



BOARD/COMMISSION: City Council
DATE: 1/20/2026
ADDRESS: Fishers Municipal 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

NONE

3. Proclamations

NONE

4. Presentations

NONE

5. Council Committee Reports

a. Finance Committee Report

Finance Committee Report - 01-20-2026

6. Department Reports

a. Health Department Report

7. Consent Agenda

a. Request to approve the previous Fishers City Council meeting minutes from December 15, 2025.

b. R012026 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Resolution - R012026

City Funds Transfers - Exhibit A - R012026

City Funds Transfers - Council Action Form - R012026

Signed Adoption - City Funds Transfers - Resolution - R012026

Regular Agenda - Budget/Financial

8. R012026A - Resolution Authorizing the City Controller to Appropriate Additional 2026 Stormwater Funds - Public Hearing

Additional Appropriation of Stormwater Funds - Resolution - R012026A

Additional Appropriation of Stormwater Fund - Exhibit A - R012026A

Additional Appropriation of Stormwater Funds - Council Action Form - R012026A

Signed Adoption - Additional Appropriation of Stormwater Funds - Resolution - R012026A

Regular Agenda - Economic Development

9. R012026B - Resolution Approving Statement of Benefits and Abatement for INCOG

INCOG Phase III Expansion, SB-1 - Resolution - R012026B

INCOG Phase III Expansion, SB-1 - Exhibit A - R012026B

INCOG Phase III Expansion, SB-1 - CAF - R012026B

Signed Adoption - INCOG Phase III Expansion, SB-1 - Resolution - R012026B

Regular Agenda - Government/Miscellaneous

10. R012026C - Request to Approve Interlocal Agreement with Hamilton County (131st Street & Brook School Road Intersection Improvement)

Interlocal Hamilton County 131st & Brooks School - Resolution - R012026C

Interlocal Hamilton County 131st & Brooks School - Agreement - R012026C

Interlocal Hamilton County 131st & Brooks School - CAF - R012026C

Signed Adoption - Interlocal Hamilton County 131st & Brooks School - Resolution - R012026C

11. 012026 - Request to Approve an Amendment to Section 35.30 of the City of Fishers Code of Ordinances (Fee Schedule) - 1st, 2nd & 3rd Reading

Section 35.30 Amendment - (Fee Schedule) - Ordinance - 012026

Section 35.30 Amendment - (Fee Schedule) - CAF - 012026

Signed Adoption - Section 35.30 Amendment - (Fee Schedule) - Ordinance - 012026

12. 012026A - Request to Approve an Amendment to Section 72.17, and Section 74.01 and Section 75.01 of the Fishers Code of Ordinances (Residential Parking Permit) - 1st, 2nd & 3rd Reading

Amend Section 72.17, 74.01 75.01 Code of Ordinances (Residential Parking Permit) - Ordinance - 012026A

Amend Section 72.17, 74.01 75.01 Code of Ordinances (Residential Parking Permit) - CAF - 012026A

Signed Adoption - Amend Section 72.17, 74.01 75.01 Code of Ordinances (Residential Parking Permit) - Ordinance - 012026A

13. 012026B - Request to Approve an Amendment to Chapter 163 of the Fishers Code of Ordinances (Home Rental Registration Program) – 1st, 2nd & 3rd Reading

Request to Approve Amendment Chapter 163 (Home Rental Registration) - Ordinance - 012026B

Request to Approve Amendment Chapter 163 (Home Rental Registration) - Red Line Ordinance - 012026B

Request to Approve Amendment Chapter 163 (Home Rental Registration) - CAF - 012026B

Signed Adoption - Request to Approve Amendment Chapter 163 (Home Rental Registration) - Ordinance - 012026B

Regular Agenda - Planning & Zoning

14. 012026C - Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1) – 1st Reading

RZ-26-1 - Story Cottage Rezone - Draft Ordinance - 012026C

RZ-26-1 - Story Cottage Rezone - Petitioner Packet - 012026C

RZ-26-1 - Story Cottage Rezone - Traffic Memo - 012026C

RZ-26-1 - Story Cottage Rezone - Council Action Form - 012026C

15. Regular Items - Any other Unfinished / New Business

16. Regular Items - Community Comment

Community Comments - 01-20-2026

17. Regular Items - Meeting Adjournment

Minutes - 01-20-2026

[MEET_FOOT]

**Finance Committee Meeting
Minutes
January 20, 2026**

BOARD/COMMISSION: City of Fishers Finance Committee

DATE: 1/20/2026

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

FINANCE COMMITTEE MEETING, 6:30 P.M., 3RD FLOOR, NICKEL PLATE CONFERENCE ROOM

1. Meeting Called to Order

- The Meeting was called to order by Chairman John Weingardt. Present were John DeLucia, Todd Zimmerman, and Bill Stuart. Cecilia Coble was absent. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, and Larry Lannan.

2. Announcements: NONE

3. Consent Agenda

- a. Request to review the previous meeting memoranda: Minutes for November 12, 2026
- Bill Stuart made a motion to approve the minutes from November 12, 2026. John DeLucia seconded the motion. Bill Stuart, John DeLucia, and John Weingardt all votes yay. Todd Zommerman abstained. The vote was 3-Yay, 0-Nay, and 1-Abstain. The motion passed.
- b. **R012026** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds:
- Bill Stuart made a motion to send resolution **R012026** to the full council for approval. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

RESOLUTIONS:

- 4. **R012026A** - A Resolution Of The Common Council Authorizing the City Controller To Appropriate and Transfer Additional Stormwater Utility Funds:
- John DeLucia made a motion to send resolution **R012026A** to the full council for approval. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Regular Items

- 5. Any other Unfinished / New Business
- Lisa Bradford spoke and told the members that there will be an update on the Community Center finances soon.

- Lisa asked the members if they wanted to keep the meetings the day and time they are currently set. All the members present would like things to stay the same.
 - Lisa said information on TIF's and other items will be discussed during a future meeting.
6. Meeting Adjournment
- Todd Zimmeman made a motion to adjourn the meeting. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - The meeting adjourned at 6:40 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: 1/20/2026

RESOLUTIONS

1. R0112026 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

- Passage
- Non-Passage
- Amendment
- No Recommendation

2. R012026A - A Resolution Of The Common Council Authorizing The City Controller To Appropriate And Transfer Additional Stormwater Utility Funds.

- 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 – 1/19/2026

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

Community Health Assessment and Annual Report

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement activities are ongoing with over 140 responses to date.

Core Services:

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 277 clinical appointments in December. All vaccines are available 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 or visit Walk-In Wednesdays from 8:30-4:30 when no appointments are needed for many services.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Hosting Aging Well education series for older adults with 6 sessions in Jan. and Feb., and 4 sessions on Mental Health. Launching Heart Health education sessions during February Heart Health Month. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Continued pursuit of food FDA standardization for inspectors with standards 2,3, & 7 complete. Certified Pool Operator course scheduled for April 13-14, 2026. [Schedule online](#).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. December Wellness Wander is at Cumberland Park. Focuses on mental health, mindfulness and connection with nature. Hosted Second Annual International Survivors of Suicide Loss Day on 11/22 with 25 participants.
- Social Work: All emergency detentions referred to social worker. Fall prevention program continuing with great success. Third *SteppingOn* fall prevention course began earlier this month. Two more courses scheduled for 2026.

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 January and February. 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](#). Two grants awarded this school year - \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD received \$3,500 grant award from NEHA FDA for standardization efforts and submitted for \$7,500 of remaining \$10,000. Completed NACCHO grant serve as Peer Ambassador for innovative local epidemiological approaches to public health; Received \$75,000 extension from IDOH to continue Health Issues and Challenges grant supporting social worker.
- 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		
	December 2025	Jan - Dec, 2025
Health Services		
Communicable Disease Investigations	33	332
Routine Vaccination Appointments	214	2,578
Testing & Screening Appointments	46	344
Travel Clinic Appointments	17	138
Fee Services		
Birth Certificates (copies)	118	1,371
Death Certificates (copies)	888	6,137
Food Inspections	41	851
Pool Inspections	0	85
Other Environmental Inspections	2	40
Health Education		
Community Members Reached	1,014	25,030
Number of Sessions	15	242
Public Health Social Work		
Unique Residents Supported	84	1,243
Encounters for Service	116	1,721
Referrals to Community Resources	151	2,084
Emergency Detentions Supported	12	179
Fall Prevention In-Home Assessments	4	87
Stigma Free Fishers Users	495	11,926

**City Council
Minutes
December 15, 2025**

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

BOARD/COMMISSION: City Council Meeting

DATE: 12/15/2025

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
 - Council President Pete Peterson called the meeting to order at 7:00 p.m. Present were John DeLucia, Brad DeReamer, Tiffanie Ditlevson, Selina Stoller, Todd Zimmerman, and Bill Stuart. John Weingardt and Cecilia Coble were absent.
 - Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Police Chief Ed Gebhart, Fire Chief Ky Ragsdale, Lisa Bradford, Ross Hilleary, Stephanie Perry, Ethan Lee, Megan Baumgartner, Jake Reardon-McSoley, Monica Heltz, George Lukes, Alise Cool, Cory Lewis, Lasima Packett, Mary Carlo, Amy Pervy, Todd McMullen, John LanLanne, Courtney Murray, Jim Williams, Tiffany and Mike Neylon, Dana Aljebaivi, Jumana Abdelhafez, and Larry Lannan.
2. Announcements: None
3. Proclamations: None
4. Presentations:
 - a. Hamilton Southeastern Girls Soccer
 - Mayor Scott Fadness and Council President presented the HSE State Champions Girl Soccer team with a certificate.
5. Department Reports
 - a. Health Department Report - Attached
6. Consent Agenda:
 - a. Request to approve the previous Fishers City Council meeting minutes from November 17, 2025.
 - b. 2026 RDC Spending Plan
 - c. R121525 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

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

REGULAR AGENDA

Business/ Financial

7. R121525A - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Health First Indiana Funds to the City of Fishers 2025 and 2026 Municipal Budget - Public Hearing
 - Lisa Bradford gave her presentation to the council members.
 - President Pete Peterson open the meeting for a Public Hearing. No one came forward and the Public Hearing was closed.
 - Selina Stoller made a motion to approve resolution R121525A. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
8. 121525 - An Ordinance Approving Short Term Loan Financing for Certain Equipment for the Fishers Wastewater Department - 1st, 2nd, and 3rd Reading
 - Lisa Bradford gave her presentation to the council members.
 - Tiffanie Ditlevson made a motion to suspend the rules and approve ordinance 121525 on the 1st Reading. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - John DeLucia made a motion to approve ordinance 121525. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
9. 121525A - A Request to Approve an Amendment to the 2026 Salary Ordinance - 1st, 2nd, and 3rd Reading
 - Ethan Lee gave his presentation to the council members.
 - Todd Zimmerman made a motion to approve ordinance 121525A on the 1st Reading. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - Todd Zimmerman made a motion to approve ordinance 121525A. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Economic Development

10. R121525B - A Request to Approve an Economic Development Agreement.
- Megan Baumgartner gave her presentation to the council members.
 - Cory Lewis, CEO of INCOG came forward.
 - Todd Zimmerman made a motion to approve resolution R121525B. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Planning & Zoning

11. 111725F - Consideration of a rezone of .86 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) - Final Reading **THIS ITEM WAS PULLED UNTIL NEXT MONTH.**

Ketchum Annexation:

12. R121525D - Request to approve a resolution adopting the Fiscal Plan for the Ketchum Property (ANX-25-7)
- Ross Hilleary gave his presentation to the council members.
 - Selina Stoller made a motion to approve resolution R121525D. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
13. 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) - Final Reading
- Tiffanie Ditlevson made a motion to approve ordinance 111725G. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

REGULAR ITEMS

14. Any other Unfinished / New Business
- Council President Pete Peterson made a motion to appoint John DeLucia as the 2026 President of the Council. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - Todd Zimmerman made a motion to appoint Tiffanie Ditlevson as Vice President of the Council. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - Council President Pete Peterson stated the Rules Committee met and sent to the full council for approval the 2026 Board and Commission appointments.

Selina Stoller made a motion to approve the 2026 Board and Commissions appointments. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

15. Community Comment

- Bob Golobish (Parks Stewart of Ritchie Woods) of 7271 Wolffe Drive, Fishers came forward and spoke on the invasive plant clean up at Ritchie Woods.
- Tiffanie Ditlevson wanted to thank Jake Reardon McSoley and the parks department for a very nice and successful Jingle Bell Junction this past week.

16. Meeting Adjournment

- Todd Zimmerman made a motion to adjourn the meeting.
- The meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk

DATE: DECEMBER 15, 2025

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1 George Lukes	12071 Soil Place DR
2 Alise Cool	INCOG
3 Doug Dreyhoff	INCOG BIOPTARMA
4 Cody Lewis	INCOG BIOPTARMA
5 Lasima Packett	Fisker's
6 Mary Carbo	Breakwater Dr
7 Amy Perry	106 Chippenham Ln
8 Todd McMullen	BREAKWATER HOA
9 Jon Lalanne	141 Breakwater
10 Ethan Lee	Staff
11 Sue Follmer	13857 Canyon Ln
12 Courtney Murray	11377 Talon Trail Fisker's
13 Jill Williams	11240 Hawthorn Rd
14 Tiffney Mike Neylon	11240 DESERT GLEN DR
15 Dana Aljebawi	Mayor's Youth
16 Jamana Abdelhuz	Mayor's Youth Academy
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Fishers Health Department Update – 12/15/2025

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

- Three pillars of focus from community health assessment: Mental Health, Healthy Living, and Aging Well. Community Health Improvement activities include community input on strategy areas via pop-up tabling and online opportunities.

Core Services:

- FHD clinic and administration now located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: High demand for Flu and COVID vaccines (207 appointments). Both are available at FHD for 6 months and older without a 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. Completed third Mental Health First Aid training for Fishers Youth Initiative. Hosting Aging Well education series for older adults with 4 sessions in Dec. and Jan., and 3 sessions on Mental Health. More information [here](#). Educated over 24,000 individuals year-to-date.
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Food protection team has achieved FDA verification for standards 2, 3,7 in pursuit of full standardization. Certified Pool Operator course moved to early 2026 due to low registration sign up.
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. December Wellness Wander is at Cumberland Park. Focuses on mental health, mindfulness and connection with nature. Hosted Second Annual International Survivors of Suicide Loss Day on 11/22 with 25 participants.
- Social Work: All emergency detentions referred to social worker. Fall prevention program continuing with great success – over \$1.6 million in direct and indirect cost savings since launch. Third *SteppingOn* fall prevention course being scheduled for Q1 2026 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 December and January. More information [here](#).
- FHD hosting a food drive in partnership with area pantries- drop off donations at the Fishers Community Center.

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 received \$3,500 grant award from NEHA FDA for standardization efforts and working on remaining \$10,000. Completed NACCHO grant serve as Peer Ambassador for innovative local epidemiological approaches to public health; waiting on \$20,000 award.
- 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		
	November 2025	Jan - Nov, 2025
Health Services		
Communicable Disease Investigations	17	277
Routine Vaccination Appointments	279	2,364
Testing & Screening Appointments	24	325
Travel Clinic Appointments	17	121
Fee Services		
Birth Certificates (copies)	131	1,307
Death Certificates (copies)	764	6,237
Food Inspections	68	810
Pool Inspections	0	85
Other Environmental Inspections	1	37
Health Education		
Community Members Reached	2,479	24,016
Number of Sessions	25	227
Public Health Social Work		
Unique Residents Supported	107	1,159
Encounters for Service	126	1,605
Referrals to Community Resources	278	1,933
Emergency Detentions Supported	9	167
Fall Prevention In-Home Assessments	10	83
Stigma Free Fishers Users	788	11,431



To: Pete Peterson, President
From: Selina Stoller, Rules Committee Chair
Date: December 15, 2025
Re: 2026 City Council Boards & Commissions Appointments

Fall Creek Board of Zoning Appeals (FCBZA)

Appointment type	Appointing	Term
Resident - Unincorporated FC Twp.	Rich Bassett	2-year term

Fishers YMCA Branch Board

Appointment type	Appointing	Term
Resident	Naureen Ahmed	1-year term
Resident	Brendan Murphy	1-year term
Resident	Josh Palmer	1-year term

Plan Commission

Appointment type	Appointing	Term
City Councilor	Tiffanie Ditlevson	Term of office

Planned Unit Development (PUD) Committee

Appointment type	Appointing	Term
City Councilor	Pete Peterson	1-year term

Redevelopment Commission

Appointment type	Appointing	Term
Resident	Dan Canan	1 year term
Resident	Brad Johnson	1-year term



Riverplace PUD Committee

Appointment type	Appointing	Term
City Councilor	John Weingardt	1-year term
Resident - Architect	Shawn Curran	1-year term
Resident	Drew Bender	1-year term



To: Pete Peterson, President
From: Selina Stoller, Rules Committee Chair
Date: December 15, 2025
Re: 2026 City Council Non-Standing Appointments

Finance Committee

John Weingardt
Cecilia Coble
Selina Stoller
John P. DeLucia
Bill Stuart

Rules Committee

John Weingardt
Tiffanie Ditlevson
Selina Stoller
Bill Stuart



Ritchey Woods Nature Preserve

Weed Wrangle - Nov. 22, 2025

24 volunteers removed 180 cubic yards (est.) of Bush Honeysuckle brush

Estimated Value: 75 volunteer hours x \$23/hr = \$1,725

RESOLUTION NO. R012026

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS
INTO CERTAIN BUDGET CATEGORIES**

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

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana (“City Council”) now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

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 Council hereby authorizes the City Controller to make all transfers as described in Exhibit A (“Transfers”) and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 20th day of January, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA R012026**

YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at _____p.m.

ATTEST: _____
Jennifer L Kehl, City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

_____January 20, 2026_____
DATE



MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV	BUDGET	AMENDED	
	ACCOUNT				LINE DESCRIPTION	BUDGET	CHANGE	BUDGET ERR	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND		
2025	12	1356	12/30/2025	CTLRye R012026	BUA YE Cleanup	1	1		
1	62606050	41113		Stormwater - IT	FT Salaries	117,215.00	-10,000.00	107,215.00	
	6260.605.00.000.41113.				End of year account clean up	12/30/2025			
2	62601011	43100		Stormwater - Mayor's Office	Professional Services	269,900.15	10,000.00	279,900.15	
	6260.101.11.000.43100.				End of year account clean up	12/30/2025			
3	60604010	41113		Sewer -Engineering	FT Salaries	540,656.00	-30,000.00	510,656.00	
	6060.401.00.000.41113.				End of year account clean up	12/30/2025			
4	60601011	43100		Sewer - Mayor's Office	Professional Services	840,090.47	30,000.00	870,090.47	
	6060.101.11.000.43100.				End of year account clean up	12/30/2025			
5	60609014	41114		Sewer - PW Water Quality	PT Salaries	76,764.00	-150,000.00	-73,236.00	
	6060.901.94.000.41114.				End of year account clean up	12/30/2025			
6	60601011	43100		Sewer - Mayor's Office	Professional Services	840,090.47	150,000.00	990,090.47	
	6060.101.11.000.43100.				End of year account clean up	12/30/2025			
** JOURNAL TOTAL							0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND		
2026	01	281	01/21/2026	PW WQ R012026	BUA WQ Cap Pur	1	1		
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies	2,516,743.19	-4,097.00	2,512,646.19	
	6060.901.94.000.42200.				purchase of cap funding item	01/21/2026			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment	150,000.00	4,097.00	154,097.00	
	6060.901.94.000.44500.				purchase of cap funding item	01/21/2026			
** JOURNAL TOTAL							0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	12	1356								
BUA	62606050-41113	12/30/2025	YE Cleanup	CTRL	RYE	R012026	FT Salaries	5		10,000.00
							End of year account clean up			
BUA	62601011-43100	12/30/2025	YE Cleanup	CTRL	RYE	R012026	Professional Services	5	10,000.00	
							End of year account clean up			
BUA	60604010-41113	12/30/2025	YE Cleanup	CTRL	RYE	R012026	FT Salaries	5		30,000.00
							End of year account clean up			
BUA	60601011-43100	12/30/2025	YE Cleanup	CTRL	RYE	R012026	Professional Services	5	30,000.00	
							End of year account clean up			
BUA	60609014-41114	12/30/2025	YE Cleanup	CTRL	RYE	R012026	PT Salaries	5		150,000.00
							End of year account clean up			
BUA	60601011-43100	12/30/2025	YE Cleanup	CTRL	RYE	R012026	Professional Services	5	150,000.00	
							End of year account clean up			
							JOURNAL 2025/12/1356	TOTAL	.00	.00
2026	1	281								
BUA	60609014-42200	01/21/2026	WQ Cap Pur	PW	WQ	R012026	Operating Supplies	5		4,097.00
							purchase of cap funding item			
BUA	60609014-44500	01/21/2026	WQ Cap Pur	PW	WQ	R012026	Machinery and Equipment	5	4,097.00	
							purchase of cap funding item			
							JOURNAL 2026/01/281	TOTAL	.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
					FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena Valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2025	12	894	12/19/2025	GHM25	R011226	BUA GHMSvc	1	1		
1	27907059	42200		Comm Ctr Fnd Culture of Health	Operating Supplies		44,563.97	-3,485.00	41,078.97	
	2790.705.79.000.42200.				To pay sound/dj invoice		12/19/2025			
2	27907059	43100		Comm Ctr Fnd Culture of Health	Professional Services		106,280.74	3,485.00	109,765.74	
	2790.705.79.000.43100.				To pay sound/dj invoice		12/19/2025			
					** JOURNAL TOTAL			0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR PER	JNL						ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC				
2025	12	894									
BUA	27907059-42200	12/19/2025	GHMSvc	GHM25	R011226		Operating Supplies				3,485.00
							To pay sound/dj invoice	5			
BUA	27907059-43100	12/19/2025	GHMSvc	GHM25	R011226		Professional Services			3,485.00	
							To pay sound/dj invoice	5			
							JOURNAL 2025/12/894	TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **



Council Action Form

MEETING DATE	January 19, 2026			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	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 checked="" 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 #: R011926	
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 checked="" type="checkbox"/> Assistant/Deputy Department Head	<input checked="" type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input checked="" type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other: Corresponding Department Heads
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”.</p> <p>Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office.</p> <p>All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds.</p> <p>Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A	

RESOLUTION NO. R012026

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS
INTO CERTAIN BUDGET CATEGORIES**

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

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana (“City Council”) now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.








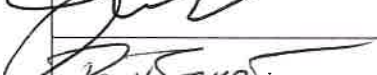
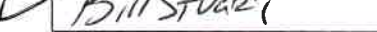
NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A (“Transfers”) and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 20th day of January, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA R012026**

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at 7:30 p.m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE January 20, 2026



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV	BUDGET	AMENDED	
	ACCOUNT				LINE DESCRIPTION	EFF DATE	BUDGET	BUDGET ERR	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND		
2025	12	1356	12/30/2025	CTRLye R012026	BUA YE Cleanup	1	1		
1	62606050	41113		Stormwater - IT	FT Salaries		117,215.00	-10,000.00 107,215.00	
	6260.605.00.000.41113.				End of year account clean up	12/30/2025			
2	62601011	43100		Stormwater - Mayor's Office	Professional Services		269,900.15	10,000.00 279,900.15	
	6260.101.11.000.43100.				End of year account clean up	12/30/2025			
3	60604010	41113		Sewer -Engineering	FT Salaries		540,656.00	-30,000.00 510,656.00	
	6060.401.00.000.41113.				End of year account clean up	12/30/2025			
4	60601011	43100		Sewer - Mayor's Office	Professional Services		840,090.47	30,000.00 870,090.47	
	6060.101.11.000.43100.				End of year account clean up	12/30/2025			
5	60609014	41114		Sewer - PW Water Quality	PT Salaries		76,764.00	-150,000.00 -73,236.00	
	6060.901.94.000.41114.				End of year account clean up	12/30/2025			
6	60601011	43100		Sewer - Mayor's Office	Professional Services		840,090.47	150,000.00 990,090.47	
	6060.101.11.000.43100.				End of year account clean up	12/30/2025			
** JOURNAL TOTAL								0.00	
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND		
2026	01	281	01/21/2026	PW WQ R012026	BUA WQ Cap Pur	1	1		
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies		2,516,743.19	-4,097.00 2,512,646.19	
	6060.901.94.000.42200.				purchase of cap funding item	01/21/2026			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment		150,000.00	4,097.00 154,097.00	
	6060.901.94.000.44500.				purchase of cap funding item	01/21/2026			
** JOURNAL TOTAL								0.00	

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	12	1356								
BUA	62606050-41113	12/30/2025	YE Cleanup	CTLRye	R012026		FT Salaries	5		10,000.00
						T	End of year account clean up			
BUA	62601011-43100	12/30/2025	YE Cleanup	CTLRye	R012026		Professional Services	5	10,000.00	
						T	End of year account clean up			
BUA	60604010-41113	12/30/2025	YE Cleanup	CTLRye	R012026		FT Salaries	5		30,000.00
						T	End of year account clean up			
BUA	60601011-43100	12/30/2025	YE Cleanup	CTLRye	R012026		Professional Services	5	30,000.00	
						T	End of year account clean up			
BUA	60609014-41114	12/30/2025	YE Cleanup	CTLRye	R012026		PT Salaries	5		150,000.00
						T	End of year account clean up			
BUA	60601011-43100	12/30/2025	YE Cleanup	CTLRye	R012026		Professional Services	5	150,000.00	
						T	End of year account clean up			
							JOURNAL 2025/12/1356	TOTAL	.00	.00
2026	1	281								
BUA	60609014-42200	01/21/2026	WQ Cap Pur	PW WQ	R012026		Operating Supplies	5		4,097.00
						T	purchase of cap funding item			
BUA	60609014-44500	01/21/2026	WQ Cap Pur	PW WQ	R012026		Machinery and Equipment	5	4,097.00	
						T	purchase of cap funding item			
							JOURNAL 2026/01/281	TOTAL	.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
					FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena Valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2025	12	894	12/19/2025	GHM25	R011226	BUA GHMSvc	1	1		
1	27907059	42200		Comm Ctr Fnd Culture of Health	Operating Supplies		44,563.97	-3,485.00	41,078.97	
	2790.705.79.000.42200.				To pay sound/dj invoice		12/19/2025			
2	27907059	43100		Comm Ctr Fnd Culture of Health	Professional Services		106,280.74	3,485.00	109,765.74	
	2790.705.79.000.43100.				To pay sound/dj invoice		12/19/2025			
					** JOURNAL TOTAL			0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR PER	JNL					ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	12	894								
BUA	27907059-42200	12/19/2025	GHMSvc	GHM25	R011226		Operating Supplies	5		3,485.00
							To pay sound/dj invoice			
BUA	27907059-43100	12/19/2025	GHMSvc	GHM25	R011226		Professional Services	5	3,485.00	
							To pay sound/dj invoice			
JOURNAL 2025/12/894							TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **



Council Action Form

MEETING DATE	January 19, 2026			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	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 checked="" 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 #: R011926	
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 checked="" type="checkbox"/> Assistant/Deputy Department Head	<input checked="" type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input checked="" type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other: Corresponding Department Heads
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”.</p> <p>Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office.</p> <p>All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds.</p> <p>Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A	

RESOLUTION NO. R012026A

**A RESOLUTION OF THE COMMON COUNCIL AUTHORIZING
THE CITY CONTROLLER TO APPROPRIATE
AND TRANSFER ADDITIONAL STORMWATER UTILITY FUNDS**

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

WHEREAS, it has been determined that it is necessary to appropriate more money than the amount that was appropriated in the annual budget to complete work consistent with the Fund’s intended purpose and operation;

WHEREAS, the Common Council for the City (“City Council”) now desires to authorize the City Controller to make such appropriation;

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

WHEREAS, on December 15, 2025, the City Council approved a certain Economic Development Agreement By And Between The City Of Fishers And INCOG Biopharma Services, Inc. – Phase III (the “EDA”) that obligates the Fishers Town Hall Building Corporation (“FTHBC”) to provide up to \$1,000,000.00 (the “Stormwater Grant”) to INCOG Biopharma Services, Inc. (“INCOG”) to complete certain stormwater improvements;

WHEREAS, INCOG’s planned stormwater improvements are consistent with the intended purpose of the Fund; and

WHEREAS, accordingly, the City desires to transfer and convey \$1,000,000.00 to the FTHBC for the purpose of providing the Stormwater Grant to INCOG pursuant to the EDA.

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 Fund for the purposes specified, subject to the laws governing the same:

Fund Name: Stormwater Utility Fund

Major Budget Classification	Amount Requested	Amount Approved By Fiscal Body
Personal Services	\$	\$
Supplies	\$	\$
Other Services & Charges	\$	\$
Township Assistance	\$	\$
Debt Service	\$	\$

Capital Outlays	\$1,000,000.00	\$1,000,000.00
TOTAL for Stormwater Utility Fund	\$1,000,000.00	\$1,000,000.00

Section 2. The City Council hereby authorizes the City Controller to complete the additional appropriation as further described herein and to transfer \$1,000,000.00 to the FTHBC to provide the Stormwater Grant to INCOG.

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 20th day of January, 2026.

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

YAY

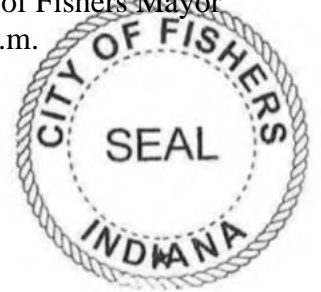
NAY

ABSTAIN

	C. Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	John DeLucia, 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 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



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: 1/9/2026 Newspaper Name: The Noblesville Times/Public Notice
Date of Public Hearing: 1/20/2026 Newspaper Name:
Date of Resolution/Ordinance: 1/20/2026 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 and 17 rows detailing fund numbers, names, and amounts for various categories like Property Tax Levy, DLGF Approved Budget, and Surplus Funds.

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, Unit Mailing Address, City, State and ZIP, Telephone Number, Email Address



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	A Resolution Of The Common Council Authorizing The City Controller To Appropriate And Transfer Additional Stormwater Utility Funds			
SUBMITTED BY	Name & Title: Lisa Bradford, Controller			
	Department: Economic Development			
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 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 #: R012026A	
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 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 checked="" 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 type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>	
BACKGROUND (Includes description, background, and justification)	<p>The City has budgeted a certain amount of stormwater utility funds (the "Funds") that are used for municipal stormwater operations of the City. The City has determined that it is necessary to appropriate more money than the amount that was appropriated in the annual budget to complete work consistent with the Fund's intended purpose and operation.</p> <p>Specifically, the City Council desires to appropriate an additional \$1,000,000.00 and provide such funds to the Fishers Town Hall Building Corporation to satisfy its obligation pursuant to that certain Economic Development Agreement By And Between The City Of Fishers And INCOG Biopharma Services, Inc. – Phase III (the "EDA") that obligates the Fishers Town Hall Building Corporation ("FTHBC") to provide up to \$1,000,000.00 (the "Stormwater Grant") to INCOG Biopharma Services, Inc. to complete certain stormwater improvements;</p> <p>The subject resolution approves the additional appropriation and transfers the \$1,000,000.00 to the FTHBC to provide the Stormwater Grant.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	\$1,000,000.00
	Expenditure \$:	\$1,000,000.00
	Source of Funds:	Stormwater utility fund
	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)		

RESOLUTION NO. R012026A

**A RESOLUTION OF THE COMMON COUNCIL AUTHORIZING
THE CITY CONTROLLER TO APPROPRIATE
AND TRANSFER ADDITIONAL STORMWATER UTILITY FUNDS**

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

WHEREAS, it has been determined that it is necessary to appropriate more money than the amount that was appropriated in the annual budget to complete work consistent with the Fund’s intended purpose and operation;

WHEREAS, the Common Council for the City (“City Council”) now desires to authorize the City Controller to make such appropriation;

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

WHEREAS, on December 15, 2025, the City Council approved a certain Economic Development Agreement By And Between The City Of Fishers And INCOG Biopharma Services, Inc. – Phase III (the “EDA”) that obligates the Fishers Town Hall Building Corporation (“FTHBC”) to provide up to \$1,000,000.00 (the “Stormwater Grant”) to INCOG Biopharma Services, Inc. (“INCOG”) to complete certain stormwater improvements;

WHEREAS, INCOG’s planned stormwater improvements are consistent with the intended purpose of the Fund; and

WHEREAS, accordingly, the City desires to transfer and convey \$1,000,000.00 to the FTHBC for the purpose of providing the Stormwater Grant to INCOG pursuant to the EDA.

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 Fund for the purposes specified, subject to the laws governing the same:

Fund Name: Stormwater Utility Fund

Major Budget Classification	Amount Requested	Amount Approved By Fiscal Body
Personal Services	\$	\$
Supplies	\$	\$
Other Services & Charges	\$	\$
Township Assistance	\$	\$
Debt Service	\$	\$

Capital Outlays	\$1,000,000.00	\$1,000,000.00
TOTAL for Stormwater Utility Fund	\$1,000,000.00	\$1,000,000.00

Section 2. The City Council hereby authorizes the City Controller to complete the additional appropriation as further described herein and to transfer \$1,000,000.00 to the FTHBC to provide the Stormwater Grant to INCOG.

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 20th day of January, 2026.

RO12026A

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

YAY		NAY	ABSTAIN
<i>[Signature]</i>	John DeLucia, President		
<i>[Signature]</i>	Tiffanie Ditlevson, Vice President		
<i>[Signature]</i>	Pete Peterson, Member		
<i>[Signature]</i>	John Weingardt, Member		
<i>[Signature]</i>	Cecilia Coble, Member		
<i>[Signature]</i>	Brad DeReamer, Member		
<i>[Signature]</i>	Selina Stoller, Member		
<i>[Signature]</i>	Todd Zimmerman, Member		
<i>[Signature]</i>	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January, 2026 at 7:30 p.m.

ATTEST: *[Signature]*
Jennifer L. Kehl, Fishers City Clerk



[Signature]
Scott A. Fadness, Mayor

MAYOR'S APPROVAL

January 20, 2026
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



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: 1/9/2026 Newspaper Name: The Noblesville Times/Public Notice
Date of Publication: Newspaper Name: Date Received:
Date of Public Hearing: 1/20/2026 Newspaper Name: Date Received:
Date of Resolution/Ordinance: 1/20/2026 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 and 17 rows detailing fund numbers, names, and amounts for Stormwater. Includes rows for Property Tax Levy, PTRC, LOIT Levy Freeze, and various revenue and balance items.

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, LISA BRADFORD fiscal officer of CITY OF FISHERS, do hereby certify that the above information is true and correct.

Dated this 20th day of JANUARY, 2026.

Signature: Lisa Bradford Title: Controller

1 Municipal Drive Unit Mailing Address (number and street) 317-595-3111 Telephone Number

Fishers, Indiana 46038 City, State and ZIP bradfordl@fishers.in.us Email Address



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	A Resolution Of The Common Council Authorizing The City Controller To Appropriate And Transfer Additional Stormwater Utility Funds			
SUBMITTED BY	Name & Title: Lisa Bradford, Controller			
	Department: Economic Development			
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 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 #: R012026A	
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 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 checked="" 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 type="checkbox"/> Legal Counsel – Name of Reviewer: Jennifer C. Messer	
BACKGROUND (Includes description, background, and justification)	<p>The City has budgeted a certain amount of stormwater utility funds (the "Funds") that are used for municipal stormwater operations of the City. The City has determined that it is necessary to appropriate more money than the amount that was appropriated in the annual budget to complete work consistent with the Fund's intended purpose and operation.</p> <p>Specifically, the City Council desires to appropriate an additional \$1,000,000.00 and provide such funds to the Fishers Town Hall Building Corporation to satisfy its obligation pursuant to that certain Economic Development Agreement By And Between The City Of Fishers And INCOG Biopharma Services, Inc. – Phase III (the "EDA") that obligates the Fishers Town Hall Building Corporation ("FTHBC") to provide up to \$1,000,000.00 (the "Stormwater Grant") to INCOG Biopharma Services, Inc. to complete certain stormwater improvements;</p> <p>The subject resolution approves the additional appropriation and transfers the \$1,000,000.00 to the FTHBC to provide the Stormwater Grant.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	\$1,000,000.00
	Expenditure \$:	\$1,000,000.00
	Source of Funds:	Stormwater utility fund
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include Deny Approval 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)		

RESOLUTION NO. R012026B

**RESOLUTION APPROVING SB-1 AND PERSONAL PROPERTY TAX ABATEMENT
(Phase III EDA)**

WHEREAS, INCOG BioPharma Services, Inc., a Delaware corporation (“Developer”), is a Fishers-based, global contract development and manufacturing organization (“CDMO”) to which pharmaceutical companies outsource drug manufacturing;

WHEREAS, in 2021, Developer and the City of Fishers, Hamilton County, Indiana (the “City”) and City of Fishers Redevelopment Commission (the “Commission”) entered into a certain Economic Development Agreement pursuant to which Developer and a related entity acquired its Fishers Site, constructed and now operates its global headquarters (the “Initial Agreement”);

WHEREAS, as part of the Initial Agreement, the Site was designated as an economic revitalization area pursuant to Ind. Code § 6-1.1-12.1-2.5, and Ind. Code § 6-1.1-12.1 *et. seq.*;

WHEREAS, in 2024, Developer, City and the City of Fishers Redevelopment Commission (“Commission”) entered into a second economic development agreement pursuant to which Developer agreed to invest \$41 Million improving a new building on its Fishers site and creating a phase II biopharmaceutical manufacturing facility (the “Phase II Agreement”);

WHEREAS, now, Developer desires to further expand its operation in Fishers by completing a Phase III Project, which Phase III Economic Development Agreement (the “Phase III EDA”) was approved by the Council on December 15, 2025;

WHEREAS, consistent with the Phase III EDA, the City now desires to approve Developer’s Statement Of Benefits Personal Property that is the subject of this Resolution (“SB-1”) and the Abatement (a ten (10) year, real property tax abatement on the Addition and Pond Project in the amount of one hundred percent (100%) for each of the ten (10) years); and

WHEREAS, capitalized terms used but not defined herein are used with the meaning ascribed to such terms in the Phase III EDA.

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 Council hereby approves Developer’s SB-1.

Section 2. The Council hereby approves the Abatement.

Section 3. This City is hereby authorized to provide all information necessary for Developer to receive the benefit of the Abatement to the Hamilton County Assessor and Auditor.

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

ALL OF WHICH IS RESOLVED by the City of Fishers Common Council, Hamilton County, Indiana this ____ day of January, 2026.

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

R012026B

YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

January 20, 2026
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R8 / 5-25)

Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-1.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)
- New agricultural improvement (IC 6-1.1-12.1-4)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area **PRIOR** to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the initiation of the redevelopment or rehabilitation of real property or a new agricultural improvement for which the person wishes to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed.

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer INCOG Real Estate Holdings, LLC		
Address of Taxpayer (number and street, city, state, and ZIP code) 12050 Exit 5 Pkwy, Fishers, IN 46037		
Name of Contact Person Doug Dayhoff, CFO	Telephone Number (812) 320-4236	Email Address doug.dayhoff@incogbiopharma.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of Designating Body City of Fishers City Council	Resolution Number R121525B
Location of Property 12050 Exit 5 Pkwy, Fishers, IN 46037	County Hamilton
Description of Real Property Improvements, Redevelopment, or Rehabilitation (use additional sheets, if necessary) New construction/renovations to add new capabilities to its biopharmaceutical manufacturing business, including a clean-room manufacturing suite, a high-speed filling line for syringes and cartridges, automated visual inspection equipment, and auto-injector assembly	DLGF Taxing District Number 006
	Estimated Start Date (month, day, year) 01/15/2026
	Estimated Completion Date (month, day, year) 12/31/2029

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES FROM PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
433	32,000,000	433	32,000,000	600	48,000,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current Values	14,087,980	9,841,000
(+) Plus Estimated Values of Proposed Project	41,000,000	41,000,000
(-) Less Values of Any Property Being Replaced	0	0
Net Estimated Values Upon Completion of Project	55,087,980	50,841,000

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated Solid Waste Converted (pounds) _____	Estimated Hazardous Waste Converted (pounds) _____
Other Benefits:	

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this schedule are true.

Signature of Authorized Representative <i>Doug Dayhoff</i>	Date Signed (month, day, year) 1/13/2026
Printed Name of Authorized Representative Doug Dayhoff	Title CFO

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Residentially distressed areas	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. New agricultural improvement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

C. The amount of the deduction is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. Number of years allowed: 10 years; 100%

<input checked="" type="checkbox"/> Year 1	<input checked="" type="checkbox"/> Year 2	<input checked="" type="checkbox"/> Year 3	<input checked="" type="checkbox"/> Year 4	<input checked="" type="checkbox"/> Year 5 (* see below)
<input checked="" type="checkbox"/> Year 6	<input checked="" type="checkbox"/> Year 7	<input checked="" type="checkbox"/> Year 8	<input checked="" type="checkbox"/> Year 9	<input checked="" type="checkbox"/> Year 10

F. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

Yes No

If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone Number (812)	Date Signed (month, day, year)
Printed Name of Authorized Member of Designating Body	Name of Designating Body	
Attested by (signature and title of attester)	Printed Name of Attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

In accordance with IC 6-1.1-12.1-17, where the Form SB-1/Real Property was approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period should be as follows:

- A. For residentially distressed areas, the deduction period may not exceed ten (10) years.
- B. For the redevelopment or rehabilitation of real property, the deduction period may not exceed ten (10) years.
- C. For a new agricultural improvement, the deduction period may not exceed five (5) years.

**IC 6-1.1-12.1-17
Abatement Schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.
- (5) In the case of a deduction for new farm equipment or new agricultural improvement, an agreement by the deduction applicant to predominately use the area for agricultural purposes for a period specified by the designating body.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in subsection (d) and section 18 of this chapter, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

(d) An abatement schedule for new farm equipment or new agricultural improvement may not exceed five (5) years.

Abatement Schedule

Year 1 - 100%

Year 2 - 100%

Year 3 - 100%

Year 4 - 100%

Year 5 - 100%

Year 6 - 100%

Year 7 - 100%

Year 8 - 100%

Year 9 - 100%

Year 10 - 100%

*On Phase III building expansion only



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	Resolution Approving SB-1 and Abatement			
SUBMITTED BY	Name & Title: Megan Baumgartner, Director			
	Department: Community & Economic Development			
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 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 #: R0102026B	
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 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			

<p>APPROVALS/REVIEWS</p>	<input type="checkbox"/> Assistant/Deputy Department Head <input checked="" type="checkbox"/> Department Head <input type="checkbox"/> Deputy Mayor <input type="checkbox"/> Mayor <input type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>	<input type="checkbox"/> Controller’s Office <input type="checkbox"/> Finance Committee <input type="checkbox"/> Technical Advisory Committee <input type="checkbox"/> Other:										
<p>BACKGROUND (Includes description, background, and justification)</p>	<p>INCOG BioPharma Services, Inc., a Delaware corporation (“Developer”), is a Fishers-based, global contract development and manufacturing organization to which pharmaceutical companies outsource drug manufacturing. In 2021, Developer and the City entered into an Economic Development Agreement pursuant to which Developer and a related entity acquired real property in Fishers and developed and located its global headquarters in the City (the “Initial Agreement”).</p> <p>Thereafter, in 2024, Developer, City and the City of Fishers Redevelopment Commission (“Commission”) entered into a second economic development agreement pursuant to which Developer agreed to invest an additional \$41 Million improving a new building on its Fishers site and creating a phase II biopharmaceutical manufacturing facility (the “Phase II Agreement”).</p> <p>Developer is fully compliant with the Initial Agreement and the Phase II Agreement and serves as an ambassador for the City and its life sciences ecosystem. Now, Developer desires to further expand its operation in Fishers by completing a Phase III Project, which Phase III Economic Development Agreement (the “Phase III EDA”) was approved by the Council on December 15, 2025.</p> <p>Consistent with the Phase III EDA, the City now desires to approve Developer’s Statement Of Benefits Personal Property that is the subject of this Resolution (“SB-1”) and the Abatement (a ten (10) year, real property tax abatement on the Addition and Pond Project in the amount of one hundred percent (100%) for each of the ten (10) years).</p>											
<p>BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</p>	<table border="1"> <tr> <td>Budgeted \$:</td> <td></td> </tr> <tr> <td>Expenditure \$:</td> <td>None</td> </tr> <tr> <td>Source of Funds:</td> <td>Abatement-no additional funds or appropriation</td> </tr> <tr> <td>Additional Appropriation #:</td> <td></td> </tr> <tr> <td>Narrative:</td> <td></td> </tr> </table>		Budgeted \$:		Expenditure \$:	None	Source of Funds:	Abatement-no additional funds or appropriation	Additional Appropriation #:		Narrative:	
Budgeted \$:												
Expenditure \$:	None											
Source of Funds:	Abatement-no additional funds or appropriation											
Additional Appropriation #:												
Narrative:												
<p>OPTIONS (Include <i>Deny Approval</i> Option)</p>	<table border="1"> <tr> <td>1.</td> <td>Approve the Resolution</td> </tr> <tr> <td>2.</td> <td>Reject the Resolution</td> </tr> <tr> <td>3.</td> <td></td> </tr> <tr> <td>4.</td> <td></td> </tr> </table>		1.	Approve the Resolution	2.	Reject the Resolution	3.		4.			
1.	Approve the Resolution											
2.	Reject the Resolution											
3.												
4.												
<p>PROJECT TIMELINE</p>												
<p>STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)</p>	<p>Approve the Resolution (SB-1 and Abatement)</p>											

**SUPPLEMENTAL
INFORMATION**
(List all attached documents)

RESOLUTION NO. R012026B

**RESOLUTION APPROVING SB-1 AND PERSONAL PROPERTY TAX ABATEMENT
(Phase III EDA)**

WHEREAS, INCOG BioPharma Services, Inc., a Delaware corporation (“Developer”), is a Fishers-based, global contract development and manufacturing organization (“CDMO”) to which pharmaceutical companies outsource drug manufacturing;

WHEREAS, in 2021, Developer and the City of Fishers, Hamilton County, Indiana (the “City”) and City of Fishers Redevelopment Commission (the “Commission”) entered into a certain Economic Development Agreement pursuant to which Developer and a related entity acquired its Fishers Site, constructed and now operates its global headquarters (the “Initial Agreement”);

WHEREAS, as part of the Initial Agreement, the Site was designated as an economic revitalization area pursuant to Ind. Code § 6-1.1-12.1-2.5, and Ind. Code § 6-1.1-12.1 *et. seq.*;

WHEREAS, in 2024, Developer, City and the City of Fishers Redevelopment Commission (“Commission”) entered into a second economic development agreement pursuant to which Developer agreed to invest \$41 Million improving a new building on its Fishers site and creating a phase II biopharmaceutical manufacturing facility (the “Phase II Agreement”);

WHEREAS, now, Developer desires to further expand its operation in Fishers by completing a Phase III Project, which Phase III Economic Development Agreement (the “Phase III EDA”) was approved by the Council on December 15, 2025;

WHEREAS, consistent with the Phase III EDA, the City now desires to approve Developer’s Statement Of Benefits Personal Property that is the subject of this Resolution (“SB-1”) and the Abatement (a ten (10) year, real property tax abatement on the Addition and Pond Project in the amount of one hundred percent (100%) for each of the ten (10) years); and

WHEREAS, capitalized terms used but not defined herein are used with the meaning ascribed to such terms in the Phase III EDA.

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 Council hereby approves Developer’s SB-1.

Section 2. The Council hereby approves the Abatement.

Section 3. This City is hereby authorized to provide all information necessary for Developer to receive the benefit of the Abatement to the Hamilton County Assessor and Auditor.

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

ALL OF WHICH IS RESOLVED by the City of Fishers Common Council, Hamilton County, Indiana this ____ day of January, 2026.


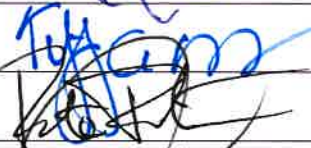
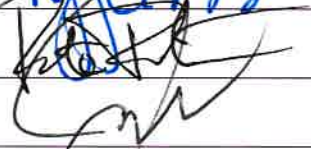
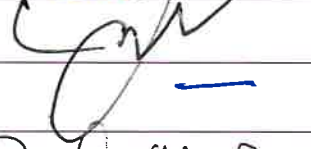
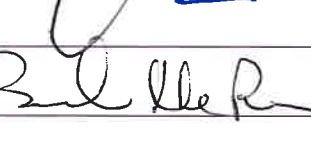
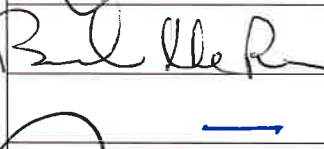
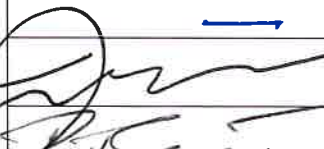
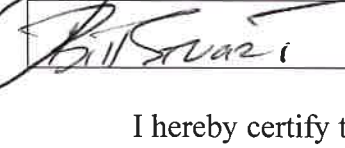
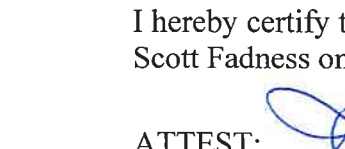
**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R012026B


YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at 7:30 p.m.

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL


Scott A. Fadness, Mayor

January 20, 2026
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R8 / 5-25)

Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-1.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)
- New agricultural improvement (IC 6-1.1-12.1-4)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area **PRIOR** to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the initiation of the redevelopment or rehabilitation of real property or a new agricultural improvement for which the person wishes to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed.

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer INCOG Real Estate Holdings, LLC		
Address of Taxpayer (number and street, city, state, and ZIP code) 12050 Exit 5 Pkwy, Fishers, IN 46037		
Name of Contact Person Doug Dayhoff, CFO	Telephone Number (812) 320-4236	Email Address doug.dayhoff@incogbiopharma.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of Designating Body City of Fishers City Council	Resolution Number R121525B
Location of Property 12050 Exit 5 Pkwy, Fishers, IN 46037	County Hamilton
Description of Real Property Improvements, Redevelopment, or Rehabilitation (use additional sheets, if necessary) New construction/renovations to add new capabilities to its biopharmaceutical manufacturing business, including a clean-room manufacturing suite, a high-speed filling line for syringes and cartridges, automated visual inspection equipment, and auto-injector assembly	DLGF Taxing District Number 006
	Estimated Start Date (month, day, year) 01/15/2026
	Estimated Completion Date (month, day, year) 12/31/2029

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES FROM PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
433	32,000,000	433	32,000,000	600	48,000,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current Values	14,087,980	9,841,000
(+) Plus Estimated Values of Proposed Project	41,000,000	41,000,000
(-) Less Values of Any Property Being Replaced	0	0
Net Estimated Values Upon Completion of Project	55,087,980	50,841,000

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated Solid Waste Converted (pounds) _____	Estimated Hazardous Waste Converted (pounds) _____
Other Benefits:	

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this schedule are true.

Signature of Authorized Representative <i>Doug Dayhoff</i>	Date Signed (month, day, year) 1/13/2026
Printed Name of Authorized Representative Doug Dayhoff	Title CFO

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Residentially distressed areas	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. New agricultural improvement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

C. The amount of the deduction is limited to \$ _____

D. Other limitations or conditions (specify) _____

E. Number of years allowed: 10 years; 100%

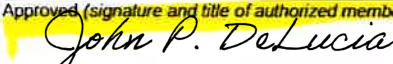
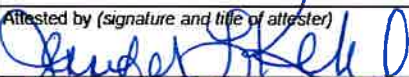
<input checked="" type="checkbox"/> Year 1	<input checked="" type="checkbox"/> Year 2	<input checked="" type="checkbox"/> Year 3	<input checked="" type="checkbox"/> Year 4	<input checked="" type="checkbox"/> Year 5 (* see below)
<input checked="" type="checkbox"/> Year 6	<input checked="" type="checkbox"/> Year 7	<input checked="" type="checkbox"/> Year 8	<input checked="" type="checkbox"/> Year 9	<input checked="" type="checkbox"/> Year 10

F. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

Yes No

If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)  John P. DeLucia President	Telephone Number (8XX) 317-595-3111	Date Signed (month, day, year) January 20, 2026
Printed Name of Authorized Member of Designating Body John DeLucia	Name of Designating Body Fishers City Council	
Attested by (signature and title of attester)  Jennifer L. Kehl Fishers City Clerk	Printed Name of Attester Jennifer L. Kehl	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

In accordance with IC 6-1.1-12.1-17, where the Form SB-1/Real Property was approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period should be as follows:

- A. For residentially distressed areas, the deduction period may not exceed ten (10) years.
- B. For the redevelopment or rehabilitation of real property, the deduction period may not exceed ten (10) years.
- C. For a new agricultural improvement, the deduction period may not exceed five (5) years.

**IC 6-1.1-12.1-17
Abatement Schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.
- (5) In the case of a deduction for new farm equipment or new agricultural improvement, an agreement by the deduction applicant to predominately use the area for agricultural purposes for a period specified by the designating body.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in subsection (d) and section 18 of this chapter, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

(d) An abatement schedule for new farm equipment or new agricultural improvement may not exceed five (5) years.

Abatement Schedule

Year 1 - 100%

Year 2 - 100%

Year 3 - 100%

Year 4 - 100%

Year 5 - 100%

Year 6 - 100%

Year 7 - 100%

Year 8 - 100%

Year 9 - 100%

Year 10 - 100%

*On Phase III building expansion only



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	Resolution Approving SB-1 and Abatement			
SUBMITTED BY	Name & Title: Megan Baumgartner, Director			
	Department: Community & Economic Development			
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 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 #: R0102026B	
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 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			

<p>APPROVALS/REVIEWS</p>	<input type="checkbox"/> Assistant/Deputy Department Head <input checked="" type="checkbox"/> Department Head <input type="checkbox"/> Deputy Mayor <input type="checkbox"/> Mayor <input type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>	<input type="checkbox"/> Controller’s Office <input type="checkbox"/> Finance Committee <input type="checkbox"/> Technical Advisory Committee <input type="checkbox"/> Other:										
<p>BACKGROUND (Includes description, background, and justification)</p>	<p>INCOG BioPharma Services, Inc., a Delaware corporation (“Developer”), is a Fishers-based, global contract development and manufacturing organization to which pharmaceutical companies outsource drug manufacturing. In 2021, Developer and the City entered into an Economic Development Agreement pursuant to which Developer and a related entity acquired real property in Fishers and developed and located its global headquarters in the City (the “Initial Agreement”).</p> <p>Thereafter, in 2024, Developer, City and the City of Fishers Redevelopment Commission (“Commission”) entered into a second economic development agreement pursuant to which Developer agreed to invest an additional \$41 Million improving a new building on its Fishers site and creating a phase II biopharmaceutical manufacturing facility (the “Phase II Agreement”).</p> <p>Developer is fully compliant with the Initial Agreement and the Phase II Agreement and serves as an ambassador for the City and its life sciences ecosystem. Now, Developer desires to further expand its operation in Fishers by completing a Phase III Project, which Phase III Economic Development Agreement (the “Phase III EDA”) was approved by the Council on December 15, 2025.</p> <p>Consistent with the Phase III EDA, the City now desires to approve Developer’s Statement Of Benefits Personal Property that is the subject of this Resolution (“SB-1”) and the Abatement (a ten (10) year, real property tax abatement on the Addition and Pond Project in the amount of one hundred percent (100%) for each of the ten (10) years).</p>											
<p>BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</p>	<table border="1"> <tr> <td>Budgeted \$:</td> <td></td> </tr> <tr> <td>Expenditure \$:</td> <td>None</td> </tr> <tr> <td>Source of Funds:</td> <td>Abatement-no additional funds or appropriation</td> </tr> <tr> <td>Additional Appropriation #:</td> <td></td> </tr> <tr> <td>Narrative:</td> <td></td> </tr> </table>		Budgeted \$:		Expenditure \$:	None	Source of Funds:	Abatement-no additional funds or appropriation	Additional Appropriation #:		Narrative:	
Budgeted \$:												
Expenditure \$:	None											
Source of Funds:	Abatement-no additional funds or appropriation											
Additional Appropriation #:												
Narrative:												
<p>OPTIONS (Include <i>Deny Approval</i> Option)</p>	<table border="1"> <tr> <td>1.</td> <td>Approve the Resolution</td> </tr> <tr> <td>2.</td> <td>Reject the Resolution</td> </tr> <tr> <td>3.</td> <td></td> </tr> <tr> <td>4.</td> <td></td> </tr> </table>		1.	Approve the Resolution	2.	Reject the Resolution	3.		4.			
1.	Approve the Resolution											
2.	Reject the Resolution											
3.												
4.												
<p>PROJECT TIMELINE</p>												
<p>STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)</p>	<p>Approve the Resolution (SB-1 and Abatement)</p>											

**SUPPLEMENTAL
INFORMATION**
(List all attached documents)

RESOLUTION NO. R012026C

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA,
APPROVING INTERLOCAL AGREEMENT BETWEEN THE CITY OF FISHERS,
INDIANA, AND HAMILTON COUNTY, INDIANA, CONCERNING THE 131ST STREET
AND BROOKS SCHOOL INTERSECTION IMPROVEMENT PROJECT**

WHEREAS, the City of Fishers, Indiana, (“City”) and Hamilton County, Indiana, (“Hamilton County”) share concerns and responsibilities for certain streets and roads located within and/or adjacent to their jurisdictions;

WHEREAS, 131st Street and Brooks School Road is a thoroughfare that serves and affects the citizens of and the economic well-being of the City and Hamilton County;

WHEREAS, the City and Hamilton County, individually and jointly, have determined that financing, designing, constructing and improving the intersection of 131st Street and Brooks School Road will result in a safer, more efficient traffic flow (the “Project”);

WHEREAS, it has become necessary that the City make certain improvements to the intersection of 131st Street and Brooks School Road - portions of which are currently located outside the corporate limits of City (“Improvement Area”) to promote safety and mobility for vehicles and pedestrian;

WHEREAS, the Project will serve and benefit the public and enable the City and Hamilton County to provide for safer, more efficient traffic flow and improve an area in and around 131st Street and Brooks School Road;

WHEREAS, to construct the Project, the City must acquire land outside the boundaries of City;

WHEREAS, Ind. Code §36-1-7 authorizes governmental entities to enter into Interlocal agreements to exercise powers authorized by state statutes; and

WHEREAS, the City and Hamilton County are desirous of entering into an agreement to allow the City to acquire property and make improvements to the intersection of 131st Street and Brooks School Road and define fair and reasonable principles regarding the Project and the construction of such improvements in the Improvement Area (“the Agreement”).

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 Agreement attached hereto and incorporated herein as Exhibit A is hereby approved.

Section 2. Council hereby authorizes the Mayor or the Director of Engineering to execute the Agreement and any ancillary documents in furtherance of the Agreement.

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

ALL OF WHICH IS RESOLVED BY the Common Council of the City of Fishers, Hamilton County, Indiana this 20th day of January, 2026.

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

R012026C

YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

January 20, 2026
DATE



MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF FISHERS, INDIANA AND
HAMILTON COUNTY, INDIANA, CONCERNING THE 131ST STREET AND BROOKS
SCHOOL INTERSECTION IMPROVEMENT PROJECT**

This Interlocal Agreement (“Agreement”) by and between the City of Fishers, State of Indiana (“City”) and the County of Hamilton, State of Indiana (“Hamilton County”) is entered into upon the following terms and conditions:

WHEREAS, the City and Hamilton County share concerns and responsibilities for certain streets and roads located within and/or adjacent to their jurisdictions;

WHEREAS, 131st Street and Brooks School Road is a thoroughfare that serves and affects the citizens of and the economic well-being of the City and Hamilton County;

WHEREAS, the City and Hamilton County, individually and jointly, have determined that financing, designing, constructing and improving the intersection of 131st Street and Brooks School Road will result in a safer, more efficient traffic flow (the “Project”);

WHEREAS, it has become necessary that the City make certain improvements to the intersection of 131st Street and Brooks School Road - portions of which are currently located outside the corporate limits of City - (“Improvement Area”) to promote safety and mobility for vehicles and pedestrian;

WHEREAS, the Project will serve and benefit the public and enable the City and Hamilton County to provide for safer, more efficient traffic flow and improve an area in and around 131st Street and Brooks School Road (“Public Purpose”);

WHEREAS, to construct the Project, the City must acquire land outside the boundaries of City;

WHEREAS, Ind. Code §36-1-7 authorizes governmental entities to enter into Interlocal agreements to exercise powers authorized by state statutes; and

WHEREAS, the City and Hamilton County are desirous of entering into an agreement to allow the City to make improvements to the intersection of 131st Street and Brooks School Road and define fair and reasonable principles regarding the Project and the construction of such improvements in the Improvement Area.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

ARTICLE I. RECITALS

The Recitals are an integral part of this Agreement and are specifically incorporated by reference herein.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Each party represents to the other party that it has all requisite power, authority, and legal right to enter into and carry out the obligations set forth in this Agreement.

ARTICLE III. OBLIGATIONS OF CITY

City shall be the lead agency on the Project and shall perform the following services:

- a. Perform all activities and be financially responsible for all costs necessary to design and construct the Project.
- b. Be financially responsible for all reimbursable utility costs related to the Project;
- c. Acquire all necessary property interests required for the Project;
- d. Prepare, file, prosecute, and be financially responsible for the costs for eminent domain cases related to property interests required for the Project, including, but not be limited to, preparing, filing, and prosecuting any eminent domain cases, all court costs associated with said cases, all other litigation related costs, all expert witness fees, and the costs of any purchase, judgment, or settlement;
- e. Comply with all applicable rules, regulations, ordinances, statutes, and law;
- f. Obtain all necessary permits for the Project;
- g. Perform all environmental due diligence and testing associated with the Project, and assume financial responsibility for all these activities and their respective results;
- h. Arrange for public bidding and award contract for Project;
- i. Provide construction inspection;
- j. Appoint a project representative to act as liaison with Hamilton County; and
- k. Upon project completion, assume maintenance of the final improved intersection of 131st Street and Brooks School Road constructed within the Improvement area of the Project.

Nothing herein shall be construed to impose a duty upon City to construct other improvements not specified in this Agreement.

ARTICLE IV. OBLIGATIONS OF HAMILTON COUNTY

Hamilton County shall provide the following authority and services:

- a. Consent to the exercise of eminent domain by City within Hamilton County as it relates to this Project;
- b. Cooperate in providing City with assistance necessary to acquire legal right-of-way property required for the Project;

- c. Respond to any notification or submittal by City within fourteen (14) days of said notification or submittal. Failure to respond shall be deemed approval;
- d. Allow City to make improvements to the intersection of 131st Street and Brooks School Road or other roadway-oriented appurtenances located within the Improvement Area;
- e. Allow City to construct Improvements parallel to and near the right-of-way lines on the Northwest corner of 131st Street and Brooks School Road, which are currently under the jurisdiction of City but located in Hamilton County;
- f. Waive all permits and plan review fees for the Project; and
- g. Appoint a project representative to act as liaison with City.

ARTICLE V. LAND ACQUISITION

City shall be responsible for providing all land acquisition services and work for the Project. Pursuant to Ind. Code §§36-1-7-2 and 36-1-3-9(c), Hamilton County hereby authorizes City to exercise the power of eminent domain within the boundaries of Hamilton County, for the limited purpose of acquiring right-of-way for the Project, and further authorizes City to do the following:

- a. Tender all Uniform Land or Easement Acquisition Offers to the owners of property required for the Project, which offers shall be in accordance with the valuation order approved by City;
- b. If an offer is not accepted by a landowner, City shall complete a condemnation report and if necessary, Hamilton County authorizes City to commence eminent domain proceedings to acquire said real property for this Project within the boundaries of Hamilton County.

In all right-of-way acquisition and eminent domain efforts and activities, City hereby covenants, promises, and warrants that it will comply with the statutory requirements of Ind. Code §32-24-1 *et seq.*

ARTICLE VI. JOINTLY HELD PROPERTY

There will be no jointly held property under this Agreement. However, in the event there is other jointly held property, it shall be distributed to the City. In the event of a property distribution to City, City shall grant Hamilton County easement rights sufficient for Hamilton County to carry out any obligations which may survive the term of this Agreement.

ARTICLE VII. JOINT BOARD

Pursuant to Ind. Code §36-1-7-3(a)(5)(B), the Project representatives appointed respectively by the parties shall constitute a joint board to administer the Project in accordance with the terms stated herein. The Parties agree that the City Highway Engineering Department and the Hamilton County Engineering Department will communicate regarding the improvements contemplated by

this Agreement to avoid undue construction delays or conflicts and to maintain a costing and overall project schedule for the Project in and about the Improvement Area.

ARTICLE VIII. DISPUTE RESOLUTION

Disputes will be resolved by the joint board as provided in Article VII herein. Upon the joint board's failure to resolve any disputes, the respective executive officers of each party to this Agreement, or their designees, shall resolve the dispute.

In the event the parties are unable to resolve their claims through the joint board or through the executive officers or their designees, the parties shall endeavor to resolve their claims by mediation administered pursuant to the Indiana Rules for Alternative Dispute Resolution in effect on the date of the Agreement. The parties shall equally share the mediator's and any filing fees. The mediation shall be held in Noblesville, Indiana, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

If any litigation between the City and Hamilton County arises out of or relates to this Agreement, the "prevailing party" in such litigation shall be entitled to recover its attorneys' fees incurred in the litigation. For purposes of this paragraph, the term "prevailing party" shall mean the party that recovers all or substantially all the relief requested in its pleadings and includes attorney's fees incurred in the collection or enforcement of any judgment. The parties agree that the exclusive and sole venue for any claim arising out of or relating to the Contract shall be any court of competent jurisdiction located in Hamilton County, Indiana.

ARTICLE XIV. RECORDING AND FILING

This Agreement shall be recorded in the Office of the Recorder of Hamilton County, Indiana and filed with the Indiana State Board of Accounts within sixty (60) days of execution.

ARTICLE XI. EFFECTIVE DATE

In accordance with Ind. Code 36-1-7-10, this Agreement shall be effective upon the occurrence of the following:

- a. Approval by the fiscal body of each party.
- b. Signing by the parties hereto.
- c. The passage of appropriate resolutions and ordinances, recordation of this Agreement with the Hamilton County Recorder; and
- d. Filing of this Agreement with the Mayor of the City of Fishers, the County Auditor, the Indiana State Board of Accounts, and the State Comptroller.

ARTICLE XII. TERM OF AGREEMENT

This Agreement shall be in effect until such time as the Project is completed. However, this Agreement shall terminate four (4) years after its effective date if the Agreement has not otherwise terminated or been extended. This Agreement may otherwise be terminated or extended only by a written agreement signed by all parties. If the Project is not completed within the above time period, the parties shall cooperate to extend the Agreement.

ARTICLE XIII. NOTICE

All notices, requests, demands, and other communications that are required or may be given under this Agreement shall be in writing and shall be deemed given or delivered when (i) delivered by hand, (ii) mailed by prepaid express overnight mail service, such as “Federal Express” or similar mail service, or (iii) mailed by registered or certified U.S. mail, return receipt requested, and in any case addressed to the respective party at its address set forth below, or at such other address as either party to this Agreement has designated by notice in writing to the other party as provided in this Agreement:

If to City:

Hatem Mekky, Director of Engineering
1 Municipal Drive
Fishers, IN 46038

With a copy to:
Lindsey M. Bennett, Corporation Counsel
1 Municipal Drive
Fishers, IN 46038

If to Hamilton County:

Joel Thurman, P.E., Hamilton Co. Highway Department
1700 S. 10th Street
Noblesville, Indiana 46060

With a copy to:
P. Connor Sullivan, County Attorney
1 City Square, Suite 306
Noblesville, IN 46060

ARTICLE XIV. NON-DISCRIMINATION

City and its sub-contractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to his or her hire,

tenure, terms, conditions, privilege of employment, or any matter directly or indirectly related to employment because of his or her race, sex, sexual orientation, gender identity, color, national origin, ancestry, age, disability, or United States military service veteran status.

ARTICLE XV. INDEMNIFICATION

Each party hereto agrees to indemnify, defend, exculpate, and hold harmless the other parties hereto, and their respective officers and employees, from and against any and all claims, suits, and liabilities of any kind or character, including reasonable attorneys' fees, which result or arise from any negligent acts or omissions of said party, or those for whom said party is responsible, arising from or connected with the performance of any of the duties or responsibilities of said party under this Agreement.

Notwithstanding the foregoing or anything to the contrary contained herein, each party hereby acknowledges and agrees that each party's financial exposure for certain claims is limited by the Indiana Tort Claims Act, and each party's obligation to indemnify and save the other party, its agents and employees harmless from and against any and all claims, damages, demands, penalties, costs, liabilities, losses, and expenses (including reasonable attorneys' fee and expenses at the trial and appellate levels) arising out of or related to claims subject to the Indiana Tort Claims Act shall be limited to the amount of damages available pursuant to Indiana Code section 34-13-3-4, as amended.

ARTICLE XVI. GOVERNING LAW & VENUE

This Agreement is governed by the laws of the State of Indiana. City and Hamilton County, to the extent provided by law, waive their right to a jury trial in any matter arising out of this Agreement and this waiver is absolute and unconditional. The Parties hereby submit to the jurisdiction of City, Indiana courts, and waive any objection to venue with respect to actions brought in such courts.

ARTICLE XVII. MODIFICATION/ NO WAIVER

The terms and conditions set forth in this Agreement may be modified only by the express, written consent of both parties. Except for changes made in accordance with this Article, no deviation, whether intentional or unintentional, shall constitute an amendment or modification of this Agreement, nor constitute a waiver by City of any rights in this Agreement.

ARTICLE XVIII. ASSIGNMENT

City and Hamilton County may only assign their rights and obligations under this Agreement with the prior written consent of the other party. This Assignment shall be binding

upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and permitted assigns.

ARTICLE XIX. INTERPRETATION AND INTENT

This Agreement constitutes the entire agreement between the parties. Any representations, promises or conditions in connection therewith not set forth in the foregoing or in a writing signed by both parties will not be binding. Any interpretation applied to this Agreement, by the parties hereto, by an arbitrator, court of law, or by any other third party, shall not be made against City solely by virtue of City's' representatives having drafted all or any portion of this Agreement.

IN WITNESS WHEREOF, the City of Fishers, Indiana, and the Hamilton County, Indiana, Board of Commissioners have approved this Agreement on the dates set out herein.

[signatures on following page]

ALL OF WHICH IS AGREED by the Board of Commissioners of Hamilton County on the _____ day of _____, 2026.

THE BOARD OF COMMISSIONERS OF THE
COUNTY OF HAMILTON, INDIANA

Christine Altman, President

Mark Heirbrandt, Vice President

Steven Dillinger, Commissioner

ATTEST:

Todd Clevenger, Auditor

ALL OF WHICH IS APPROVED by the Hamilton County Council on the _____ day of _____, 2026.

HAMILTON COUNTY COUNCIL

Brad Beaver, President

Steven Nation, Vice President

Ken Alexander

Tim Griffin

Sue Maki

Amy Massillamany

Mark Hall

ATTEST:

Todd Clevenger, Auditor

ALL OF WHICH IS APPROVED by the City of Fishers Common Council Resolution R012026C, on the 20th day of January, 2026.

Scott Fadness, Mayor

R012025C



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	Request to Approve Interlocal Agreement with Hamilton County (131st Street & Brooks School Road Intersection Improvement)			
SUBMITTED BY	Name & Title: Hatem Mekky, Director of Engineering			
	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 checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
	Ordinance #:		Resolution #: R012026C	
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 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"/> 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 checked="" type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Lindsey Bennettl</i>	
BACKGROUND (Includes description, background, and justification)	The City of Fishers Engineering Department has determined that improvements are needed at the intersection of 131 st & Brooks School Road. Part of the intersection is located outside of the City's municipal boundaries and in Hamilton County's jurisdiction. Therefore, the City requests approval of an interlocal agreement with Hamilton County to allow the City to complete property acquisition, utilize eminent domain, if required, and complete the intersection improvements.	
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.	
	2.	
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)		
SUPPLEMENTAL INFORMATION (List all attached documents)		

RESOLUTION NO. R012026C

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA,
APPROVING INTERLOCAL AGREEMENT BETWEEN THE CITY OF FISHERS,
INDIANA, AND HAMILTON COUNTY, INDIANA, CONCERNING THE 131ST STREET
AND BROOKS SCHOOL INTERSECTION IMPROVEMENT PROJECT**

WHEREAS, the City of Fishers, Indiana, (“City”) and Hamilton County, Indiana, (“Hamilton County”) share concerns and responsibilities for certain streets and roads located within and/or adjacent to their jurisdictions;

WHEREAS, 131st Street and Brooks School Road is a thoroughfare that serves and affects the citizens of and the economic well-being of the City and Hamilton County;

WHEREAS, the City and Hamilton County, individually and jointly, have determined that financing, designing, constructing and improving the intersection of 131st Street and Brooks School Road will result in a safer, more efficient traffic flow (the “Project”);

WHEREAS, it has become necessary that the City make certain improvements to the intersection of 131st Street and Brooks School Road - portions of which are currently located outside the corporate limits of City (“Improvement Area”) to promote safety and mobility for vehicles and pedestrian;

WHEREAS, the Project will serve and benefit the public and enable the City and Hamilton County to provide for safer, more efficient traffic flow and improve an area in and around 131st Street and Brooks School Road;

WHEREAS, to construct the Project, the City must acquire land outside the boundaries of City;

WHEREAS, Ind. Code §36-1-7 authorizes governmental entities to enter into Interlocal agreements to exercise powers authorized by state statutes; and

WHEREAS, the City and Hamilton County are desirous of entering into an agreement to allow the City to acquire property and make improvements to the intersection of 131st Street and Brooks School Road and define fair and reasonable principles regarding the Project and the construction of such improvements in the Improvement Area (“the Agreement”).

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 Agreement attached hereto and incorporated herein as Exhibit A is hereby approved.

Section 2. Council hereby authorizes the Mayor or the Director of Engineering to execute the Agreement and any ancillary documents in furtherance of the Agreement.

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

ALL OF WHICH IS RESOLVED BY the Common Council of the City of Fishers, Hamilton County, Indiana this 20th day of January, 2026.

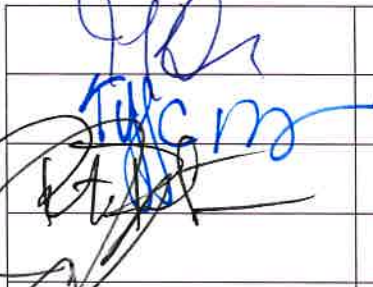
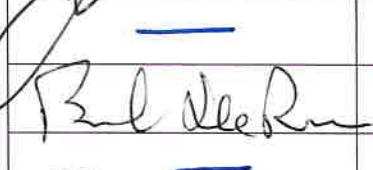
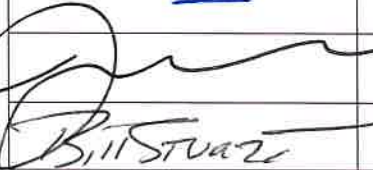
**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R012026C


YAY

NAY


ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at 7:30 p.m.

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk




Scott A. Fadness, Mayor

MAYOR'S APPROVAL

January 20, 2026
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF FISHERS, INDIANA AND
HAMILTON COUNTY, INDIANA, CONCERNING THE 131ST STREET AND BROOKS
SCHOOL INTERSECTION IMPROVEMENT PROJECT**

This Interlocal Agreement (“Agreement”) by and between the City of Fishers, State of Indiana (“City”) and the County of Hamilton, State of Indiana (“Hamilton County”) is entered into upon the following terms and conditions:

WHEREAS, the City and Hamilton County share concerns and responsibilities for certain streets and roads located within and/or adjacent to their jurisdictions;

WHEREAS, 131st Street and Brooks School Road is a thoroughfare that serves and affects the citizens of and the economic well-being of the City and Hamilton County;

WHEREAS, the City and Hamilton County, individually and jointly, have determined that financing, designing, constructing and improving the intersection of 131st Street and Brooks School Road will result in a safer, more efficient traffic flow (the “Project”);

WHEREAS, it has become necessary that the City make certain improvements to the intersection of 131st Street and Brooks School Road - portions of which are currently located outside the corporate limits of City - (“Improvement Area”) to promote safety and mobility for vehicles and pedestrian;

WHEREAS, the Project will serve and benefit the public and enable the City and Hamilton County to provide for safer, more efficient traffic flow and improve an area in and around 131st Street and Brooks School Road (“Public Purpose”);

WHEREAS, to construct the Project, the City must acquire land outside the boundaries of City;

WHEREAS, Ind. Code §36-1-7 authorizes governmental entities to enter into Interlocal agreements to exercise powers authorized by state statutes; and

WHEREAS, the City and Hamilton County are desirous of entering into an agreement to allow the City to make improvements to the intersection of 131st Street and Brooks School Road and define fair and reasonable principles regarding the Project and the construction of such improvements in the Improvement Area.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

ARTICLE I. RECITALS

The Recitals are an integral part of this Agreement and are specifically incorporated by reference herein.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Each party represents to the other party that it has all requisite power, authority, and legal right to enter into and carry out the obligations set forth in this Agreement.

ARTICLE III. OBLIGATIONS OF CITY

City shall be the lead agency on the Project and shall perform the following services:

- a. Perform all activities and be financially responsible for all costs necessary to design and construct the Project.
- b. Be financially responsible for all reimbursable utility costs related to the Project;
- c. Acquire all necessary property interests required for the Project;
- d. Prepare, file, prosecute, and be financially responsible for the costs for eminent domain cases related to property interests required for the Project, including, but not be limited to, preparing, filing, and prosecuting any eminent domain cases, all court costs associated with said cases, all other litigation related costs, all expert witness fees, and the costs of any purchase, judgment, or settlement;
- e. Comply with all applicable rules, regulations, ordinances, statutes, and law;
- f. Obtain all necessary permits for the Project;
- g. Perform all environmental due diligence and testing associated with the Project, and assume financial responsibility for all these activities and their respective results;
- h. Arrange for public bidding and award contract for Project;
- i. Provide construction inspection;
- j. Appoint a project representative to act as liaison with Hamilton County; and
- k. Upon project completion, assume maintenance of the final improved intersection of 131st Street and Brooks School Road constructed within the Improvement area of the Project.

Nothing herein shall be construed to impose a duty upon City to construct other improvements not specified in this Agreement.

ARTICLE IV. OBLIGATIONS OF HAMILTON COUNTY

Hamilton County shall provide the following authority and services:

- a. Consent to the exercise of eminent domain by City within Hamilton County as it relates to this Project;
- b. Cooperate in providing City with assistance necessary to acquire legal right-of-way property required for the Project;

- c. Respond to any notification or submittal by City within fourteen (14) days of said notification or submittal. Failure to respond shall be deemed approval;
- d. Allow City to make improvements to the intersection of 131st Street and Brooks School Road or other roadway-oriented appurtenances located within the Improvement Area;
- e. Allow City to construct Improvements parallel to and near the right-of-way lines on the Northwest corner of 131st Street and Brooks School Road, which are currently under the jurisdiction of City but located in Hamilton County;
- f. Waive all permits and plan review fees for the Project; and
- g. Appoint a project representative to act as liaison with City.

ARTICLE V. LAND ACQUISITION

City shall be responsible for providing all land acquisition services and work for the Project. Pursuant to Ind. Code §§36-1-7-2 and 36-1-3-9(c), Hamilton County hereby authorizes City to exercise the power of eminent domain within the boundaries of Hamilton County, for the limited purpose of acquiring right-of-way for the Project, and further authorizes City to do the following:

- a. Tender all Uniform Land or Easement Acquisition Offers to the owners of property required for the Project, which offers shall be in accordance with the valuation order approved by City;
- b. If an offer is not accepted by a landowner, City shall complete a condemnation report and if necessary, Hamilton County authorizes City to commence eminent domain proceedings to acquire said real property for this Project within the boundaries of Hamilton County.

In all right-of-way acquisition and eminent domain efforts and activities, City hereby covenants, promises, and warrants that it will comply with the statutory requirements of Ind. Code §32-24-1 *et seq.*

ARTICLE VI. JOINTLY HELD PROPERTY

There will be no jointly held property under this Agreement. However, in the event there is other jointly held property, it shall be distributed to the City. In the event of a property distribution to City, City shall grant Hamilton County easement rights sufficient for Hamilton County to carry out any obligations which may survive the term of this Agreement.

ARTICLE VII. JOINT BOARD

Pursuant to Ind. Code §36-1-7-3(a)(5)(B), the Project representatives appointed respectively by the parties shall constitute a joint board to administer the Project in accordance with the terms stated herein. The Parties agree that the City Highway Engineering Department and the Hamilton County Engineering Department will communicate regarding the improvements contemplated by

this Agreement to avoid undue construction delays or conflicts and to maintain a costing and overall project schedule for the Project in and about the Improvement Area.

ARTICLE VIII. DISPUTE RESOLUTION

Disputes will be resolved by the joint board as provided in Article VII herein. Upon the joint board's failure to resolve any disputes, the respective executive officers of each party to this Agreement, or their designees, shall resolve the dispute.

In the event the parties are unable to resolve their claims through the joint board or through the executive officers or their designees, the parties shall endeavor to resolve their claims by mediation administered pursuant to the Indiana Rules for Alternative Dispute Resolution in effect on the date of the Agreement. The parties shall equally share the mediator's and any filing fees. The mediation shall be held in Noblesville, Indiana, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

If any litigation between the City and Hamilton County arises out of or relates to this Agreement, the "prevailing party" in such litigation shall be entitled to recover its attorneys' fees incurred in the litigation. For purposes of this paragraph, the term "prevailing party" shall mean the party that recovers all or substantially all the relief requested in its pleadings and includes attorney's fees incurred in the collection or enforcement of any judgment. The parties agree that the exclusive and sole venue for any claim arising out of or relating to the Contract shall be any court of competent jurisdiction located in Hamilton County, Indiana.

ARTICLE XIV. RECORDING AND FILING

This Agreement shall be recorded in the Office of the Recorder of Hamilton County, Indiana and filed with the Indiana State Board of Accounts within sixty (60) days of execution.

ARTICLE XI. EFFECTIVE DATE

In accordance with Ind. Code 36-1-7-10, this Agreement shall be effective upon the occurrence of the following:

- a. Approval by the fiscal body of each party.
- b. Signing by the parties hereto.
- c. The passage of appropriate resolutions and ordinances, recordation of this Agreement with the Hamilton County Recorder; and
- d. Filing of this Agreement with the Mayor of the City of Fishers, the County Auditor, the Indiana State Board of Accounts, and the State Comptroller.

ARTICLE XII. TERM OF AGREEMENT

This Agreement shall be in effect until such time as the Project is completed. However, this Agreement shall terminate four (4) years after its effective date if the Agreement has not otherwise terminated or been extended. This Agreement may otherwise be terminated or extended only by a written agreement signed by all parties. If the Project is not completed within the above time period, the parties shall cooperate to extend the Agreement.

ARTICLE XIII. NOTICE

All notices, requests, demands, and other communications that are required or may be given under this Agreement shall be in writing and shall be deemed given or delivered when (i) delivered by hand, (ii) mailed by prepaid express overnight mail service, such as “Federal Express” or similar mail service, or (iii) mailed by registered or certified U.S. mail, return receipt requested, and in any case addressed to the respective party at its address set forth below, or at such other address as either party to this Agreement has designated by notice in writing to the other party as provided in this Agreement:

If to City:

Hatem Mekky, Director of Engineering
1 Municipal Drive
Fishers, IN 46038

With a copy to:

Lindsey M. Bennett, Corporation Counsel
1 Municipal Drive
Fishers, IN 46038

If to Hamilton County:

Joel Thurman, P.E., Hamilton Co. Highway Department
1700 S. 10th Street
Noblesville, Indiana 46060

With a copy to:

P. Connor Sullivan, County Attorney
1 City Square, Suite 306
Noblesville, IN 46060

ARTICLE XIV. NON-DISCRIMINATION

City and its sub-contractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to his or her hire,

tenure, terms, conditions, privilege of employment, or any matter directly or indirectly related to employment because of his or her race, sex, sexual orientation, gender identity, color, national origin, ancestry, age, disability, or United States military service veteran status.

ARTICLE XV. INDEMNIFICATION

Each party hereto agrees to indemnify, defend, exculpate, and hold harmless the other parties hereto, and their respective officers and employees, from and against any and all claims, suits, and liabilities of any kind or character, including reasonable attorneys' fees, which result or arise from any negligent acts or omissions of said party, or those for whom said party is responsible, arising from or connected with the performance of any of the duties or responsibilities of said party under this Agreement.

Notwithstanding the foregoing or anything to the contrary contained herein, each party hereby acknowledges and agrees that each party's financial exposure for certain claims is limited by the Indiana Tort Claims Act, and each party's obligation to indemnify and save the other party, its agents and employees harmless from and against any and all claims, damages, demands, penalties, costs, liabilities, losses, and expenses (including reasonable attorneys' fee and expenses at the trial and appellate levels) arising out of or related to claims subject to the Indiana Tort Claims Act shall be limited to the amount of damages available pursuant to Indiana Code section 34-13-3-4, as amended.

ARTICLE XVI. GOVERNING LAW & VENUE

This Agreement is governed by the laws of the State of Indiana. City and Hamilton County, to the extent provided by law, waive their right to a jury trial in any matter arising out of this Agreement and this waiver is absolute and unconditional. The Parties hereby submit to the jurisdiction of City, Indiana courts, and waive any objection to venue with respect to actions brought in such courts.

ARTICLE XVII. MODIFICATION/ NO WAIVER

The terms and conditions set forth in this Agreement may be modified only by the express, written consent of both parties. Except for changes made in accordance with this Article, no deviation, whether intentional or unintentional, shall constitute an amendment or modification of this Agreement, nor constitute a waiver by City of any rights in this Agreement.

ARTICLE XVIII. ASSIGNMENT

City and Hamilton County may only assign their rights and obligations under this Agreement with the prior written consent of the other party. This Assignment shall be binding

upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and permitted assigns.

ARTICLE XIX. INTERPRETATION AND INTENT

This Agreement constitutes the entire agreement between the parties. Any representations, promises or conditions in connection therewith not set forth in the foregoing or in a writing signed by both parties will not be binding. Any interpretation applied to this Agreement, by the parties hereto, by an arbitrator, court of law, or by any other third party, shall not be made against City solely by virtue of City's' representatives having drafted all or any portion of this Agreement.

IN WITNESS WHEREOF, the City of Fishers, Indiana, and the Hamilton County, Indiana, Board of Commissioners have approved this Agreement on the dates set out herein.

[signatures on following page]

ALL OF WHICH IS AGREED by the Board of Commissioners of Hamilton County on the _____ day of _____, 2026.

THE BOARD OF COMMISSIONERS OF THE
COUNTY OF HAMILTON, INDIANA

Christine Altman, President

Mark Heirbrandt, Vice President

Steven Dillinger, Commissioner

ATTEST:

Todd Clevenger, Auditor

ALL OF WHICH IS APPROVED by the Hamilton County Council on the _____ day of _____, 2026.

HAMILTON COUNTY COUNCIL

Brad Beaver, President

Steven Nation, Vice President

Ken Alexander

Tim Griffin

Sue Maki

Amy Massillamany

Mark Hall

ATTEST:

Todd Clevenger, Auditor

IN WITNESS WHEREOF, the City of Fishers, Indiana, and Hamilton County, Indiana, have approved this Agreement on the dates set out herein.

ALL OF WHICH IS AGREED this 20th day of January, 2026.

Hamilton County, Indiana

City of Fishers, Indiana

By: _____

By: Scott Fadness

Its: _____

Its: Mayor



R012026C



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	Request to Approve Interlocal Agreement with Hamilton County (131st Street & Brooks School Road Intersection Improvement)			
SUBMITTED BY	Name & Title: Hatem Mekky, Director of Engineering			
	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 checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
	Ordinance #:		Resolution #: R012026C	
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 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"/> 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 checked="" type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Lindsey Bennettl</i>	
BACKGROUND (Includes description, background, and justification)	The City of Fishers Engineering Department has determined that improvements are needed at the intersection of 131 st & Brooks School Road. Part of the intersection is located outside of the City's municipal boundaries and in Hamilton County's jurisdiction. Therefore, the City requests approval of an interlocal agreement with Hamilton County to allow the City to complete property acquisition, utilize eminent domain, if required, and complete the intersection improvements.	
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.	
	2.	
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)		
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 012026

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA AMENDING SECTION 35.30,
FEE SCHEDULE, OF THE FISHERS CODE OF ORDINANCES**

WHEREAS, City of Fishers Ordinance, Title III, Administration, Chapter 35, City Policies, provides for the imposition and collection of various fees by the City of Fishers, Hamilton County, Indiana (“City”);

WHEREAS, Indiana Code §5-14-3-1 *et seq.* allows for cities to charge 105% of the sum of the cost of (1) the initial development of a program, if any; (2) the labor required to retrieve the electronically stored data; (3) the labor required in a law enforcement recording to (A) obscure nondisclosable information and (B) perform an administrative review to determine if all nondisclosable information has been obscured; and (4) any medium used for electronic output for providing a copy of electronically stored data, up to one hundred fifty dollars (\$150);

WHEREAS, the Fishers Police Department has reviewed the direct cost, as defined in Ind. Code §5-14-3-2, to provide law enforcement recordings, to retrieve the data, to obscure nondisclosable information, to perform an administrative review of the video and has determined that the cost of providing a copy of law enforcement recordings should be, for each video requested, \$.64 per minute for the duration of the video for police department review and \$.94 per minute for the duration of the video for attorney review, up to a maximum of \$150.00 (“Video Recording Copy Fee”); and

WHEREAS, the Common Council desires to amend Section 35.30 to update the Video Recording Copy Fee and further desires to authorize the City of Fishers Board of Public Works & Safety to amend the Video Recording Copy Fee each year to reflect staff salary increases or increased direct costs in providing a law enforcement recording.

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

Section 1. Section 35.30 (A) is hereby amended to **remove** the Video or Law Enforcement Recording Copy Fee (per video) from the section titled “(A) Schedule I” and to create a separate schedule as “(A) Schedule I(a)”, as follows:

(A) Schedule I(a). Video or Law Enforcement Recording Copy Fee.

The fees set forth herein are subject to amendment by the Board of Public Works & Safety to reflect increases in staff salaries and other direct costs, as defined by Ind. Code §5-14-3-2, and those amendments shall have the same legal effect as if approved by the Fishers Common Council.

DEPARTMENT	ACTIVITY	FEE	ORDINANCE/ RESOLUTION NO.
Police Department	Video or Law Enforcement Recording Copy Fee (per video) – Copy and Police Department Review	\$.64 per minute of the video, up to \$150	Ord No. 012026
Police Department	Video or Law Enforcement Recording Copy Fee (per video) – Attorney Review	\$.94 per minute of the video, up to \$150	Ord No. 012026

Section 2. All other provisions 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 from and upon its adoption and publication in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20th day of January, 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is 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	January 20, 2026			
TITLE	A Request to Approve an Amendment to Section 35.30 of the City of Fishers Code of Ordinances (Fee Schedule).			
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
	Ordinance #: 012026		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	

<p>HAMILTON COUNTY (Some documents need recorded by the City Clerk)</p>	<p><input type="checkbox"/> Document must be recorded with the County Recorder's Office</p> <p><input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office</p>	<p><input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office</p>
<p>APPROVALS/REVIEWS</p>	<p><input type="checkbox"/> Assistant/Deputy Department Head</p> <p><input checked="" type="checkbox"/> Department Head</p> <p><input type="checkbox"/> Deputy Mayor</p> <p><input checked="" type="checkbox"/> Mayor</p> <p><input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Lindsey Bennettl</i></p>	<p><input type="checkbox"/> Controller's Office</p> <p><input type="checkbox"/> Finance Committee</p> <p><input type="checkbox"/> Technical Advisory Committee</p> <p><input checked="" type="checkbox"/> Other:</p>
<p>BACKGROUND (Includes description, background, and justification)</p>	<p>Indiana Code allows cities/police departments to charge for certain direct costs of the department, up to \$150 for copies of law enforcement recordings. FPD has reviewed the cost of retrieving the data, the labor involved with reviewing and redacting each video, as well as review by the law department and has determined that the cost should be \$.64/minute for FPD review and \$.94/minute for attorney review, for each video that is requested. This is an updated cost from last year based on current salaries of the reviewing staff.</p> <p>This amendment also allows the Fishers Board of Public Works & Safety to approve yearly updates to the cost, based on increase of salaries and increase in other direct costs.</p>	
<p>BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</p>	<p>Budgeted \$:</p> <p>Expenditure \$:</p> <p>Source of Funds:</p> <p>Additional Appropriation #:</p> <p>Narrative:</p>	
<p>OPTIONS (Include <i>Deny Approval</i> Option)</p>	<p>1. Hold first, second, third reading</p> <p>2. Provide an alternative direction</p> <p>3.</p> <p>4.</p>	
<p>PROJECT TIMELINE</p>		
<p>STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)</p>		
<p>SUPPLEMENTAL INFORMATION (List all attached documents)</p>		

ORDINANCE NO. 012026

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA AMENDING SECTION 35.30,
FEE SCHEDULE, OF THE FISHERS CODE OF ORDINANCES**

WHEREAS, City of Fishers Ordinance, Title III, Administration, Chapter 35, City Policies, provides for the imposition and collection of various fees by the City of Fishers, Hamilton County, Indiana (“City”);

WHEREAS, Indiana Code §5-14-3-1 *et seq.* allows for cities to charge 105% of the sum of the cost of (1) the initial development of a program, if any; (2) the labor required to retrieve the electronically stored data; (3) the labor required in a law enforcement recording to (A) obscure nondisclosable information and (B) perform an administrative review to determine if all nondisclosable information has been obscured; and (4) any medium used for electronic output for providing a copy of electronically stored data, up to one hundred fifty dollars (\$150);

WHEREAS, the Fishers Police Department has reviewed the direct cost, as defined in Ind. Code §5-14-3-2, to provide law enforcement recordings, to retrieve the data, to obscure nondisclosable information, to perform an administrative review of the video and has determined that the cost of providing a copy of law enforcement recordings should be, for each video requested, \$.64 per minute for the duration of the video for police department review and \$.94 per minute for the duration of the video for attorney review, up to a maximum of \$150.00 (“Video Recording Copy Fee”); and

WHEREAS, the Common Council desires to amend Section 35.30 to update the Video Recording Copy Fee and further desires to authorize the City of Fishers Board of Public Works & Safety to amend the Video Recording Copy Fee each year to reflect staff salary increases or increased direct costs in providing a law enforcement recording.

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

Section 1. Section 35.30 (A) is hereby amended to **remove** the Video or Law Enforcement Recording Copy Fee (per video) from the section titled “(A) Schedule I” and to create a separate schedule as “(A) Schedule I(a)”, as follows:

(A) Schedule I(a). Video or Law Enforcement Recording Copy Fee.

The fees set forth herein are subject to amendment by the Board of Public Works & Safety to reflect increases in staff salaries and other direct costs, as defined by Ind. Code §5-14-3-2, and those amendments shall have the same legal effect as if approved by the Fishers Common Council.

DEPARTMENT	ACTIVITY	FEE	ORDINANCE/ RESOLUTION NO.
Police Department	Video or Law Enforcement Recording Copy Fee (per video) – Copy and Police Department Review	\$.64 per minute of the video, up to \$150	Ord No. 012026
Police Department	Video or Law Enforcement Recording Copy Fee (per video) – Attorney Review	\$.94 per minute of the video, up to \$150	Ord No. 012026


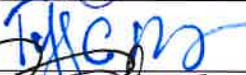

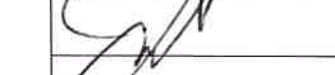
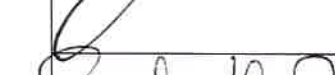



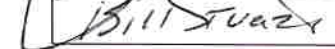
Section 2. All other provisions of Fishers’ ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

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

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20th day of January, 2026.

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

012026

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at 7:30 p.m.

ATTEST: 
Jennifer L Kehl, City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

January 20, 2026
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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	January 20, 2026			
TITLE	A Request to Approve an Amendment to Section 35.30 of the City of Fishers Code of Ordinances (Fee Schedule).			
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
	Ordinance #: 012026		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	

<p>HAMILTON COUNTY (Some documents need recorded by the City Clerk)</p>	<p><input type="checkbox"/> Document must be recorded with the County Recorder's Office</p> <p><input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office</p>	<p><input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office</p>
<p>APPROVALS/REVIEWS</p>	<p><input type="checkbox"/> Assistant/Deputy Department Head</p> <p><input checked="" type="checkbox"/> Department Head</p> <p><input type="checkbox"/> Deputy Mayor</p> <p><input checked="" type="checkbox"/> Mayor</p> <p><input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Lindsey Bennettl</i></p>	<p><input type="checkbox"/> Controller's Office</p> <p><input type="checkbox"/> Finance Committee</p> <p><input type="checkbox"/> Technical Advisory Committee</p> <p><input checked="" type="checkbox"/> Other:</p>
<p>BACKGROUND (Includes description, background, and justification)</p>	<p>Indiana Code allows cities/police departments to charge for certain direct costs of the department, up to \$150 for copies of law enforcement recordings. FPD has reviewed the cost of retrieving the data, the labor involved with reviewing and redacting each video, as well as review by the law department and has determined that the cost should be \$.64/minute for FPD review and \$.94/minute for attorney review, for each video that is requested. This is an updated cost from last year based on current salaries of the reviewing staff.</p> <p>This amendment also allows the Fishers Board of Public Works & Safety to approve yearly updates to the cost, based on increase of salaries and increase in other direct costs.</p>	
<p>BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)</p>	<p>Budgeted \$:</p> <p>Expenditure \$:</p> <p>Source of Funds:</p> <p>Additional Appropriation #:</p> <p>Narrative:</p>	
<p>OPTIONS (Include <i>Deny Approval</i> Option)</p>	<p>1. Hold first, second, third reading</p> <p>2. Provide an alternative direction</p> <p>3.</p> <p>4.</p>	
<p>PROJECT TIMELINE</p>		
<p>STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)</p>		
<p>SUPPLEMENTAL INFORMATION (List all attached documents)</p>		

ORDINANCE NO. 012026A

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA
AMENDING SECTION 72.17, RESIDENTIAL PARKING PERMITS, SECTION 74.01,
TRAFFIC SCHEDULES, AND SECTION 75.01, PARKING SCHEDULES OF THE CITY OF
FISHERS CODE OF ORDINANCES**

WHEREAS, pursuant to Indiana Code §9-21-1-3, the City of Fishers (“City”) has authority to regulate the standing or parking of vehicles on roads under its authority within the municipal boundaries of the City;

WHEREAS, on July 21, 2025, the City of Fishers Common Council approved Ordinance No. 061625D which created Section 72.17, Residential Parking Permits; and

WHEREAS, Ordinance No. 061625D contained certain scrivener’s errors and reference to the Traffic Schedules instead of the Parking Schedules, which Council desires to correct as set forth herein.

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

Section 1. Section 72.17, *Residential Parking Permits*, is hereby amended and replaced in full as follows:

§ 72.17 Residential Parking Permits.

- (A) Residents of each dwelling located directly adjacent to a street within a residential permit parking zone established in Section 75.01 Schedule IV, Residential Parking Permit Zones, may request a residential parking permit upon an application provided by the Fishers Police Department.
- (B) Each application for a residential parking permit shall contain the applicant’s name and address and proof of residency at the address. Final determination of eligibility and number of permits shall be made by the Fishers Police Chief or his designee.
- (C) A residential parking permit shall be hung on the rearview mirror or otherwise placed in the vehicle for which the permit is issued in a prominent location that is visible from outside of the vehicle.
- (D) A residential parking permit shall be valid only for the resident for which it was issued and may not be transferred, assigned, sold or leased. If the resident who applied for and received a residential parking permit at any time transfers, assigns, sells or leases his/her residential parking permit or moves his/her

residency outside of a Residential Permit Parking Zone, then all parking permits issued to that resident shall be void.

- (E) Any person who parks in a Residential Permit Parking Zone without a valid residential parking permit visible in their vehicle as set forth herein commits a violation of this Section 72.17.
- (F) A residential parking permit shall not serve to guarantee or to reserve the permit holder an on-street parking space.
- (G) A residential parking permit shall not take precedence over temporary or permanent no parking zones enacted by the council or otherwise posted by the City of Fishers.
- (H) The City of Fishers Board of Public Works & Safety is authorized by duly adopted resolution to amend the Residential Parking Permit Zones, as deemed necessary by the Fishers Police Chief.

Section 2. Section 74.01, Schedule VIII, Residential Parking Permit Zones is repealed and replaced in full by Section 75.01 Schedule IV. Residential Parking Permit Zones, as follows:

Residential Parking Permit Zones

Street	Resolution No.	Passage Date

Section 3. The intent of this amendment is to move the Residential Parking Permit Zones from Section 74.01 Traffic Schedules to Section 75.01 Parking Schedules. Therefore, the Residential Parking Permit Zones parking schedules that were approved by Fishers Board of Public Works & Safety Resolution No. R082625B on August 26, 2025, remains in effect until amended by the Fishers Board of Public Works & Safety.

Section 4. All other provisions of the City’s ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20th day of January, 2026.

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

012026A

YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 15th day of January **2026**, at _____ p.m.

ATTEST: _____
Jennifer L Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

January 20, 2026
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE



This instrument is 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	January 20, 2026			
TITLE	Request to Amend Chapter 72.17, Residential Parking Permits, Section 74.01, Traffic Schedules, and Section 75.01, Parking Schedules, of the City of Fishers Code of Ordinances.			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel Department:			
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 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 #: 012026A		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 type="checkbox"/> Mayor	<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	In July 2025, City Council approved an ordinance that created residential parking permits and corresponding schedule of zones that required a parking permit. The ordinance contained certain scrivener's errors, and the zones were inadvertently placed in the City's traffic schedules instead of the parking schedules. This amendment corrects those errors and moves the schedule containing the parking zones to Section 75.01 Parking Schedules.	
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. 012026A

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA
AMENDING SECTION 72.17, RESIDENTIAL PARKING PERMITS, SECTION 74.01,
TRAFFIC SCHEDULES, AND SECTION 75.01, PARKING SCHEDULES OF THE CITY OF
FISHERS CODE OF ORDINANCES**

WHEREAS, pursuant to Indiana Code §9-21-1-3, the City of Fishers (“City”) has authority to regulate the standing or parking of vehicles on roads under its authority within the municipal boundaries of the City;

WHEREAS, on July 21, 2025, the City of Fishers Common Council approved Ordinance No. 061625D which created Section 72.17, Residential Parking Permits; and

WHEREAS, Ordinance No. 061625D contained certain scrivener’s errors and reference to the Traffic Schedules instead of the Parking Schedules, which Council desires to correct as set forth herein.

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

Section 1. Section 72.17, *Residential Parking Permits*, is hereby amended and replaced in full as follows:

§ 72.17 Residential Parking Permits.

- (A) Residents of each dwelling located directly adjacent to a street within a residential permit parking zone established in Section 75.01 Schedule IV, Residential Parking Permit Zones, may request a residential parking permit upon an application provided by the Fishers Police Department.
- (B) Each application for a residential parking permit shall contain the applicant’s name and address and proof of residency at the address. Final determination of eligibility and number of permits shall be made by the Fishers Police Chief or his designee.
- (C) A residential parking permit shall be hung on the rearview mirror or otherwise placed in the vehicle for which the permit is issued in a prominent location that is visible from outside of the vehicle.
- (D) A residential parking permit shall be valid only for the resident for which it was issued and may not be transferred, assigned, sold or leased. If the resident who applied for and received a residential parking permit at any time transfers, assigns, sells or leases his/her residential parking permit or moves his/her

residency outside of a Residential Permit Parking Zone, then all parking permits issued to that resident shall be void.

- (E) Any person who parks in a Residential Permit Parking Zone without a valid residential parking permit visible in their vehicle as set forth herein commits a violation of this Section 72.17.
- (F) A residential parking permit shall not serve to guarantee or to reserve the permit holder an on-street parking space.
- (G) A residential parking permit shall not take precedence over temporary or permanent no parking zones enacted by the council or otherwise posted by the City of Fishers.
- (H) The City of Fishers Board of Public Works & Safety is authorized by duly adopted resolution to amend the Residential Parking Permit Zones, as deemed necessary by the Fishers Police Chief.

Section 2. Section 74.01, Schedule VIII, Residential Parking Permit Zones is repealed and replaced in full by Section 75.01 Schedule IV. Residential Parking Permit Zones, as follows:

Residential Parking Permit Zones

Street	Resolution No.	Passage Date

Section 3. The intent of this amendment is to move the Residential Parking Permit Zones from Section 74.01 Traffic Schedules to Section 75.01 Parking Schedules. Therefore, the Residential Parking Permit Zones parking schedules that were approved by Fishers Board of Public Works & Safety Resolution No. R082625B on August 26, 2025, remains in effect until amended by the Fishers Board of Public Works & Safety.

Section 4. All other provisions of the City’s ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 20th day of January, 2026.


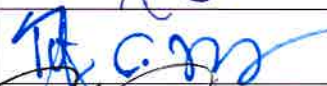

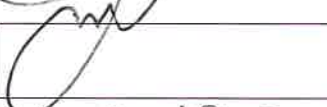
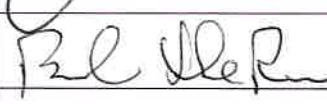
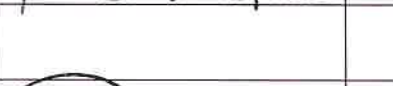
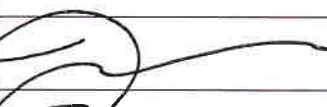
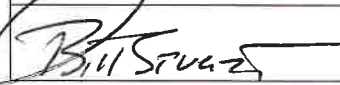
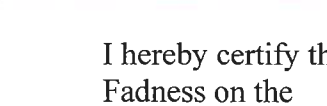
**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

012026A

YAY

NAY

ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 15th day of January 2026, at 7:30 p.m.

ATTEST: 
Jennifer L Kehl, City Clerk



MAYOR'S APPROVAL


Scott A. Fadness, Mayor

January 20, 2026
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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	January 20, 2026		
TITLE	Request to Amend Chapter 72.17, Residential Parking Permits, Section 74.01, Traffic Schedules, and Section 75.01, Parking Schedules, of the City of Fishers Code of Ordinances.		
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"/> Executive		<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution
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 #: 012026A		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 type="checkbox"/> Mayor	<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	In July 2025, City Council approved an ordinance that created residential parking permits and corresponding schedule of zones that required a parking permit. The ordinance contained certain scrivener's errors, and the zones were inadvertently placed in the City's traffic schedules instead of the parking schedules. This amendment corrects those errors and moves the schedule containing the parking zones to Section 75.01 Parking Schedules.	
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. 012026B

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 163 OF THE FISHERS CODE OF ORDINANCES**

WHEREAS, on or around April 21, 2025, the City of Fishers Common Council (“Council”) adopted Ordinance No. 022425A which created and added Chapter 163 to the Fishers Code of Ordinances for the Home Rental Registration & Permitting Program;

WHEREAS, the Home Rental Registration & Permitting Program will no longer be administered by the City’s Department of Planning & Zoning and will instead be administered by the City’s Department of Community & Economic Development; and

WHEREAS, the Council desires to make amend Chapter 163 to reflect the Department of Community & Economic Development’s role and duties in the administration of the Home Rental Registration & Permitting Program.

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 163 of the City of Fishers Code of Ordinances is hereby amended as follows:

§ 163.02 DEFINITIONS.

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

HOME RENTAL PERMIT. A permit, issued by the Director of the Department of Community & Economic Development or his or her designee under this chapter, authorizing the owner to let for occupancy a home rental unit.

§ 163.03 REQUIREMENTS

No owner shall let for occupancy a home rental unit without first, in accordance with §163.04 and §163.05:

- (A) Registering the home rental unit with the Department of Community & Economic Development; and
- (B) Obtaining a home rental permit from the Department of Community & Economic Development.

§ 163.04 REGISTRATION OF HOME RENTAL UNITS

- (A) An owner of a home rental unit shall register all home rental units. Registration of a home rental unit shall be effected by furnishing the Department

of Community & Economic Development upon a form supplied by the Department of Community & Economic Development, the following information:

- (1) Name(s) of all owner(s);
- (2) Name(s) of all beneficial owner(s);
- (3) Street address of owner(s);
- (4) Phone number of owner(s);
- (5) Email address of owner(s);
- (6) Name, street address, phone number and email address of agent, if any, authorized to act on behalf of the owner(s) in regard to the home rental unit, including service of process;
- (7) Verification that a Homestead Property Tax Deduction is not being claimed on the property while in use as a rental unit; and
- (8) Whether the owner or single-family home or townhome:
 - (a) has been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;
 - (b) is current on all City of Fishers utility invoices (sanitary sewer, trash, and stormwater); and
 - (c) has been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.
- (9) Certification that, if the applicant receives a home rental unit permit, the single-family home or townhome will be in compliance with applicable Homeowners Association restrictive covenants regarding limitation on homes within the subdivision being let for occupancy, if any.

(B) By listing a street address of the owner(s) in the home rental unit registration, the owner(s) thereby consents to service of process at that address.

(C) Any owner(s) who does not reside in or have their principal place of business in Indiana shall designate and list an in-state agent under subsection (a)(6).

(D) The home rental unit registration form shall be signed by the owner(s) and not the owner's agent.

(E) Whenever an owner(s) or agent changes his contact information (mailing address, phone number or email address) it shall be his responsibility to provide the Department of Community & Economic Development with an updated home rental unit registration form. All updated registration forms shall be signed by the owner and not the owner's agent.

(F) Whenever ownership of the home rental unit changes and the new owner intends to let the unit for occupancy, the new owner shall re-register the unit with the Department of Community & Economic Development within thirty (30) days of obtaining title to the home rental unit. Each parcel of property on which a home rental unit is located requires a separate registration.

(G) All current owners shall submit an initial registration application for any and all existing home rental units by December 31, 2025. Thereafter, any owner shall have thirty days (30) days from obtaining ownership in a home rental unit, to register that home rental unit.

§ 163.05 HOME RENTAL UNIT PERMITS

(A) The Department of Community & Economic Development shall treat a home rental unit registration form as an application for a home rental unit permit.

(B) The Department of Community & Economic Development shall issue a home unit rental permit to the home rental unit's owner(s) if and only if all of the following criteria are satisfied:

(1) The home rental unit registration form contains all of the information required by §163.04.

(2) The owner or single-family home or townhome:

(a) has not been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;

(b) is current on all City utility invoices (sanitary sewer, trash, and stormwater); and

(c) has not been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.

If the owner or property has been found in violation of (B)(2)(a)-(c), the Director of Department of Community & Economic Development or his or her designee may determine in his or her discretion that the public interest nevertheless supports issuing a home rental unit permit.

(3) At the time the home rental unit permit would be issued, less than ten percent (10%) of the single-family homes or townhomes in the subdivision are registered and permitted as home rental units.

(a) Section (B)(3) shall not apply to Legacy Units as defined in this chapter but shall apply to any home rental unit registered after December 31, 2025.

(b) If a Legacy Unit is registered by December 31, 2025, and the registration satisfies the requirements of §163.04, the Legacy Unit shall be issued a home rental unit permit even if it results in the subdivision having more than ten percent (10%) home rental units. However, beginning January 1, 2026, no additional home rental unit permits shall be issued for a single-family home or townhome within the subdivision until the subdivision is in compliance with Section (B)(3) (has less than ten percent (10%) home rental units). Once the subdivision has less than ten percent (10%) home rental units, home rental unit permits shall become available up to the ten percent (10%) threshold set forth in Section (B)(3).

(C) A rental unit permit shall not expire until the ownership of a home rental unit changes. If the ownership of the home rental unit changes, the new owner may apply for a new home rental unit permit.

(D) Home rental unit permits may not be sold, transferred, or otherwise alienated.

(E) The Department of Community & Economic Development shall not charge a fee to obtain a home rental unit permit.

(F) A denial of home rental unit permit may be appealed under §163.99.

§ 163.06 REVOCATION OF HOME RENTAL UNIT PERMIT

A home rental unit permit may be revoked under the following circumstances:

- A. Failure to correct violations within the time specified in a Notice of Violation issued pursuant to this chapter;
- B. Any other violation of Title XV of the Fishers Municipal Code;
- C. Continued delinquency of City utility bills; or
- D. Any specific provisions of the city ordinances that place undue burden on public safety resources (i.e. more than seven (7) calls for service to public safety).
- E. The home rental unit is not in compliance with the subdivision Homeowner Association restrictive covenants' as required by §163.04(A)(9).

The Director of Community & Economic Development or his or her designee may send evidence of §163.06 to the City's Law Department and the City Law Department may bring an action in the name of the City of Fishers in Fishers City Court or in Superior or Circuit Court of Hamilton County to revoke a home rental unit permit.

§ 163.99 PENALTIES AND REMEDIES

(A) Beginning January 1, 2026, any owner who fails to register a home rental unit or provides false or incomplete information on the home rental unit registration form in violation of §163.04 commits a civil violation and shall pay to the City a civil monetary fine in the amount of \$250.

(B) Any owner who lets for occupancy a home rental unit in violation of §163.05 commits a civil violation and shall submit their tenancy agreement to the City and pay to the City a civil monetary fine in the amounts as follows:

(1) First violation - \$1,000.

(2) Second and subsequent violation – not less than \$5,000 nor more than \$7,500.

(C) A violation continues to exist until corrected and verified by the Director of the Department of Community & Economic Development or his or her designee. Correction includes, but is not limited to any or a combination of:

(1) Cessation of an unlawful practice;

(2) Remediation of a violation;

(3) Payment of fees or fines;

(4) Vacancy of a home rental unit; and

(5) Other remedy acceptable to the city.

(D) The Director of the Department of Community & Economic Development or his or her designee may issue a Notice of Violation to any owner who commits a civil violation under this Chapter. The Notice of Violation may be served by personal service, by certified mail or by placement in a conspicuous place on the home rental unit. If personal service is made, said official will, in a conspicuous manner, wear on his or her person identification of his or her employment with the City.

(E) The Notice of Violation shall serve as notice to the owner that the owner has committed a civil violation and shall include:

(1) The date of issuance;

(2) The name of the owner charged and the address of the home rental unit with respect to which the violation occurred;

(3) The civil monetary fine the City will impose for the violation and where the fine may be paid;

(4) The remedy or combination of remedies pursuant to subsection (C) and the date on which the owner shall complete the remedial action;

(5) Contact information for the Department of Community & Economic Development; and

(6) How to appeal the Notice of Violation.

(F) A Notice of Violation or a denial of a home rental unit permit may be appealed to the City of Fishers City Court within ten (10) days of receipt of the Notice of Violation or denial of home rental unit permit.

(G) If the owner does not timely file an appeal, complete corrective action, or pay the fine by the date set forth in the Notice of Violation, the Director of Community & Economic Development or his or her designee shall send the Notice of Violation and all supporting documentation to the head of the City of Fishers Law Department. The head of the City of Fishers Law Department shall in the name of the City of Fishers bring an enforcement action in the Fishers City Court or in the Circuit or Superior Courts of Hamilton County, for civil monetary fines and penalties and/or mandatory and injunctive relief in the enforcement of and to secure compliance with this chapter. Any such action may be joined with an action to enforce any other ordinance.

(H) An owner found to be in violation may be enjoined from letting the home rental unit for occupancy and is further liable for all civil monetary fines, court costs, and fees. No costs may be assessed against the City in any such action.

(I) Seeking civil penalties as authorized in this section does not preclude the City from seeking alternative relief from the Court in the same action or any other remedy in a separate action. The remedies provided for in this title shall be cumulative, and not exclusive, and shall be in addition to any other remedies available in law or equity.

(J) If an owner fails to pay the civil monetary penalty or violates the terms of any other order imposed by the court, the failure shall be punishable as contempt of court.

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance shall be of full force and effect in accordance with Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana, this 20th day of January, 2026.

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

YAY

NAY

ABSTAIN

	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is 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

ORDINANCE NO. 012026B

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 163 OF THE FISHERS CODE OF ORDINANCES**

WHEREAS, on or around April 21, 2025, the City of Fishers Common Council (“Council”) adopted Ordinance No. 022425A which created and added Chapter 163 to the Fishers Code of Ordinances for the Home Rental Registration & Permitting Program;

WHEREAS, the Home Rental Registration & Permitting Program will no longer be administered by the City’s Department of Planning & Zoning and will instead be administered by the City’s Department of Community & Economic Development; and

WHEREAS, the Council desires to make amend Chapter 163 to reflect the Department of Community & Economic Development’s role and duties in the administration of the Home Rental Registration & Permitting Program.

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 163 of the City of Fishers Code of Ordinances is hereby amended as follows, with additions in blue and deletions in ~~red strikethrough~~:

§ 163.02 DEFINITIONS.

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

HOME RENTAL PERMIT. A permit, issued by the Director of the Department of ~~Planning & Zoning~~Community & Economic Development or his or her designee under this chapter, authorizing the owner to let for occupancy a home rental unit.

§ 163.03 REQUIREMENTS

No owner shall let for occupancy a home rental unit without first, in accordance with §163.04 and §163.05:

- (A) Registering the home rental unit with the Department of ~~Planning & Zoning~~Community & Economic Development; and
- (B) Obtaining a home rental permit from the Department of ~~Planning & Zoning~~Community & Economic Development.

§ 163.04 REGISTRATION OF HOME RENTAL UNITS

(A) An owner of a home rental unit shall register all home rental units. Registration of a home rental unit shall be effected by furnishing the Department of ~~Planning & Zoning~~ Community & Economic Development upon a form supplied by the Department of ~~Planning & Zoning~~ Community & Economic Development, the following information:

- (1) Name(s) of all owner(s);
- (2) Name(s) of all beneficial owner(s);
- (3) Street address of owner(s);
- (4) Phone number of owner(s);
- (5) Email address of owner(s);
- (6) Name, street address, phone number and email address of agent, if any, authorized to act on behalf of the owner(s) in regard to the home rental unit, including service of process;
- (7) Verification that a Homestead Property Tax Deduction is not being claimed on the property while in use as a rental unit; and
- (8) Whether the owner or single-family home or townhome:
 - (a) has been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;
 - (b) is current on all City of Fishers utility invoices (sanitary sewer, trash, and stormwater); and
 - (c) has been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.
- (9) Certification that, if the applicant receives a home rental unit permit, the single-family home or townhome will be in compliance with applicable Homeowners Association restrictive covenants regarding limitation on homes within the subdivision being let for occupancy, if any.

(B) By listing a street address of the owner(s) in the home rental unit registration, the owner(s) thereby consents to service of process at that address.

(C) Any owner(s) who does not reside in or have their principal place of business in Indiana shall designate and list an in-state agent under subsection (a)(6).

(D) The home rental unit registration form shall be signed by the owner(s) and not the owner's agent.

(E) Whenever an owner(s) or agent changes his contact information (mailing address, phone number or email address) it shall be his responsibility to provide the Department of ~~Planning & Zoning~~ Community & Economic Development

with an updated home rental unit registration form. All updated registration forms shall be signed by the owner and not the owner's agent.

(F) Whenever ownership of the home rental unit changes and the new owner intends to let the unit for occupancy, the new owner shall re-register the unit with the Department of ~~Planning & Zoning~~ Community & Economic Development within thirty (30) days of obtaining title to the home rental unit. Each parcel of property on which a home rental unit is located requires a separate registration.

(G) All current owners shall submit an initial registration application for any and all existing home rental units by December 31, 2025. Thereafter, any owner shall have thirty days (30) days from obtaining ownership in a home rental unit, to register that home rental unit.

§ 163.05 HOME RENTAL UNIT PERMITS

(A) The Department of ~~Planning & Zoning~~ Community & Economic Development shall treat a home rental unit registration form as an application for a home rental unit permit.

(B) The Department of ~~Planning & Zoning~~ Community & Economic Development shall issue a home unit rental permit to the home rental unit's owner(s) if and only if all of the following criteria are satisfied:

(1) The home rental unit registration form contains all of the information required by §163.04.

(2) The owner or single-family home or townhome:

- (a) has not been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;
- (b) is current on all City utility invoices (sanitary sewer, trash, and stormwater); and
- (c) has not been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.

If the owner or property has been found in violation of (B)(2)(a)-(c), the Director of Department of ~~Planning & Zoning~~ Community & Economic Development or his or her designee may determine in his or her discretion that the public interest nevertheless supports issuing a home rental unit permit.

(3) At the time the home rental unit permit would be issued, less than ten percent (10%) of the single-family homes or townhomes in the subdivision are registered and permitted as home rental units.

(1a) Section (B)(3) shall not apply to Legacy Units as defined in this chapter but shall apply to any home rental unit registered after December 31, 2025.

(2b) If a Legacy Unit is registered by December 31, 2025, and the registration satisfies the requirements of §163.04, the Legacy Unit shall be issued a home rental unit permit even if it results in the subdivision having more than ten percent (10%) home rental units. However, beginning January 1, 2026, no additional home rental unit permits shall be issued for a single-family home or townhome within the subdivision until the subdivision is in compliance with Section (B)(3) (has less than ten percent (10%) home rental units). Once the subdivision has less than ten percent (10%) home rental units, home rental unit permits shall become available up to the ten percent (10%) threshold set forth in Section (B)(3).

(C) A rental unit permit shall not expire until the ownership of a home rental unit changes. If the ownership of the home rental unit changes, the new owner may apply for a new home rental unit permit.

(D) Home rental unit permits may not be sold, transferred, or otherwise alienated.

(E) The Department of ~~Planning & Zoning~~ [Community & Economic Development](#) shall not charge a fee to obtain a home rental unit permit.

(F) A denial of home rental unit permit may be appealed under §163.99.

§ 163.06 REVOCATION OF HOME RENTAL UNIT PERMIT

A home rental unit permit may be revoked under the following circumstances:

- A. Failure to correct violations within the time specified in a Notice of Violation issued pursuant to this chapter;
- B. Any other violation of Title XV of the Fishers Municipal Code;
- C. Continued delinquency of City utility bills; or
- D. Any specific provisions of the city ordinances that place undue burden on public safety resources (i.e. more than seven (7) calls for service to public safety).
- E. The home rental unit is not in compliance with the subdivision Homeowner Association restrictive covenants' as required by §163.04(A)(9).

The Director of ~~Planning & Zoning~~ [Community & Economic Development](#) or [his or her designee](#) may send evidence of §163.06 to the City's Law Department and the City Law Department may bring an action in the name of the City of

Fishers in Fishers City Court or in Superior or Circuit Court of Hamilton County to revoke a home rental unit permit.

§ 163.99 PENALTIES AND REMEDIES

(A) Beginning January 1, 2026, any owner who fails to register a home rental unit or provides false or incomplete information on the home rental unit registration form in violation of §163.04 commits a civil violation and shall pay to the City a civil monetary fine in the amount of \$250.

(B) Any owner who lets for occupancy a home rental unit in violation of §163.05 commits a civil violation and shall submit their tenancy agreement to the City and pay to the City a civil monetary fine in the amounts as follows:

(1) First violation - \$1,000.

(2) Second and subsequent violation – not less than \$5,000 nor more than \$7,500.

(C) A violation continues to exist until corrected and verified by the Director of the Department of ~~Planning & Zoning~~[Community & Economic Development or his or her designee](#). Correction includes, but is not limited to any or a combination of:

(1) Cessation of an unlawful practice;

(2) Remediation of a violation;

(3) Payment of fees or fines;

(4) Vacancy of a home rental unit; and

(5) Other remedy acceptable to the city.

(D) The Director of the Department of ~~Planning & Zoning~~[Community & Economic Development or his or her designee](#) may issue a Notice of Violation to any owner who commits a civil violation under this Chapter. The Notice of Violation may be served by personal service, by certified mail or by placement in a conspicuous place on the home rental unit. If personal service is made, said official will, in a conspicuous manner, wear on his or her person identification of his or her employment with the City.

(E) The Notice of Violation shall serve as notice to the owner that the owner has committed a civil violation and shall include:

(1) The date of issuance;

(2) The name of the owner charged and the address of the home rental unit with respect to which the violation occurred;

(3) The civil monetary fine the City will impose for the violation and where the fine may be paid;

(4) The remedy or combination of remedies pursuant to subsection (C) and the date on which the owner shall complete the remedial action;

(5) Contact information for the Department of ~~Planning & Zoning~~[Community & Economic Development](#); and

(6) How to appeal the Notice of Violation.

(F) A Notice of Violation or a denial of a home rental unit permit may be appealed to the City of Fishers City Court within ten (10) days of receipt of the Notice of Violation or denial of home rental unit permit.

(G) If the owner does not timely file an appeal, complete corrective action, or pay the fine by the date set forth in the Notice of Violation, the Director of ~~Planning & Zoning~~[Community & Economic Development](#) or his or her designee shall send the Notice of Violation and all supporting documentation to the head of the City of Fishers Law Department. The head of the City of Fishers Law Department shall in the name of the City of Fishers bring an enforcement action in the Fishers City Court or in the Circuit or Superior Courts of Hamilton County, for civil monetary fines and penalties and/or mandatory and injunctive relief in the enforcement of and to secure compliance with this chapter. Any such action may be joined with an action to enforce any other ordinance.

(H) An owner found to be in violation may be enjoined from letting the home rental unit for occupancy and is further liable for all civil monetary fines, court costs, and fees. No costs may be assessed against the City in any such action.

(I) Seeking civil penalties as authorized in this section does not preclude the City from seeking alternative relief from the Court in the same action or any other remedy in a separate action. The remedies provided for in this title shall be cumulative, and not exclusive, and shall be in addition to any other remedies available in law or equity.

(J) If an owner fails to pay the civil monetary penalty or violates the terms of any other order imposed by the court, the failure shall be punishable as contempt of court.

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance shall be of full force and effect in accordance with Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana, this 20th day of January, 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is 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	January 20, 2026			
TITLE	Request to Approve an Amendment to Chapter 163 of the Fishers Code of Ordinances (Home Rental Registration Program)			
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 #: 012026B		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 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 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:
BACKGROUND (Includes description, background, and justification)	In April 2025, Council approved an ordinance that created the Home Rental Registration & Permitting Program ("Program") and added Chapter 163 to the Fishers Code of Ordinances. At that time, the Department of Planning & Zoning, under the umbrella of the Department of Community & Economic Development, was slated to administer the Program. Since that time, the Program has moved under the broader purview of the Department of Community & Economic Development. This ordinance amends language in Chapter 163 to allow the Department of Community & Economic Development to administer the Program.	
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. 012026B

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 163 OF THE FISHERS CODE OF ORDINANCES**

WHEREAS, on or around April 21, 2025, the City of Fishers Common Council (“Council”) adopted Ordinance No. 022425A which created and added Chapter 163 to the Fishers Code of Ordinances for the Home Rental Registration & Permitting Program;

WHEREAS, the Home Rental Registration & Permitting Program will no longer be administered by the City’s Department of Planning & Zoning and will instead be administered by the City’s Department of Community & Economic Development; and

WHEREAS, the Council desires to make amend Chapter 163 to reflect the Department of Community & Economic Development’s role and duties in the administration of the Home Rental Registration & Permitting Program.

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 163 of the City of Fishers Code of Ordinances is hereby amended as follows:

§ 163.02 DEFINITIONS.

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

HOME RENTAL PERMIT. A permit, issued by the Director of the Department of Community & Economic Development or his or her designee under this chapter, authorizing the owner to let for occupancy a home rental unit.

§ 163.03 REQUIREMENTS

No owner shall let for occupancy a home rental unit without first, in accordance with §163.04 and §163.05:

- (A) Registering the home rental unit with the Department of Community & Economic Development; and
- (B) Obtaining a home rental permit from the Department of Community & Economic Development.

§ 163.04 REGISTRATION OF HOME RENTAL UNITS

- (A) An owner of a home rental unit shall register all home rental units. Registration of a home rental unit shall be effected by furnishing the Department

of Community & Economic Development upon a form supplied by the Department of Community & Economic Development, the following information:

- (1) Name(s) of all owner(s);
- (2) Name(s) of all beneficial owner(s);
- (3) Street address of owner(s);
- (4) Phone number of owner(s);
- (5) Email address of owner(s);
- (6) Name, street address, phone number and email address of agent, if any, authorized to act on behalf of the owner(s) in regard to the home rental unit, including service of process;
- (7) Verification that a Homestead Property Tax Deduction is not being claimed on the property while in use as a rental unit; and
- (8) Whether the owner or single-family home or townhome:
 - (a) has been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;
 - (b) is current on all City of Fishers utility invoices (sanitary sewer, trash, and stormwater); and
 - (c) has been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.
- (9) Certification that, if the applicant receives a home rental unit permit, the single-family home or townhome will be in compliance with applicable Homeowners Association restrictive covenants regarding limitation on homes within the subdivision being let for occupancy, if any.

(B) By listing a street address of the owner(s) in the home rental unit registration, the owner(s) thereby consents to service of process at that address.

(C) Any owner(s) who does not reside in or have their principal place of business in Indiana shall designate and list an in-state agent under subsection (a)(6).

(D) The home rental unit registration form shall be signed by the owner(s) and not the owner's agent.

(E) Whenever an owner(s) or agent changes his contact information (mailing address, phone number or email address) it shall be his responsibility to provide the Department of Community & Economic Development with an updated home rental unit registration form. All updated registration forms shall be signed by the owner and not the owner's agent.

(F) Whenever ownership of the home rental unit changes and the new owner intends to let the unit for occupancy, the new owner shall re-register the unit with the Department of Community & Economic Development within thirty (30) days of obtaining title to the home rental unit. Each parcel of property on which a home rental unit is located requires a separate registration.

(G) All current owners shall submit an initial registration application for any and all existing home rental units by December 31, 2025. Thereafter, any owner shall have thirty days (30) days from obtaining ownership in a home rental unit, to register that home rental unit.

§ 163.05 HOME RENTAL UNIT PERMITS

(A) The Department of Community & Economic Development shall treat a home rental unit registration form as an application for a home rental unit permit.

(B) The Department of Community & Economic Development shall issue a home unit rental permit to the home rental unit's owner(s) if and only if all of the following criteria are satisfied:

(1) The home rental unit registration form contains all of the information required by §163.04.

(2) The owner or single-family home or townhome:

(a) has not been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;

(b) is current on all City utility invoices (sanitary sewer, trash, and stormwater); and

(c) has not been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.

If the owner or property has been found in violation of (B)(2)(a)-(c), the Director of Department of Community & Economic Development or his or her designee may determine in his or her discretion that the public interest nevertheless supports issuing a home rental unit permit.

(3) At the time the home rental unit permit would be issued, less than ten percent (10%) of the single-family homes or townhomes in the subdivision are registered and permitted as home rental units.

(a) Section (B)(3) shall not apply to Legacy Units as defined in this chapter but shall apply to any home rental unit registered after December 31, 2025.

(b) If a Legacy Unit is registered by December 31, 2025, and the registration satisfies the requirements of §163.04, the Legacy Unit shall be issued a home rental unit permit even if it results in the subdivision having more than ten percent (10%) home rental units. However, beginning January 1, 2026, no additional home rental unit permits shall be issued for a single-family home or townhome within the subdivision until the subdivision is in compliance with Section (B)(3) (has less than ten percent (10%) home rental units). Once the subdivision has less than ten percent (10%) home rental units, home rental unit permits shall become available up to the ten percent (10%) threshold set forth in Section (B)(3).

(C) A rental unit permit shall not expire until the ownership of a home rental unit changes. If the ownership of the home rental unit changes, the new owner may apply for a new home rental unit permit.

(D) Home rental unit permits may not be sold, transferred, or otherwise alienated.

(E) The Department of Community & Economic Development shall not charge a fee to obtain a home rental unit permit.

(F) A denial of home rental unit permit may be appealed under §163.99.

§ 163.06 REVOCATION OF HOME RENTAL UNIT PERMIT

A home rental unit permit may be revoked under the following circumstances:

- A. Failure to correct violations within the time specified in a Notice of Violation issued pursuant to this chapter;
- B. Any other violation of Title XV of the Fishers Municipal Code;
- C. Continued delinquency of City utility bills; or
- D. Any specific provisions of the city ordinances that place undue burden on public safety resources (i.e. more than seven (7) calls for service to public safety).
- E. The home rental unit is not in compliance with the subdivision Homeowner Association restrictive covenants' as required by §163.04(A)(9).

The Director of Community & Economic Development or his or her designee may send evidence of §163.06 to the City's Law Department and the City Law Department may bring an action in the name of the City of Fishers in Fishers City Court or in Superior or Circuit Court of Hamilton County to revoke a home rental unit permit.

§ 163.99 PENALTIES AND REMEDIES

(A) Beginning January 1, 2026, any owner who fails to register a home rental unit or provides false or incomplete information on the home rental unit registration form in violation of §163.04 commits a civil violation and shall pay to the City a civil monetary fine in the amount of \$250.

(B) Any owner who lets for occupancy a home rental unit in violation of §163.05 commits a civil violation and shall submit their tenancy agreement to the City and pay to the City a civil monetary fine in the amounts as follows:

(1) First violation - \$1,000.

(2) Second and subsequent violation – not less than \$5,000 nor more than \$7,500.

(C) A violation continues to exist until corrected and verified by the Director of the Department of Community & Economic Development or his or her designee. Correction includes, but is not limited to any or a combination of:

(1) Cessation of an unlawful practice;

(2) Remediation of a violation;

(3) Payment of fees or fines;

(4) Vacancy of a home rental unit; and

(5) Other remedy acceptable to the city.

(D) The Director of the Department of Community & Economic Development or his or her designee may issue a Notice of Violation to any owner who commits a civil violation under this Chapter. The Notice of Violation may be served by personal service, by certified mail or by placement in a conspicuous place on the home rental unit. If personal service is made, said official will, in a conspicuous manner, wear on his or her person identification of his or her employment with the City.

(E) The Notice of Violation shall serve as notice to the owner that the owner has committed a civil violation and shall include:

(1) The date of issuance;

(2) The name of the owner charged and the address of the home rental unit with respect to which the violation occurred;

(3) The civil monetary fine the City will impose for the violation and where the fine may be paid;

(4) The remedy or combination of remedies pursuant to subsection (C) and the date on which the owner shall complete the remedial action;

(5) Contact information for the Department of Community & Economic Development; and

(6) How to appeal the Notice of Violation.

(F) A Notice of Violation or a denial of a home rental unit permit may be appealed to the City of Fishers City Court within ten (10) days of receipt of the Notice of Violation or denial of home rental unit permit.

(G) If the owner does not timely file an appeal, complete corrective action, or pay the fine by the date set forth in the Notice of Violation, the Director of Community & Economic Development or his or her designee shall send the Notice of Violation and all supporting documentation to the head of the City of Fishers Law Department. The head of the City of Fishers Law Department shall in the name of the City of Fishers bring an enforcement action in the Fishers City Court or in the Circuit or Superior Courts of Hamilton County, for civil monetary fines and penalties and/or mandatory and injunctive relief in the enforcement of and to secure compliance with this chapter. Any such action may be joined with an action to enforce any other ordinance.

(H) An owner found to be in violation may be enjoined from letting the home rental unit for occupancy and is further liable for all civil monetary fines, court costs, and fees. No costs may be assessed against the City in any such action.

(I) Seeking civil penalties as authorized in this section does not preclude the City from seeking alternative relief from the Court in the same action or any other remedy in a separate action. The remedies provided for in this title shall be cumulative, and not exclusive, and shall be in addition to any other remedies available in law or equity.

(J) If an owner fails to pay the civil monetary penalty or violates the terms of any other order imposed by the court, the failure shall be punishable as contempt of court.

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance shall be of full force and effect in accordance with Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana, this 20th day of January, 2026.



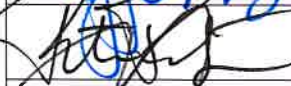
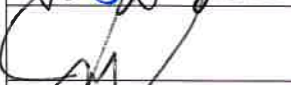

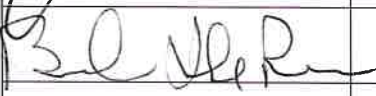

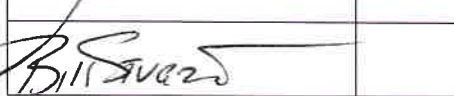

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

012026B

YAY

NAY


ABSTAIN

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

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of January 2026, at 7:30 p.m.

ATTEST: 
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

January 20, 2026
DATE



MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument is 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

ORDINANCE NO. 012026B

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 163 OF THE FISHERS CODE OF ORDINANCES**

WHEREAS, on or around April 21, 2025, the City of Fishers Common Council (“Council”) adopted Ordinance No. 022425A which created and added Chapter 163 to the Fishers Code of Ordinances for the Home Rental Registration & Permitting Program;

WHEREAS, the Home Rental Registration & Permitting Program will no longer be administered by the City’s Department of Planning & Zoning and will instead be administered by the City’s Department of Community & Economic Development; and

WHEREAS, the Council desires to make amend Chapter 163 to reflect the Department of Community & Economic Development’s role and duties in the administration of the Home Rental Registration & Permitting Program.

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 163 of the City of Fishers Code of Ordinances is hereby amended as follows, with additions in blue and deletions in ~~red strikethrough~~:

§ 163.02 DEFINITIONS.

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

HOME RENTAL PERMIT. A permit, issued by the Director of the Department of ~~Planning & Zoning~~Community & Economic Development or his or her designee under this chapter, authorizing the owner to let for occupancy a home rental unit.

§ 163.03 REQUIREMENTS

No owner shall let for occupancy a home rental unit without first, in accordance with §163.04 and §163.05:

- (A) Registering the home rental unit with the Department of ~~Planning & Zoning~~Community & Economic Development; and
- (B) Obtaining a home rental permit from the Department of ~~Planning & Zoning~~Community & Economic Development.

§ 163.04 REGISTRATION OF HOME RENTAL UNITS

(A) An owner of a home rental unit shall register all home rental units. Registration of a home rental unit shall be effected by furnishing the Department of ~~Planning & Zoning~~ Community & Economic Development upon a form supplied by the Department of ~~Planning & Zoning~~ Community & Economic Development, the following information:

- (1) Name(s) of all owner(s);
- (2) Name(s) of all beneficial owner(s);
- (3) Street address of owner(s);
- (4) Phone number of owner(s);
- (5) Email address of owner(s);
- (6) Name, street address, phone number and email address of agent, if any, authorized to act on behalf of the owner(s) in regard to the home rental unit, including service of process;
- (7) Verification that a Homestead Property Tax Deduction is not being claimed on the property while in use as a rental unit; and
- (8) Whether the owner or single-family home or townhome:
 - (a) has been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;
 - (b) is current on all City of Fishers utility invoices (sanitary sewer, trash, and stormwater); and
 - (c) has been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.
- (9) Certification that, if the applicant receives a home rental unit permit, the single-family home or townhome will be in compliance with applicable Homeowners Association restrictive covenants regarding limitation on homes within the subdivision being let for occupancy, if any.

(B) By listing a street address of the owner(s) in the home rental unit registration, the owner(s) thereby consents to service of process at that address.

(C) Any owner(s) who does not reside in or have their principal place of business in Indiana shall designate and list an in-state agent under subsection (a)(6).

(D) The home rental unit registration form shall be signed by the owner(s) and not the owner's agent.

(E) Whenever an owner(s) or agent changes his contact information (mailing address, phone number or email address) it shall be his responsibility to provide the Department of ~~Planning & Zoning~~ Community & Economic Development

with an updated home rental unit registration form. All updated registration forms shall be signed by the owner and not the owner's agent.

(F) Whenever ownership of the home rental unit changes and the new owner intends to let the unit for occupancy, the new owner shall re-register the unit with the Department of ~~Planning & Zoning~~ Community & Economic Development within thirty (30) days of obtaining title to the home rental unit. Each parcel of property on which a home rental unit is located requires a separate registration.

(G) All current owners shall submit an initial registration application for any and all existing home rental units by December 31, 2025. Thereafter, any owner shall have thirty days (30) days from obtaining ownership in a home rental unit, to register that home rental unit.

§ 163.05 HOME RENTAL UNIT PERMITS

(A) The Department of ~~Planning & Zoning~~ Community & Economic Development shall treat a home rental unit registration form as an application for a home rental unit permit.

(B) The Department of ~~Planning & Zoning~~ Community & Economic Development shall issue a home unit rental permit to the home rental unit's owner(s) if and only if all of the following criteria are satisfied:

(1) The home rental unit registration form contains all of the information required by §163.04.

(2) The owner or single-family home or townhome:

- (a) has not been cited for violation of any requirement imposed by Title XV of the Fishers Municipal Code, including this chapter;
- (b) is current on all City utility invoices (sanitary sewer, trash, and stormwater); and
- (c) has not been the subject of more than seven (7) public safety calls for service, as defined by §100.02 of the Fishers Municipal Code.

If the owner or property has been found in violation of (B)(2)(a)-(c), the Director of Department of ~~Planning & Zoning~~ Community & Economic Development or his or her designee may determine in his or her discretion that the public interest nevertheless supports issuing a home rental unit permit.

(3) At the time the home rental unit permit would be issued, less than ten percent (10%) of the single-family homes or townhomes in the subdivision are registered and permitted as home rental units.

(1a) Section (B)(3) shall not apply to Legacy Units as defined in this chapter but shall apply to any home rental unit registered after December 31, 2025.

(2b) If a Legacy Unit is registered by December 31, 2025, and the registration satisfies the requirements of §163.04, the Legacy Unit shall be issued a home rental unit permit even if it results in the subdivision having more than ten percent (10%) home rental units. However, beginning January 1, 2026, no additional home rental unit permits shall be issued for a single-family home or townhome within the subdivision until the subdivision is in compliance with Section (B)(3) (has less than ten percent (10%) home rental units). Once the subdivision has less than ten percent (10%) home rental units, home rental unit permits shall become available up to the ten percent (10%) threshold set forth in Section (B)(3).

(C) A rental unit permit shall not expire until the ownership of a home rental unit changes. If the ownership of the home rental unit changes, the new owner may apply for a new home rental unit permit.

(D) Home rental unit permits may not be sold, transferred, or otherwise alienated.

(E) The Department of ~~Planning & Zoning~~ [Community & Economic Development](#) shall not charge a fee to obtain a home rental unit permit.

(F) A denial of home rental unit permit may be appealed under §163.99.

§ 163.06 REVOCATION OF HOME RENTAL UNIT PERMIT

A home rental unit permit may be revoked under the following circumstances:

- A. Failure to correct violations within the time specified in a Notice of Violation issued pursuant to this chapter;
- B. Any other violation of Title XV of the Fishers Municipal Code;
- C. Continued delinquency of City utility bills; or
- D. Any specific provisions of the city ordinances that place undue burden on public safety resources (i.e. more than seven (7) calls for service to public safety).
- E. The home rental unit is not in compliance with the subdivision Homeowner Association restrictive covenants' as required by §163.04(A)(9).

The Director of ~~Planning & Zoning~~ [Community & Economic Development](#) or [his or her designee](#) may send evidence of §163.06 to the City's Law Department and the City Law Department may bring an action in the name of the City of

Fishers in Fishers City Court or in Superior or Circuit Court of Hamilton County to revoke a home rental unit permit.

§ 163.99 PENALTIES AND REMEDIES

(A) Beginning January 1, 2026, any owner who fails to register a home rental unit or provides false or incomplete information on the home rental unit registration form in violation of §163.04 commits a civil violation and shall pay to the City a civil monetary fine in the amount of \$250.

(B) Any owner who lets for occupancy a home rental unit in violation of §163.05 commits a civil violation and shall submit their tenancy agreement to the City and pay to the City a civil monetary fine in the amounts as follows:

(1) First violation - \$1,000.

(2) Second and subsequent violation – not less than \$5,000 nor more than \$7,500.

(C) A violation continues to exist until corrected and verified by the Director of the Department of ~~Planning & Zoning~~[Community & Economic Development or his or her designee](#). Correction includes, but is not limited to any or a combination of:

(1) Cessation of an unlawful practice;

(2) Remediation of a violation;

(3) Payment of fees or fines;

(4) Vacancy of a home rental unit; and

(5) Other remedy acceptable to the city.

(D) The Director of the Department of ~~Planning & Zoning~~[Community & Economic Development or his or her designee](#) may issue a Notice of Violation to any owner who commits a civil violation under this Chapter. The Notice of Violation may be served by personal service, by certified mail or by placement in a conspicuous place on the home rental unit. If personal service is made, said official will, in a conspicuous manner, wear on his or her person identification of his or her employment with the City.

(E) The Notice of Violation shall serve as notice to the owner that the owner has committed a civil violation and shall include:

(1) The date of issuance;

(2) The name of the owner charged and the address of the home rental unit with respect to which the violation occurred;

(3) The civil monetary fine the City will impose for the violation and where the fine may be paid;

(4) The remedy or combination of remedies pursuant to subsection (C) and the date on which the owner shall complete the remedial action;

(5) Contact information for the Department of ~~Planning & Zoning~~[Community & Economic Development](#); and

(6) How to appeal the Notice of Violation.

(F) A Notice of Violation or a denial of a home rental unit permit may be appealed to the City of Fishers City Court within ten (10) days of receipt of the Notice of Violation or denial of home rental unit permit.

(G) If the owner does not timely file an appeal, complete corrective action, or pay the fine by the date set forth in the Notice of Violation, the Director of ~~Planning & Zoning~~[Community & Economic Development](#) or his or her designee shall send the Notice of Violation and all supporting documentation to the head of the City of Fishers Law Department. The head of the City of Fishers Law Department shall in the name of the City of Fishers bring an enforcement action in the Fishers City Court or in the Circuit or Superior Courts of Hamilton County, for civil monetary fines and penalties and/or mandatory and injunctive relief in the enforcement of and to secure compliance with this chapter. Any such action may be joined with an action to enforce any other ordinance.

(H) An owner found to be in violation may be enjoined from letting the home rental unit for occupancy and is further liable for all civil monetary fines, court costs, and fees. No costs may be assessed against the City in any such action.

(I) Seeking civil penalties as authorized in this section does not preclude the City from seeking alternative relief from the Court in the same action or any other remedy in a separate action. The remedies provided for in this title shall be cumulative, and not exclusive, and shall be in addition to any other remedies available in law or equity.

(J) If an owner fails to pay the civil monetary penalty or violates the terms of any other order imposed by the court, the failure shall be punishable as contempt of court.

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance shall be of full force and effect in accordance with Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana, this 20th day of January, 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is 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	January 20, 2026		
TITLE	Request to Approve an Amendment to Chapter 163 of the Fishers Code of Ordinances (Home Rental Registration Program)		
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"/> Executive		<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
ORDINANCE/RESOLUTION <small>(New ordinances or resolutions are assigned a new number)</small>	<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 #: 012026B		Resolution #:
CONTRACTS <small>(Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)</small>	<input type="checkbox"/> Contract required for this item	<input type="checkbox"/> Signed copy of contract attached	
	<input checked="" 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 <small>(Some documents need recorded by the City Clerk)</small>	<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 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:
BACKGROUND (Includes description, background, and justification)	In April 2025, Council approved an ordinance that created the Home Rental Registration & Permitting Program ("Program") and added Chapter 163 to the Fishers Code of Ordinances. At that time, the Department of Planning & Zoning, under the umbrella of the Department of Community & Economic Development, was slated to administer the Program. Since that time, the Program has moved under the broader purview of the Department of Community & Economic Development. This ordinance amends language in Chapter 163 to allow the Department of Community & Economic Development to administer the Program.	
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)		

2026

Story Cottage PUD

Planning & Zoning Department
City of Fishers
Ordinance No.



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. _____ (this "Ordinance")
2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development - Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Story Cottage PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the R2 Residential District shall apply to the development of the Real Estate except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

In addition to all uses permitted in the R2 Residential District, a residential facility (group home) providing memory care services to individuals shall be permitted, with the following limitations:

1. The building shall not exceed 7,500 square feet;
2. Maximum of twelve (12) individuals; and
3. Building shall be designed as conceptually depicted in Exhibit B.3.

1.2. Concept Site Plan

The Concept Site Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the story Cottage PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply.

D. Overlay Zoning District

The regulations of Chapter 4. OVERLAY ZONING DISTRICT shall apply.

E. Use Regulations

The regulations of Chapter 5. USE REGULATIONS shall apply.

F. **Article 6.1 General Regulations:** Shall apply.

G. **Article 6.2 Accessory Structure Standards:** Shall apply.

H. **Article 6.3 Architectural Design Standards:** Shall apply.

I. **Article 6.4 Entrances & Driveways:** Shall apply.

J. **Article 6.5 Exterior Lighting Standards:** Shall apply.

K. **Article 6.6 Height Standards:** Shall apply.

L. **Article 6.7 Landscaping Standards:** Shall apply.

- M. **Article 6.8 Lot Standards:** Shall apply.
- N. **Article 6.9 Outdoor Display & Storage Standards:** Shall apply.
- O. **Article 6.10 Parking & Loading Standards:** Shall apply.
- P. **Article 6.11 Pedestrian Accessibility Standards:** Shall apply.
- Q. **Article 6.12 Permitted Nonresidential Structure Standards:** Shall apply.
- R. **Article 6.13 Property Identification Standards:** Shall apply.
- S. **Article 6.14 Public Art Standards:** Shall apply.
- T. **Article 6.15 Setback Standards:** Shall apply.
- U. **Article 6.16 Signage Standards:** Shall apply.
- V. **Article 6.17 Wall & Fence Standards:** Shall apply.
- W. **Article 6.18 Water & Sewer Standards:** Shall apply.
- X. **Article 6.19 Vision Clearance Standards:** Shall apply.

1.4. Planned Unit Development Design Standards

A. **Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.

- 1) **Article 8.1 General Provisions:** Shall apply.
- 2) **Article 8.2.1 Block, Lot & Access Standards – Purpose & Intent:** Shall apply.
- 3) **Article 8.2.2. Block, Lot & Access Standards – Anti-Monotony:** Shall apply.
- 4) **Article 8.2.3 Block, Lot & Access Standards – Blocks:** Shall apply.
- 5) **Article 8.2.4 Block, Lot & Access Standards – Lots:** Shall apply.
- 6) **Article 8.2.5 Block, Lot & Access Standards – Subdivision Access:** Shall apply.
- 7) **Article 8.2.6 Block, Lot & Access Standards – Pedestrian Network:** Shall apply.
- 8) **Article 8.3 Street & Alley Standards:** Shall apply.
- 9) **Article 8.4 Open Space, Common Area & Amenity Standards:** Shall apply.
- 10) **Article 8.5 Other Design Standards:** Shall apply.

1.5. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.6. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.7. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENALTIES shall apply.

1.8. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.9. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Real Estate

See "Exhibit B.1" attached hereto.

(Legal Description and Location Map of property.)

2.0. Adoption

Exhibit B.1 – Legal Description

Parcel 1: (Commonly known as: 10982 Brooks School Road, Fishers, IN 46037 - Parcel #29-15-03-000-013.001-020):

Lot Numbered 1 in Dima Uptown, a Subdivision in Hamilton County, Fall Creek Township, as per plat thereof recorded June 7, 2024 in Plat Cabinet 6, Slide 528, as Instrument No. 2024019816, in the Office of the Recorder of Hamilton County, Indiana.

Parcel 2: (Commonly known as: 10990 Brooks School Road, Fishers, IN 46037 - Parcel #29-15-03-000-013.000-020):

Lot Numbered 2 in Dima Uptown, a Subdivision in Hamilton County, Fall Creek Township, as per plat thereof recorded June 7, 2024 in Plat Cabinet 6, Slide 528, as Instrument No. 2024019816, in the Office of the Recorder of Hamilton County, Indiana.

Exhibit B.2 – Concept Site Plan

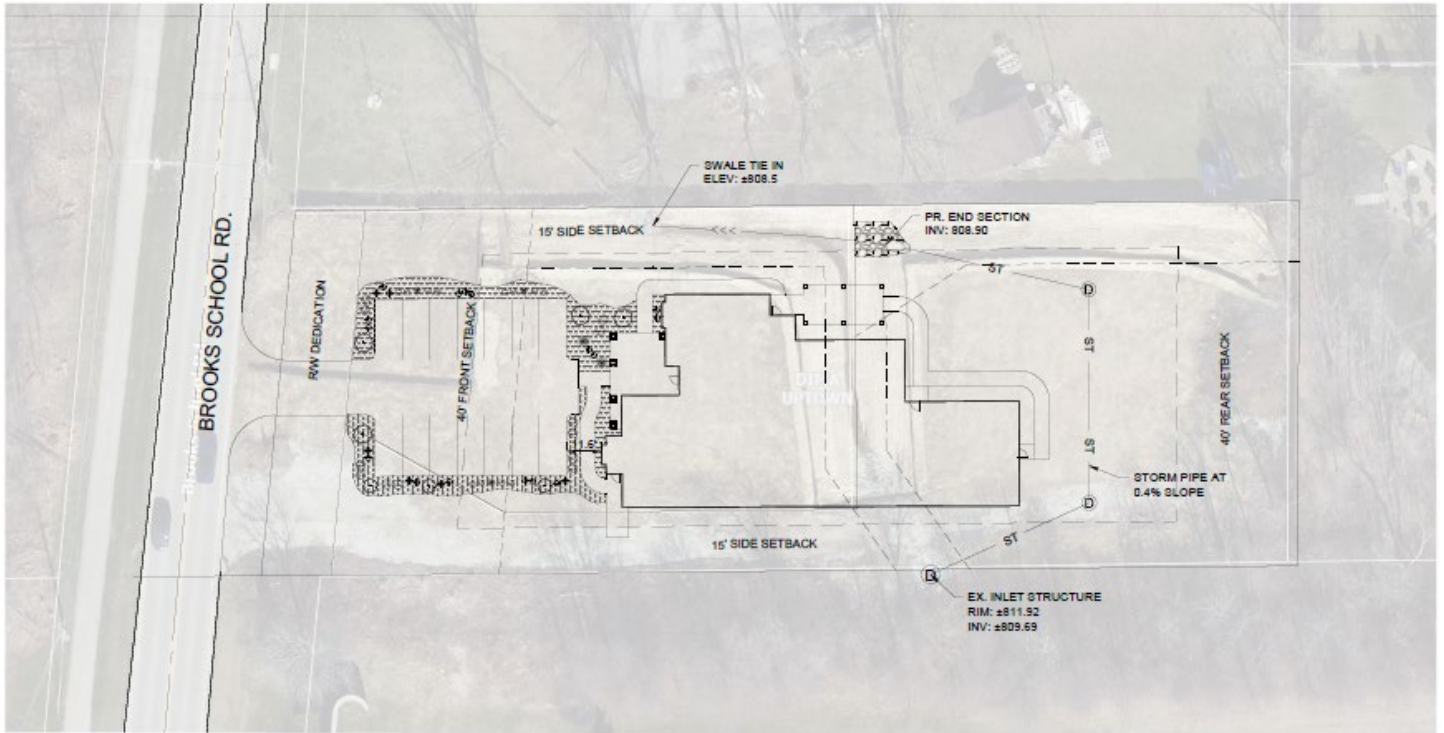
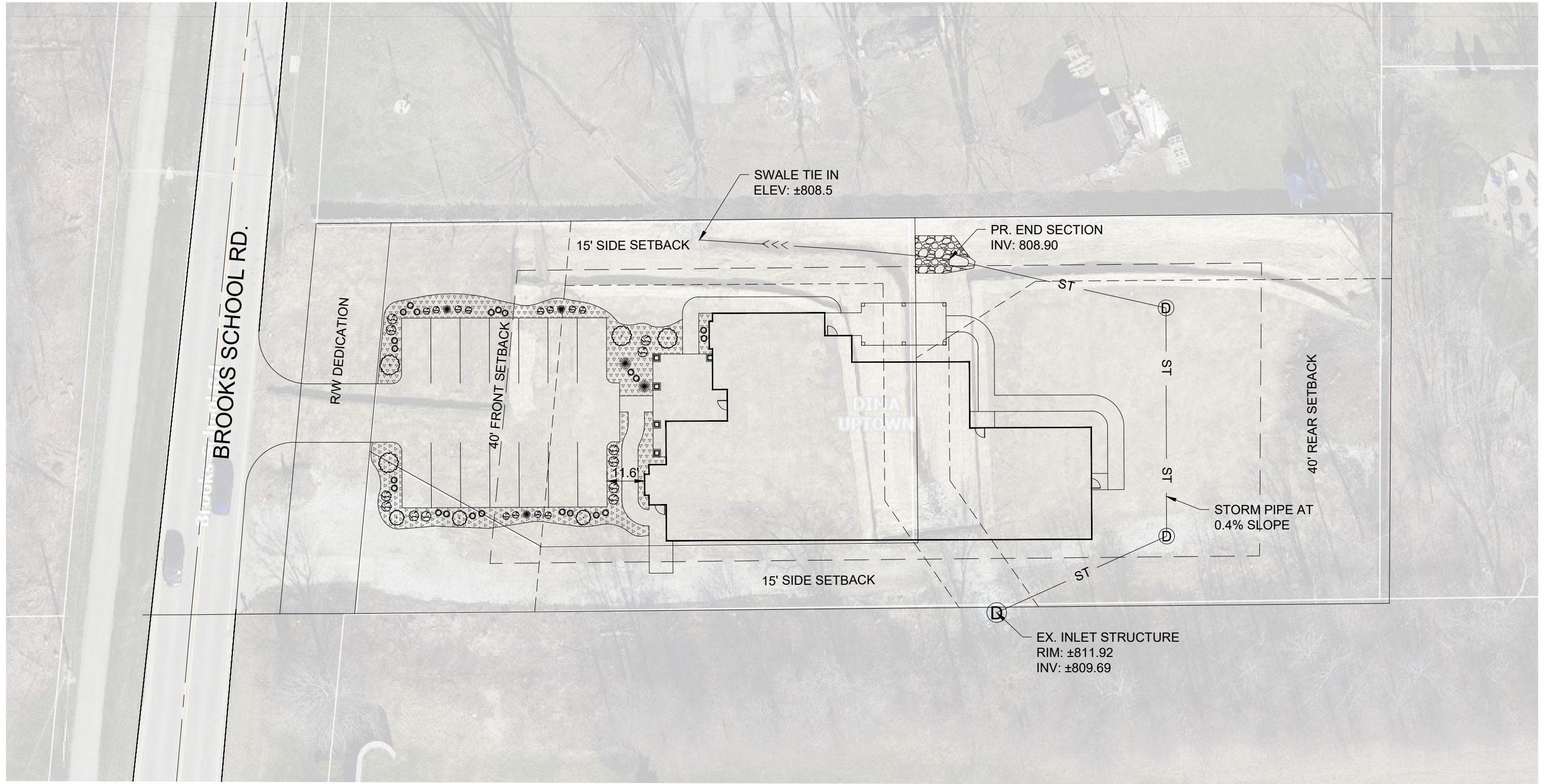


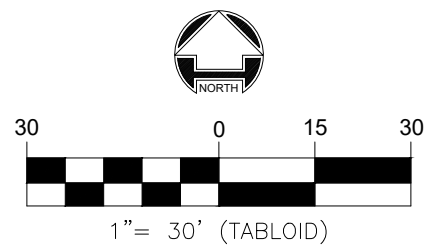
Exhibit B.3 – Conceptual Front Elevation



For Illustrative Purposes Only

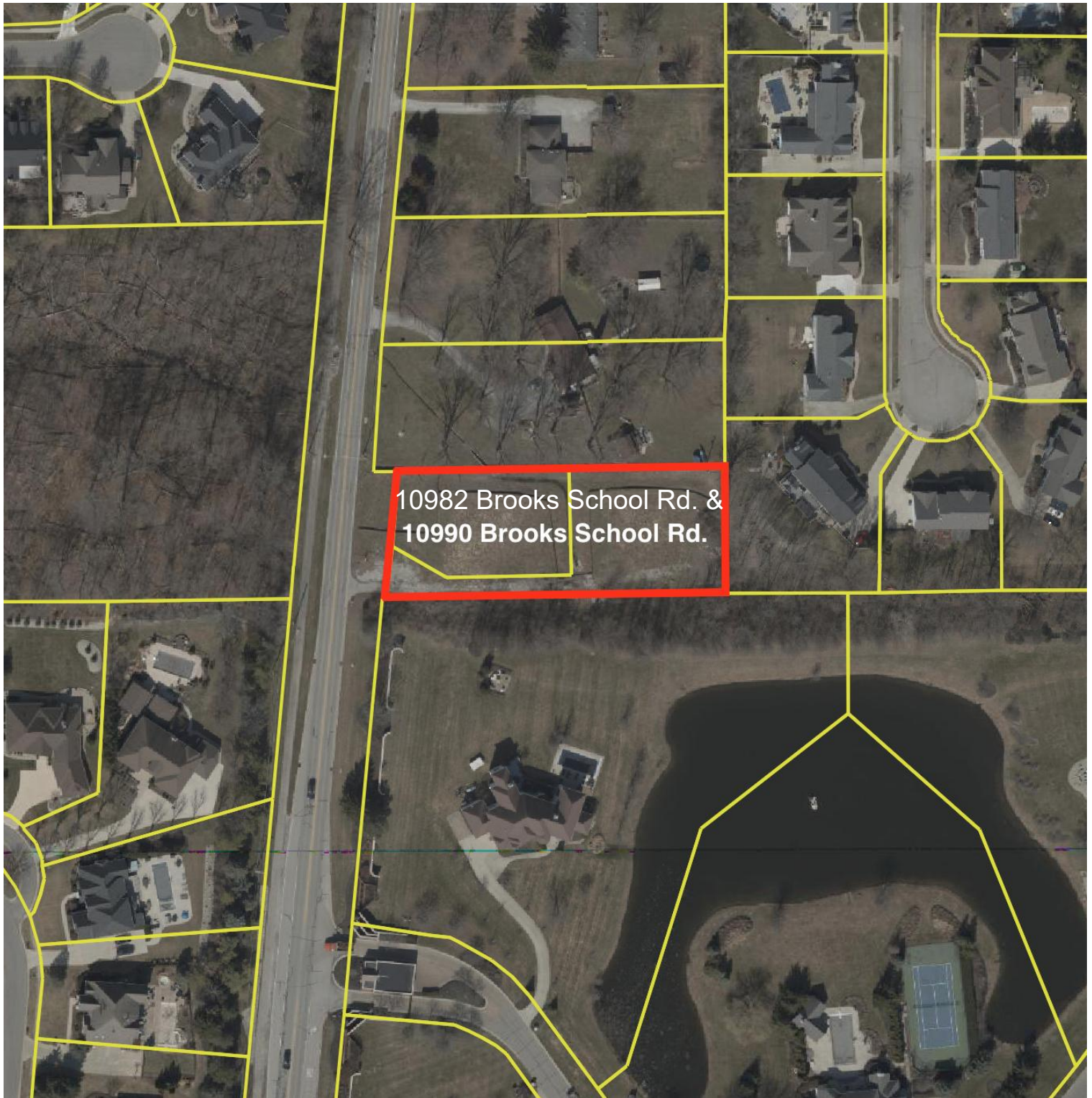


FISHERS STORY COTTAGE CONCEPT
 10990 BROOKS SCHOOL RD.
 FISHERS, INDIANA
 12/01/2025



10990_Brooks_School_Site_Plan.dwg

Aerial Map





For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only

Story Cottage Senior Memory Care Group Home Project Description

Story Custom Development, LLC has filed an application to rezone two parcels of real estate to the Story Cottage PUD to allow the operation of a senior memory care group home on two parcels of real estate that consists of approximately 0.86 acre, are identified by the Auditor of Hamilton County, Indiana as Tax Parcel Identification Numbers 13-15-03-00-00-013.001 and 13-15-03-00-00-013.000, and are commonly known as 10982 and 10990 Brooks School Road, Fishers, IN (collectively, the “Real Estate”). The Real Estate is currently zoned R2 Residential and will be replatted to one parcel prior to construction.

