



**Fishers City Council
Minutes
11/17/2025**

BOARD/COMMISSION: City Council

DATE: 11/17/2025

DIRECTIONS:

REGULAR CITY COUNCIL MEETING, 7 p.m.

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 Fadnes, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Ashley Elrod, Lisa Bradford, Chief Ed Gebhart, Jake Reardon-McSoley, Megan Baumgartner, Monica Heltz, Ross Hilleary, Lindsey Bennett, Mike Fassold, Eric Crouse, Steve Arnold, Ross Reinhardt, Sue and Jack Follmar, Jane Crose, David Leazenby, Jodi Johnson, Julie Kane, Lara Jerrell, Matthew Branz, Grace Meister, Lilly Perez, Lauren Kozlowski, Joey Justice, Will Ellingwood, and Larry Lannan.

2. Announcements

- NONE

3. Proclamations

- NONE

4. Presentations

- a. 2025 State Champions- HSE Girls Soccer Team

- **Mayor Scott Fadness had Lauren Kalowski come forward.**

b. Teacher Innovation Grant Program Overview

- **Mayor Fadness spoke on the grants that were given to the above program. Mike Fassold can forward and speak on the programs that benefitted from these grants. Lilly Perez, Lauren Kozlowski, Joey Justice and Will Ellingwood were present.**

5. Council Committee Reports

a. Finance Committee Report

Finance Committee Minutes- 11-12-2025

- **Chairman John Weingardt make a few comments on the Finance Committee meeting.**

6. Department Reports

a. Health Department Report

Health Department Report - 11-17-2025

- **This item is available on the city's website.**

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.**

City Funds Transfers - Resolution - R111725

City Funds Transfers - Exhibit A - R111725

City Funds Transfers - Council Action Form - R111725

Signed Adoption - City Funds Transfers - Resolution - R111725

Regular Agenda - Budget/Financial

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

- **Lisa Bradford gave her presentation. This appropriation is for the Economic Development Fund.**
- **Vice President John DeLucia opened the meeting for a public hearing. No one came forward and the public hearing was closed.**
- **John Weingardt made a motion to approve the resolution R111725A. Todd Zimmerman second the motion. There was no remonstrance, and all members voted yay. The motion passed.**

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

Signed Adoption - Additional Appropriation of Economic Development Funds - Resolution - 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

- **Lisa Bradford gave her presentation.**
- **Todd Zimmerman made a motion to suspend the rules and approve ordinance 111725 on the 1st Reading. John Weinhardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
- **Todd Zimmerman made a motion to approve ordinance 111725 on the 1st Reading. John Weinhardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

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

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

- **Lisa Bradford gave her presentation.**
- **John Weingardt made a motion to approve resolution R111725E. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

SR 37 Bonds - Surplus and Transfer - Resolution - R111725E

SR 37 Bonds - Surplus and Transfer - CAF - R111725E

Signed Adoption - SR 37 Bonds - Surplus and Transfer - Resolution - 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

- **Lisa Bradford gave her presentation. In 2026 the sewer bill, the trash bill, and the storm water bill will be on one bill sent monthly.**
- **Todd Zimmerman made a motion to suspend the rules and approve ordinance 111725B on the 1st Reading. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
- **John Weingardt made a motion to approve ordinance 111725B. Tiffany Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

Amendment Chapter 53 Stormwater - Ordinance - 111725B

Amendment Chapter 53 Stormwater - CAF - 111725B

Signed Adoption - Amendment Chapter 53 Stormwater - Ordinance - 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

- **Lindsey Bennett gave her presentation.**
- **John Weingardt made a motion to suspend the rules and approve ordinance 111725C on the 1st Reading. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
- **John Weingardt made a motion to approve ordinance 111725C. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

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

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

Signed Adoption - Ordinance Amending 32.62 Advisory Committee on Disabilities - Ordinance - 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

- **Monica Heltz gave her presentation.**
- **Todd Zimmerman made a motion to suspend the rules and approve ordinance 111725D on the 1st Reading. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
- **Todd Zimmerman made a motion to approve ordinance 111725D. Tiffany Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

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

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

Regular Agenda - Economic Development

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

- Megan Baumgartner gave her presentation.
- John Weingardt made a motion to approve resolution R111725. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

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

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

- Megan Baumgartner gave her presentation.
- John Weingardt made a motion to approve resolution R111725. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

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

Signed Adoption - Text Amendment UDO 25-4 - Chapter 3, 5, and 12 - Ordinance - 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

- Ross Hilleary gave his presentation.

- Rick Lawrence from Story Custom Development and Story Cottage came forward to discuss the project
- Selina Stoller made a motion to have the 1st Reading on ordinance 111725F.

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

- Ross Hilleary gave his presentation.
- John Weingardt made a motion to approve resolution R111725F. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

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

Signed Adoption - Resolution Adopting Fiscal Plan Lynnwood Hills - Resolution - R111725F

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

- Ross Hilleary gave his presentation.
- Todd Zimmerman made a motion to have the 1st Reading on ordinance 111725E.

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).

- **Ross Hilleary gave his presentation.**
- **Selina Stoller made a motion to approve resolution R111725D. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

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

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

Signed Adoption - Kenwood Subdivision (Roudebush property) Fiscal Plan - Resolution - 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

- **Ross Hilleary gave his presentation.**
- **Todd Zimmerman made a motion to approve ordinance 100625B. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

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

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

Signed Adoption - Kenwood Subdivision (Roudebush Property) Annexation - Ordinance - 100625B

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

- **Ross Hilleary gave his presentation.**
- **John DeLucia opened the meeting for a public hearing. No one came forward and the public hearing was closed.**

- **Todd Zimmerman made a motion to have the 1st Reading on ordinance 111725G.**

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

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

22. Regular Items - Any other Unfinished / New Business

- **NONE**

23. Regular Items - Community Comment

- **Ross Reinhardt came forward to speak on his experience as a camp counselor at Camp Tecumseh for HSE schools.**

24. Regular Items - Meeting Adjournment

- **Todd Zimmerman made a motion to adjourn the meeting. The meeting was adjourned at 7:50 p.m.**

Respectfully submitted,

**Jennifer L. Kehl
Fishers City Clerk**

Minutes - 11-17-2025

Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk