-4-3-1.5;

WHEREAS, prior to the introduction of this Ordinance, the City provided notice to landowners and conducted three (3) outreach programs in November 2025 to inform citizens regarding the annexation, as required by Ind. Code § 36-4-3-1.7;

WHEREAS, prior to adoption of this Ordinance, the City, by resolution, adopted a written fiscal plan and policy for the provision of services of both a non-capital and capital nature to the Annexation Territory, that meets the requirements of Ind. Code § 36-4-3-3.1 and 13;

WHEREAS, the terms and conditions of this annexation, including the written fiscal plan and policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the City;

WHEREAS, the City has further determined the Annexation Territory is needed and can be used by the City for its development in the reasonably near future;

WHEREAS, prior to the final adoption of this Ordinance, the City has conducted a public hearing pursuant to proper notice; and

WHEREAS, it is the determination of the Common Council that the annexation set forth herein is appropriate and the Annexation Territory should be annexed to the City of Fishers pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT:

Section 1. The above recitals, including Exhibit A, are incorporated herein by this reference as though fully set forth herein below.

Section 2. In accordance with Ind. Code § 36-4-3 *et seq.*, the Annexation Territory described and depicted in Exhibit A is hereby annexed to the City and thereby included within the City's corporate boundaries pursuant to the terms of this Ordinance.

Section 3. The Annexation Territory is assigned to Council District 2.

Section 4. The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time as the City updates its respective comprehensive plan, zoning ordinance, or zoning map.

Section 5. As provided in Ind. Code § 36-4-3-4.1, any real property in the Annexation Territory assessed as agricultural land (under the real property assessment rules and guidelines of the department of local government finance) is exempt from property tax liability under Ind. Code § 6-1.1 for "municipal purposes," and is considered a part of the City for purposes of involuntarily annexing future additional territory, while the property's assessment classification remains agricultural land. As fire protection services are not uniquely a municipal service, the Annexation Territory will continue to pay the applicable fire tax rate (to the extent not otherwise exempt) until reclassified and assessed the full municipal tax rate, if any.

Section 6. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, amendments, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.

Section 7. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law.

[Signature Page Follows]

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey M. Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

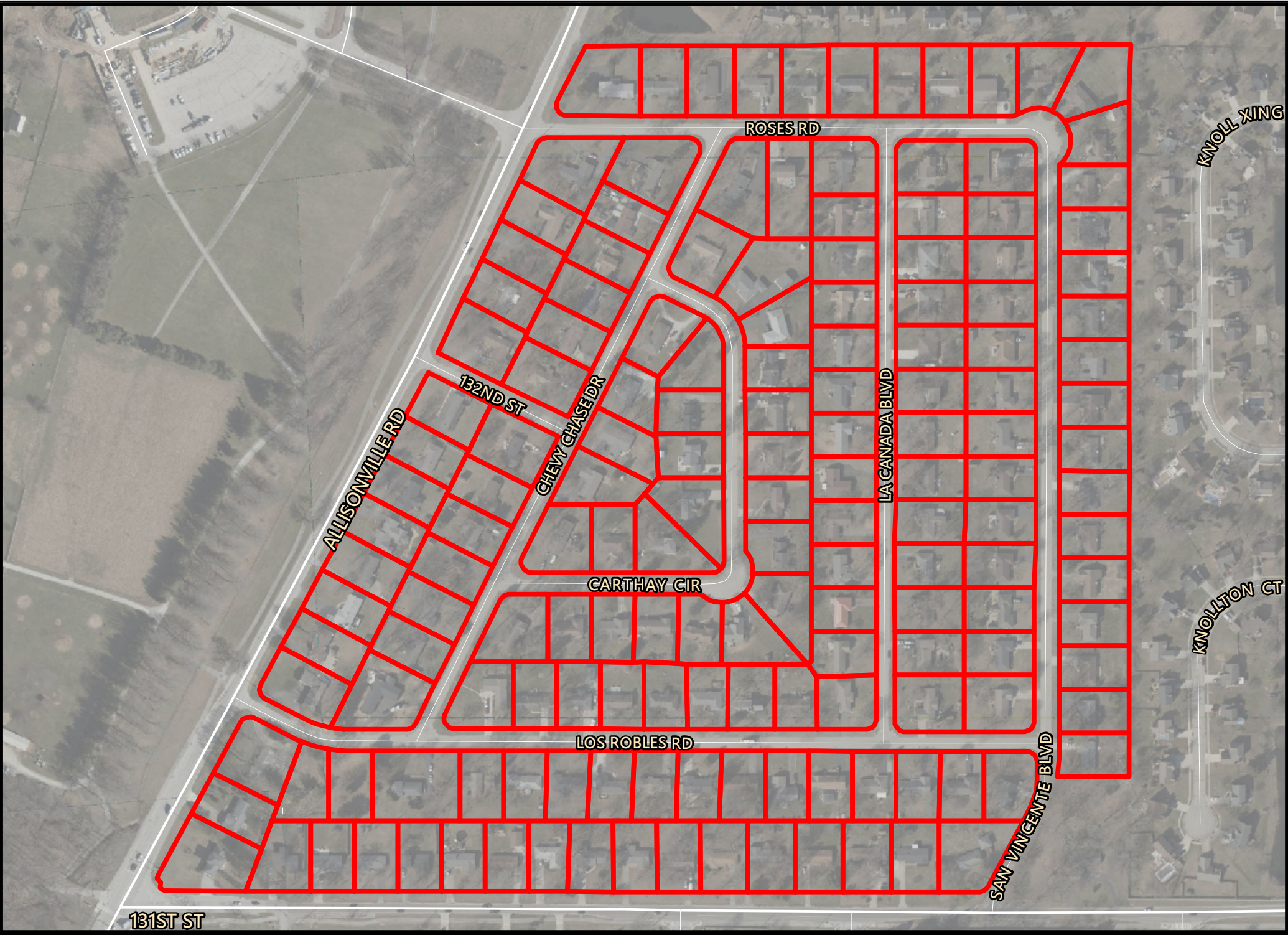
EXHIBIT "A"
Sheet 1 of 1

**ANNEXATION DESCRIPTION
CITY OF FISHERS**

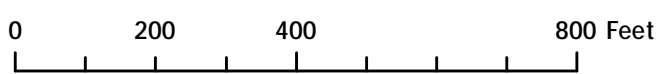
The purpose of the following description is to define the perimeter of the proposed annexation per the information provided by the City of Fishers. This description was prepared without field work and is based on the plat of Lynnwood Hills, Plat Book 2, Pages 98-99, and Ordinance No. 020487 (Instrument No. 8710593), and also Ordinance No. 011822C (Instrument 2022-015839).

Part of the North Half Section 25, Township 18 North, Range 4 East, of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of Section 25, Township 18 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing), along the South line thereof 1,436.20 feet to the extension of Easterly Right-of-way of Allisonville Road per plat of Lynnwood Hills, Plat Book 2, Pages 98-99, also the Easterly line of Ordinance No. 020487 (Instrument No. 8710593), both in the Office of the Recorder, Hamilton County, Indiana; (the following 3 courses along said right-of-way); 1) thence North 27 degrees 50 minutes 00 seconds East, 1,356.85 feet to a curve to the left, having a radius of 3,423.42 feet, concave northwesterly; 2) thence along said curve 182.24 feet, and subtended by chord bearing of North 26 degrees 18 minutes 30 seconds East, 182.22 feet; 3) thence North 24 degrees 47 minutes 00 seconds East, 672.18 feet to the Northwest corner of Lot 1 in said plat; thence North 89 degrees 26 minutes 00 seconds East, along the North line thereof 1,254.34 feet to the Northeast corner of Lot 11; thence South 00 degrees 10 minutes 00 seconds East, along the East line of said plat, 1,675.00 feet to the Northeast corner of Lot 27, and the Northeast corner of Ordinance No. 011822C (Instrument 2022-015839) also in said office; thence South 89 degrees 50 minutes 00 seconds West, along the North line of said lot and the extension thereof, 211.50 feet to the Westerly Right-of-way of San Vicente Boulevard in said plat, and to a non-tangent curve to the right, having a radius of 278.50 feet, concave westerly; thence along said curve and right-of-way 106.85 feet, and subtended by chord bearing of South 16 degrees 47 minutes 14 seconds West, 106.20 feet; thence South 28 degrees 05 minutes 32 seconds West, along said right-of-way 186.99 feet; thence South 00 degrees 25 minutes 48 seconds East, 40.00 feet to the South line of the Northeast Quarter of said section; thence South 89 degrees 34 minutes 12 seconds West, along said south line 489.08 feet to the point of beginning, containing 77.064 acres, more or less.



Lynnwood Hills





Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Request to Approve an Ordinance Annexing Territory to the City of Fishers, Placing the Same within the Corporate Boundaries Thereof and Making the Same a Part of the City of Fishers (Lynnwood Hills Annexation)			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel Department: Law			
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading <input type="checkbox"/> Final Reading
	Ordinance #: 111725E		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		<input type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office	
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee	
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee	
	<input checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Other:	
	Legal Review – Lindsey Bennett		
BACKGROUND (Includes description, background, and justification)	<p>The City seeks to annex approximately 77.064 acres located in Lynnwood Hills subdivision near 131st & Allisonville. Over 51% of property owners in Lynnwood Hills have signed and filed remonstrance waiver and petitions for annexation requesting that the City annex the subdivision as part of a septic elimination/sewer connection project, making this a voluntary annexation under Ind. Code §36-4-8-5.</p> <p>The sewer project will be primarily funded through a grant from Indiana Finance Authority, and each property owner will be responsible for approximately \$10,000. The sewer project should be completed in spring 2027.</p> <p>The City held three (3) public hearing in November 2025, as required by Indiana law and now seeks to introduce the annexation ordinance along with the adoption of the Fiscal Plan (R111725F). The Fiscal Plan covers the financial impacts to the City, the estimated effect on the taxpayers in the annexation area and sets out the capital and non-capital services the City will be providing following the effective date of the annexation.</p> <p>Following introduction of this ordinance, the City will send notice to all owners in the Lynnwood Hills Annexation Area and notify them of a public hearing regarding the annexation ordinance. City Council will hold a public hearing at its February 2026 meeting.</p>		
	BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
		Expenditure \$:	
		Source of Funds:	
	Additional Appropriation #:		
	Narrative:		
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve	
	2.	Reject	
	3.		
	4.		
PROJECT TIMELINE			
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)			
SUPPLEMENTAL INFORMATION (List all attached documents)			

RESOLUTION NO. R111725D

**A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF
PROPERTY CONTIGUOUS TO THE CITY OF FISHERS, INDIANA**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 6.49 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around October 6, 2025, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council now desires to adopt a Written Fiscal Plan for the Annexed Territory.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council hereby adopts the Fiscal Plan for Roudebush property (Kenwood Subdivision), as more particularly described in Exhibit C, attached hereto and incorporated herein. This Fiscal Plan is to be adopted prior to the adoption of the annexation ordinance for Roudebush property (Kenwood Subdivision).

Section Two: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 17th day of November 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R111725D

YAY

NAY

ABSTAIN

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 17th day of November 2025, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

November 17, 2025
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey M. Bennett

EXHIBIT A
Legal Description of Real Estate

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 5 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHWEST CORNER OF SAID EAST HALF QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST (BEARING BASIS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) 210.00 FEET TO THE POINT OF BEGINNING, WITNESSED BY A REBAR WITH A CAP STAMPED 'MILLER 007' LOCATED 0.85 FEET SOUTH; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST 297.20 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 53 SECONDS EAST 692.77, PASSING THROUGH A REBAR WITH A CAP STAMPED 'S&A 0008' AT 45.00 FEET, ENDPOINT BEING REFERENCED BY A REBAR WITH NO CAP LOCATED 0.22 FEET EAST AND 0.83 FEET NORTH; THENCE SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 511.05 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER SECTION, PASSING THROUGH A PIPE AT 495.55 FEET; THENCE ALONG SAID WEST LINE OF THE EAST HALF QUARTER SECTION NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST 359.35 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 210.00 FEET, BEING REFERENCED BY A REBAR WITH A CAP STAMPED 'MILLER 007' LOCATED 0.46 FEET EAST AND 0.83 FEET SOUTH; THENCE NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST PARALLEL WITH SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 333.40 FEET TO THE POINT OF BEGINNING, PASSING THROUGH A PINCH PIPE AT 206.52 FEET AND AN IRON PIPE AT 316.15 FEET. CONTAINING 6.49 ACRES, MORE OR LESS.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

0 Promise Road and 0 E 136th Street Fishers, IN 46038
Parcel No. 13-11-28-00-00-004.000 & 13-11-28-00-00-007.001

EXHIBIT B
Graphic Depiction of Real Estate



*0 Promise Road and 0 E 136th Street Fishers, IN 46038
Parcel No. 13-11-28-00-00-004.000 & 13-11-28-00-00-007.001*

EXHIBIT C
Fiscal Plan



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Roudebush property (Kenwood Subdivision). (ANX-25-8)			
SUBMITTED BY	Name & Title: Megan Baumgartner, Director, Community & Economic Development			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R111725D	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners."</p> <p>The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners.</p> <p>In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	<p>October 6, 2025 - Proposed 1st Reading & Public Hearing - City Council November 17, 2025 - Proposed Final Reading & Fiscal Plan - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council hold Final Reading and approve the fiscal plan for the Roudebush property (Kenwood Subdivision). (ANX-25-8)</p>	
SUPPLEMENTAL INFORMATION (List all attached documents)	<p>1. Resolution 2. Fiscal Plan</p>	

ORDINANCE NO. 100625B
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 6.49 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around October 6, 2025, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around November 17, 2025, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the Roudebush Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 6.49 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Roudebush Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect December 17, 2025 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th day of November 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

100625B

YAY

NAY

ABSTAIN

YAY		NAY	ABSTAIN
	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 17th day of November, 2025, at _____ m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

November 17, 2025
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

EXHIBIT A
Legal Description of Real Estate

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 5 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHWEST CORNER OF SAID EAST HALF QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST (BEARING BASIS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) 210.00 FEET TO THE POINT OF BEGINNING, WITNESSED BY A REBAR WITH A CAP STAMPED 'MILLER 007' LOCATED 0.85 FEET SOUTH; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST 297.20 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 53 SECONDS EAST 692.77, PASSING THROUGH A REBAR WITH A CAP STAMPED 'S&A 0008' AT 45.00 FEET, ENDPOINT BEING REFERENCED BY A REBAR WITH NO CAP LOCATED 0.22 FEET EAST AND 0.83 FEET NORTH; THENCE SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 511.05 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER SECTION, PASSING THROUGH A PIPE AT 495.55 FEET; THENCE ALONG SAID WEST LINE OF THE EAST HALF QUARTER SECTION NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST 359.35 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 210.00 FEET, BEING REFERENCED BY A REBAR WITH A CAP STAMPED 'MILLER 007' LOCATED 0.46 FEET EAST AND 0.83 FEET SOUTH; THENCE NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST PARALLEL WITH SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 333.40 FEET TO THE POINT OF BEGINNING, PASSING THROUGH A PINCH PIPE AT 206.52 FEET AND AN IRON PIPE AT 316.15 FEET. CONTAINING 6.49 ACRES, MORE OR LESS.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

0 Promise Road and 0 E 136th Street Fishers, IN 46038
Parcel No. 13-11-28-00-00-004.000 & 13-11-28-00-00-007.001

EXHIBIT B
Graphic Depiction of Real Estate



*0 Promise Road and 0 E 136th Street Fishers, IN 46038
Parcel No. 13-11-28-00-00-004.000 & 13-11-28-00-00-007.001*



Council Action Form

MEETING DATE	November 17, 2025			
TITLE	Request to approve a voluntary annexation of 6.49 acres, known as the Roudebush property (Kenwood Subdivision). Subject site is generally located at east of Promise Road and South of E 136th Street, with County parcel ID 13-11-28-00-00-007.001 and 13-11-28-00-00-004.000. (ANX-25-8)			
SUBMITTED BY	Name & Title: Megan Baumgartner, Director, Community & Economic Development			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 100625B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners."</p> <p>The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners.</p> <p>In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading and Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	<p>October 6, 2025 - Proposed 1st Reading & Public Hearing - City Council November 17, 2025 - Proposed Final Reading & Fiscal Plan - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council hold Final Reading for the Roudebush property (Kenwood Subdivision). (ANX-25-8)</p>	
SUPPLEMENTAL INFORMATION (List all attached documents)	<p>1. Ordinance</p>	

ORDINANCE NO. 111725G
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 0.44 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around November 17, 2025, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around December 15, 2025, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the Ketchum Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 0.44 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Ketchum Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to City Council District 2 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect January 15, 2026 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 15th day of December 2025.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

YAY		NAY	ABSTAIN
	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025, at _____ m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

EXHIBIT A

Legal Description of Real Estate

Lot Numbered Twenty-six (26) and the West Half of Lot Twenty-seven (27) in Willow Crest, Addition 2nd Section, a Subdivision of a part of the Northeast Quarter of Section 24, Township 18 North, Range 4 East, in Delaware Township, Hamilton County, Indiana.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

8615 Willow Dr, Fishers, IN 46038
Parcel No. 14-10-24-02-03-014.000

EXHIBIT B
Graphic Depiction of Real Estate



8615 Willow Dr, Fishers, IN 46038
Parcel No. 14-10-24-02-03-014.000



Council Action Form

MEETING DATE	November 17, 2025		
TITLE	Request to approve a voluntary annexation of .44 acres known as the Ketchum Property. Subject site is generally located south of E Willow Drive at the common address of 8615 Willow Drive, with County parcel ID 14-10-24-02-03-014.000 (ANX-25-7).		
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning		
	Department:		
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
	<input type="checkbox"/> Executive		<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input checked="" type="checkbox"/> Public Hearing
			<input type="checkbox"/> 3 rd Reading
			<input type="checkbox"/> Final Reading
	Ordinance #: 111725G		Resolution #:
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners."</p> <p>The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners.</p> <p>In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	<p>November 17, 2025 - Proposed 1st Reading & Public Hearing - City Council December 15, 2025 - Proposed Final Reading & Fiscal Plan - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council hold 1st Reading and Public Hearing for the Ketchum property at 8615 Willow Dr, Fishers, IN. (ANX-25-7).</p>	
SUPPLEMENTAL INFORMATION (List all attached documents)	<p>1. Draft Ordinance</p>	