By way of background, Story Cottage offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, community spaces and tailored activities to assist its residents in feeling purposeful engagement. Story Cottage operates a Senior Group Home at 13633 Carey Road, Carmel, IN, and 1840 West Main, Carmel, IN, as well as two other senior group homes in Indianapolis located at 7126 Spring Mill Rd in Meridian Hills and 413 E. 86th St. in Williams Creek.

Regarding the Senior Group Home request for the subject Real Estate, the home itself is of a custom design and construction and will consist of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including community spaces, a kitchen space and a small outdoor patio. Included with the filing are the proposed home elevations and perspectives which illustrate the design character and quality of the home. Also included with the filing is the Site Plan and it should be noted that the home will be constructed to meet the underlying R2 Residential development standards.

January 7, 2026

Laura McClure, PE, CFM
City of Fishers Engineering Department

Re: Story Cottage Memory Care Center

Dear Ms. McClure,

As requested, I have reviewed the estimated trip generation for the proposed 7500 square foot (12 bed) Story Cottage memory care facility that is to be located at 10982 & 10990 Brooks School Road. Based on information published within the 12th Edition of the ITE Trip Generation Manual, the proposed use will generate fewer than 5 vehicular trips during the AM and PM peak hours. Therefore, it can be concluded that the proposed use will not have an adverse traffic impact on the surrounding roadway network.

If you have any questions or comments, please contact me.

Sincerely,
A&F Engineering Co., LLC



R. Matt Brown, PE/PTOE
Vice President



Council Action Form

MEETING DATE	January 20, 2026			
TITLE	Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1)			
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 #: 012026C		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>Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development LLC request a rezone of .86 acres from R2 Residential District to PUD with a permitted use of memory care facility with the following limitations:</p> <ul style="list-style-type: none"> - 7,500 sqft building - maximim of 12 beds - Elevation and Site Plan as shown in PUD <p>The rezone request has a common address is 10982 Brooks School Road and 10990 Brooks School Road.</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
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	<p>Janauary 20, 2026 - 1st Reading - City Council February 4, 2026 - Public Hearing - Plan Commission February 23, 2026 - Proposed Final Reading - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold final reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> 1. Draft Ordinance 2. Traffic Letter 3. Petitioner Packet 	

1 row added or updated (shown in yellow)

Row 1

Full Name	Gary Meade
Full Address	295 Breakwater Drive Fishers IN 46037
Email Address	gary@gandkmeade.com
Meeting Date	01/20/26
Project Name/Resolution Number	Story Cottage PUD
Comment	<p>My name is Gary Meade, 19-year homeowner residing at 295 Breakwater Drive. I am a long term HOA Board member representing the 39 homes in the Breakwater development. Our annual HOA meeting had the highest turn out in years in December due to opposition to the Story Cottage petition. Our opposition to this Petition- now a PUD has not changed. We were told at the council meeting that the petition was being withdrawn and might be renewed in the future which is contrary to the statement UNTIL NEXT MONTH.</p> <p>We are not in opposition to MEMORY care homes in general and believe there is a need; however, we are opposed to this specific location that is in the middle of an area that is all residential bordering Breakwater, Hamilton Proper, Hawthornes and three private houses on Brook School Road. As a point of reference, there are NO commercial properties on Brook School Road between Fall Creek Road and 116th street. Should this be approved seems the three single adjoining residences could become targets for commercial use. The opposition reasons remain the same as our Board</p>

President Todd McMullen laid out to the council in writing and verbally at the planning commission meeting. I will not repeat his comments.

I plan to attend Tuesday's meeting.

Should this come to a future vote please vote NO to this Story Cottage PUD petition.

Gary Meade

Would you like to receive email communications and

Yes

**Fishers City Council Meeting
Minutes
January 20, 2026**

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

BOARD/COMMISSION: City Council Meeting

DATE: 1/20/2026

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
 - President John DeLucia called the meeting to order at 7:00 p.m. Present were Tiffanie Ditlevson, Pete Peterson, Brad DeReamer, John Weingardt, Todd Zimmerman, and Bill Stuart. Selina Stoller and Cecilia Coble were absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lindsey Bennett, Hatem Mekky, Jake Reardon-McSoley, Lisa Bradford, Jordin Alexander, Megan Baumgartner, Ashley Elrod, Chief Ed Gebhart, Monica Heltz, Traci Nicholson, Rick Lawrence, Benjamin Ford, Seth Donlan, Henry Swick, Jiayi Song, Safoora Shahid, Jack Follmar, Fred Catio, Mary Catio, Mathew Branz, Malek Smadi, Shelley, Chip and Ella Bradway, Logan Powell, Denise Thomason, Tahomen Hiday, Bruce Walker, Mark and Rachell Davis, Emilie Rains, Ross Reinhardt, Gary Mead, Larry Lannan
2. Announcements: None
3. Proclamations: None
4. Presentations: None
5. Council Committee Reports
 - a. Finance Committee Report
 - Chairman John Weingardt gave a brief report.
6. Department Reports
 - a. Health Department Report
7. Consent Agenda:
 - a. Request to approve the previous **Fishers City Council meeting minutes from December 15, 2025.**
 - b. **R012026** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.
 - **Pete Peterson made a motion to approve the Consent Agenda. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**

REGULAR AGENDA

Business/ Financial

8. **R012026A** - Resolution Authorizing the City Controller to Appropriate Additional 2026 Stormwater Funds - **Public Hearing**
 - **Lisa Bradford gave her presentation to the city council members.**

- **President John DeLucia opened the meeting to Public Hearing. No one came forward and the Public Hearing was closed.**
- **Pete Peterson made a motion to approve resolution R012026A. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**

Economic Development

- 9. R012026B - Resolution Approving Statement of Benefits and Abatement for INCOG**
- **Megan Baumgartner gave her presentation to the city council members.**
 - **Pete Peterson made a motion to approve resolution R012026B. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**

Government/Miscellaneous

- 10. R012026C - Request to Approve Interlocal Agreement with Hamilton County (131st Street & Brook School Road Intersection Improvement)**
- **Lindsey Bennett gave her presentation to the city council members.**
 - **Pete Peterson made a motion to approve resolution R012026C. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
- 11. 012026 - Request to Approve an Amendment to Section 35.30 of the City of Fishers Code of Ordinances (Fee Schedule) - 1st, 2nd & 3rd Reading**
- **Lindsey Bennett gave her presentation to the city council members.**
 - **Pete Peterson made a motion to suspend the rules and approve ordinance 012026 on the 1st Reading. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
 - **Pete Peterson made a motion to approve ordinance 012026. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
- 12. 012026A – Request to Approve an Amendment to Section 72.17, and Section 74.01 and Section 75.01 of the Fishers Code of Ordinances (Residential Parking Permit) - 1st, 2nd & 3rd Reading**
- **Lindsey Bennett gave her presentation to the city council members.**
 - **Pete Peterson made a motion to suspend the rules and approve ordinance 012026A on the 1st Reading. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
 - **Pete Peterson made a motion to approve ordinance 012026A. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
- 13. 012026B - Request to Approve an Amendment to Chapter 163 of the Fishers Code of Ordinances (Home Rental Registration Program) - 1st, 2nd & 3rd Reading**
- **Lindsey Bennett gave her presentation to the city council members.**

- Pete Peterson made a motion to suspend the rules and approve ordinance 012026B on the 1st Reading. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.
- Pete Peterson made a motion to approve ordinance 012026B. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.

Planning & Zoning
REGULAR ITEMS

14. 012026C - Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1) - **1st Reading**

- Ross Hilleary gave his presentation to the city council members.
- Rick Lawrence from Story Custom Development and Story Cottage came forward to discuss the project. The cottage will have 12 bedrooms and will start at \$11,000 a month.
- Pete Peterson made a motion to have the 1st Reading on 012026C

15. Any other Unfinished / New Business

- Brad DeReamer brought up House Bill 1152. The bill includes HOA's can not raise dues if there isn't a majority of the homeowners attend the meetings and vote on it. He also brought up House bill 1001. This bill eliminates the cities and towns zoning abilities for residential developments.

16. Community Comment

- Gary Mead, Malek Smadi, and Mary Catio all came forward all spoke against the memory cottages wanting to build on Brooks School Road between 116th Street and Fall Creek. Near Breakwater addition). They do not want commercial/businesses in that area. They are concerned with property values going down and additional traffic in the area.
- Ross Reinhardt thanked the city and Public Works Department for clearing the trails. It makes it easier to get around on the trails. Ross also said he and his family visited White River Park. They really liked it.
- Henry with the Mayor's Youth Academy thanked the city for the continued support of the trail infrastructure.

17. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Jennifer L. Kehl
Fishers City Clerk

DATE: JANUARY 20, 2026

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1 Traci Nicholson	11070 Napa Valley Ln
2 Rick Lawrence	
3 Benjamin Ford	40743 Sheffield Ct.
4 Seth Dornan	8665 Weaver Woods PLC
5 Henry Swick	10184 Night Hawk Dr
6 Jiayi Song	9983 Soaring Eagle Ln
7 Safoora Shahid	11026 Silvertree Ct.
8 Jack Folmar	13791 Old Oak Dr
9 FRED CATO	265 BREAKWATER DR
10 MATTHEW BRANZ	9446 ASHLAKE LANE
11 Shelley Bradway	Sunbeam circle
12 Amy Bradway	"
13 Ella Bradway	"
14 Logan Russell	11503 Raven Dr
15 Denise Thomas	10777 BURNING RIDGE LN
16 Tahman Hidy	12315 Schnodhauer Rd
17 Brian Walker	270 Breakwater Dr
18 Mark & Roseell Davis	Breakwater Dr
19 Emilie Rains	8498 Pioneer Trail
20 Ross Perichardt	
21	
22	
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**Finance Committee Meeting
Minutes
January 20, 2026**

BOARD/COMMISSION: City of Fishers Finance Committee

DATE: 1/20/2026

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

FINANCE COMMITTEE MEETING, 6:30 P.M., 3RD FLOOR, NICKEL PLATE CONFERENCE ROOM

1. Meeting Called to Order

- The Meeting was called to order by Chairman John Weingardt. Present were John DeLucia, Todd Zimmerman, and Bill Stuart. Cecilia Coble was absent. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, and Larry Lannan.

2. Announcements: NONE

3. Consent Agenda

- a. Request to review the previous meeting memoranda: Minutes for November 12, 2026
- Bill Stuart made a motion to approve the minutes from November 12, 2026. John DeLucia seconded the motion. Bill Stuart, John DeLucia, and John Weingardt all votes yay. Todd Zommerman abstained. The vote was 3-Yay, 0-Nay, and 1-Abstain. The motion passed.
- b. **R012026** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds:
- Bill Stuart made a motion to send resolution **R012026** to the full council for approval. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

RESOLUTIONS:

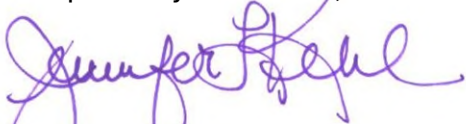
- 4. **R012026A** - A Resolution Of The Common Council Authorizing the City Controller To Appropriate and Transfer Additional Stormwater Utility Funds:
- John DeLucia made a motion to send resolution **R012026A** to the full council for approval. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Regular Items

- 5. Any other Unfinished / New Business
- Lisa Bradford spoke and told the members that there will be an update on the Community Center finances soon.

- Lisa asked the members if they wanted to keep the meetings the day and time they are currently set. All the members present would like things to stay the same.
 - Lisa said information on TIF's and other items will be discussed during a future meeting.
6. Meeting Adjournment
- Todd Zimmeman made a motion to adjourn the meeting. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - The meeting adjourned at 6:40 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: 1/20/2026

RESOLUTIONS

1. R0112026 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

- Passage
- Non-Passage
- Amendment
- No Recommendation

2. R012026A - A Resolution Of The Common Council Authorizing The City Controller To Appropriate And Transfer Additional Stormwater Utility Funds.

- 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 – 1/19/2026

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

Community Health Assessment and Annual Report

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement activities are ongoing with over 140 responses to date.

Core Services:

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 277 clinical appointments in December. All vaccines are available 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 or visit Walk-In Wednesdays from 8:30-4:30 when no appointments are needed for many services.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Hosting Aging Well education series for older adults with 6 sessions in Jan. and Feb., and 4 sessions on Mental Health. Launching Heart Health education sessions during February Heart Health Month. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Continued pursuit of food FDA standardization for inspectors with standards 2,3, & 7 complete. Certified Pool Operator course scheduled for April 13-14, 2026. [Schedule online](#).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. December Wellness Wander is at Cumberland Park. Focuses on mental health, mindfulness and connection with nature. Hosted Second Annual International Survivors of Suicide Loss Day on 11/22 with 25 participants.
- Social Work: All emergency detentions referred to social worker. Fall prevention program continuing with great success. Third *SteppingOn* fall prevention course began earlier this month. Two more courses scheduled for 2026.

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 January and February. 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](#). Two grants awarded this school year - \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD received \$3,500 grant award from NEHA FDA for standardization efforts and submitted for \$7,500 of remaining \$10,000. Completed NACCHO grant serve as Peer Ambassador for innovative local epidemiological approaches to public health; Received \$75,000 extension from IDOH to continue Health Issues and Challenges grant supporting social worker.
- 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		
	December 2025	Jan - Dec, 2025
Health Services		
Communicable Disease Investigations	33	332
Routine Vaccination Appointments	214	2,578
Testing & Screening Appointments	46	344
Travel Clinic Appointments	17	138
Fee Services		
Birth Certificates (copies)	118	1,371
Death Certificates (copies)	888	6,137
Food Inspections	41	851
Pool Inspections	0	85
Other Environmental Inspections	2	40
Health Education		
Community Members Reached	1,014	25,030
Number of Sessions	15	242
Public Health Social Work		
Unique Residents Supported	84	1,243
Encounters for Service	116	1,721
Referrals to Community Resources	151	2,084
Emergency Detentions Supported	12	179
Fall Prevention In-Home Assessments	4	87
Stigma Free Fishers Users	495	11,926

1 row added or updated (shown in yellow)

Row 1

Full Name	Gary Meade
Full Address	295 Breakwater Drive Fishers IN 46037
Email Address	gary@gandkmeade.com
Meeting Date	01/20/26
Project Name/Resolution Number	Story Cottage PUD
Comment	<p>My name is Gary Meade, 19-year homeowner residing at 295 Breakwater Drive. I am a long term HOA Board member representing the 39 homes in the Breakwater development. Our annual HOA meeting had the highest turn out in years in December due to opposition to the Story Cottage petition. Our opposition to this Petition- now a PUD has not changed. We were told at the council meeting that the petition was being withdrawn and might be renewed in the future which is contrary to the statement UNTIL NEXT MONTH.</p> <p>We are not in opposition to MEMORY care homes in general and believe there is a need; however, we are opposed to this specific location that is in the middle of an area that is all residential bordering Breakwater, Hamilton Proper, Hawthornes and three private houses on Brook School Road. As a point of reference, there are NO commercial properties on Brook School Road between Fall Creek Road and 116th street. Should this be approved seems the three single adjoining residences could become targets for commercial use. The opposition reasons remain the same as our Board</p>

President Todd McMullen laid out to the council in writing and verbally at the planning commission meeting. I will not repeat his comments.

I plan to attend Tuesday's meeting.

Should this come to a future vote please vote NO to this Story Cottage PUD petition.

Gary Meade

Would you like to receive email communications and

Yes

NF Nelson &
Frankenberger, LLC

Attorneys at Law

11350 North Meridian Street, Suite 320, Carmel, Indiana 46032 317-844-0106



JAMES E. SHINAVER
LAWRENCE J. KEMPER *
JOHN B. FLATT *
FREDRIC LAWRENCE
VALERIE L. MATHEIS **
BRYNN C. THOMPSON **
KYLE T. DINN
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

January 20, 2026

**RE: Notice of Neighborhood Meeting – Story Cottage
Story Cottage PUD**

Dear Neighbor:

I would like to invite you to a neighborhood meeting that will occur on Thursday, January 29, 2026 at 6:30 pm at The Hawthorns Country Club, 12255 Club Point Drive, Fishers, Indiana 46037.

During this neighborhood meeting we will review with you a rezone application filed by Story Cottage who is requesting rezone approval of the “Story Cottage PUD” to permit the operation of a memory care group home on property commonly known as 10982 and 10990 Brooks School Road. Enclosed with this letter is a Story Cottage Informational Brochure for review.

Following our neighborhood meeting, this rezone request will appear before the Fishers Plan Commission at Fishers City Hall for a public hearing on Wednesday, February 4, 2026, at 6:00 p.m., for which you will receive a separate mailed notice via regular mail sent by the City of Fishers. Of course, you are also welcome to attend the Plan Commission public hearing and any other hearings thereafter occurring.

We look forward to meeting with you and discussing our plans at the neighborhood meeting scheduled for Thursday, January 29, 2026 at 6:30 pm at The Hawthorns Country Club, 12255 Club Point Drive, Fishers, Indiana 46037.

In the interim, should you have any questions, please do not hesitate to contact me at 317-844-0106 or by e-mail at rick@nf-law.com.

Very truly yours,

NELSON & FRANKENBERGER, LLC

A handwritten signature in black ink, appearing to read "Rick Lawrence".

Rick Lawrence

Story Cottage Senior Memory Care Group Home Project Description

Story Custom Development, LLC has filed an application to rezone two parcels of real estate to the Story Cottage PUD to allow the operation of a senior memory care group home on two parcels of real estate that consists of approximately 0.86 acre and are commonly known as 10982 and 10990 Brooks School Road, Fishers, IN (collectively, the “Real Estate”). The Real Estate is currently zoned R2 Residential and will be replatted to one parcel prior to construction.

By way of background, Story Cottage (<https://storycottageliving.com>) offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, living spaces and tailored services to assist its residents in feeling purposeful engagement and a higher quality of life. Below are some key facts:

- Custom home consisting of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including living spaces, a kitchen and dining room, and a small outdoor patio.
- All existing R2 development standards will be met; also the PUD will limit the maximum square footage to 7500 whereby the R2 standards do not have a maximum square footage.
- The City’s traffic consultant has indicated the proposed use will not have an adverse impact on the surrounding roadway network.
- Group Homes are considered residential uses in zoning ordinances, including in the City of Fishers. The frail and elderly are considered disabled under the nation’s Fair Housing Act, and local governments are required to make reasonable accommodation for their housing in the same manner other disabilities are provided under Group Homes.
- All clients are private pay.

To be named “Story Cottage at Geist,” the home is proposed as the sixth model of a successful and locally owned and operated business focused on serving the needs of clients with memory loss and their families. Each home is located in established residential areas with higher-than-average home values and incomes where its clients have lived their lives. Story Cottage provides an exceptional home for the elderly allowing them to live near their families rather than other large institutional options farther away. Here are the other Story Cottage locations:

- Williams Creek
 - 413 E. 86th Street, Indianapolis
- Meridian Hills
 - 7126 Spring Mill Rd., Indianapolis
- West Clay
 - 1840 W. Main Street, Carmel
- Carey Grove
 - 13633 Carey Road, Carmel
- Woodland (summer 2026)
 - 11180 Westfield Blvd., Carmel

STORY COTTAGE

Story Cottage is a creative and innovative living solution for people with memory loss. The concept was launched in July 2019 when the doors of Story Cottage opened in Indianapolis in the picturesque Williams Creek neighborhood. Since then, three more Cottages have been added at Carey Grove, West Clay, and Meridian Hills. A fifth beautiful home is currently under construction, nestled among the trees at 11180 Westfield Blvd in Carmel.

Older adults with memory loss perform best in environments that are smaller, comfortable, and predictable. Story Cottage achieves this with a custom-designed home, created with those environments in mind. Each resident has their own bedroom and shares community spaces like a library, family room, and home-like dining area, which encourage socialization and participation in planned activities. A maximum of 12 residents will be cared for by 2 to 3 staff members 24/7.



“As a neighbor and a physician, I am impressed by Story Cottage. Is it a great addition to our area and has helped a number of my patients have meaningful, connected lives in spite of memory loss.”

Dr. Shelagh Fraser, Concierge Physician

“I have been serving patients with memory loss for more than thirty years and can honestly say that Story Cottage connects clients with some of the best memory care I have seen. It fits perfectly in a neighborhood and allows residents to essentially age-in-place and maintain a sense of community and independence.”

Dr. Bill Arnold,
Geriatric Psychiatrist and Carmel Resident



STORY COTTAGE — FISHERS — FAQ

History of Story Cottage

Story Cottage Living has filed documents with the city of Fishers to build a new custom home to serve elderly residents with memory loss. This will be their sixth home in the area and will house 12 adults with dementia. The owner of Story Cottage Living, David Morgan, also owns a homecare company called Senior Home Companions (SHC), which has provided in-home care for more than 25 years. When some families served by SHC moved into a residential facility, they ended up needing extra care and missed their home environment. Having heard this consistent feedback, the idea for Story Cottage was born.

David started these ventures as part of his calling in ministry. He had family members and clients who wanted a better memory-care experience than what they had experienced in large institutions. He researched this concept for nearly seven years before opening their first home in Williams Creek in Indianapolis. It opened in July 2019 and they have received many positive comments from neighbors. Three more homes have since opened, with a fifth currently under construction.

Q: WHO IS PROVIDING CARE TO THESE OLDER ADULTS WITH MEMORY LOSS?

A: Story Cottage partners exclusively with Senior Home Companions, an in-home caregiving company headquartered in Carmel with more than 25 years of experience. Services are provided by dependable caregivers who are stringently vetted and trained for memory care.

Q: WHY THIS PROPERTY? WHY NOT SOMEWHERE ELSE?

A: The convenient location is ideal for many clients in Fishers desiring an elevated experience in memory care for their loved-ones. Properties on main thoroughfares are preferred rather than those inside a neighborhood for better visibility and access.

PLAN & LAYOUT

Q: WHAT IS THE SIZE OF THIS HOME?

A: Story Cottage of Geist is a single-story home containing approximately 7,000-square feet of living space.

Q: HOW ARE YOU CHANGING THE PROPERTY?

A: Currently, there are two platted lots, but we will regrade the property back into a pad for one home. Then we will create a visually appealing and well-landscaped residence with trees added to the lot as well as comprehensive array of shrubs, ornamental grass and other vegetation to complete the design. The landscaping plan will be professionally designed and will be installed by a qualified landscaping professional who will provide a warranty for their installation. The property will look similar to the other Story Cottage locations. The plan includes landscaping along Brooks School Road that will create a visually appealing buffer.

Q: WHERE ARE THE AIR CONDITIONING UNITS LOCATED AND HOW MANY OF THEM ARE THERE?

A: Four A/C units are required to properly service the system. The optimal location for the A/C units are on the south side of home. This location has been selected to minimize their appearance and any noise impact the nearest neighbors. They are also set next to the existing trees along the border of the property. The location also has a functional reason allowing the lines to be set in closest proximity to the interior HVAC units.

Q: WILL THERE BE ENOUGH PARKING SPACES?

A: Our site plan includes 14 spaces, which we have found is plenty for the size of the home in our experience. This accommodates staff and any visitors. The residents do not drive, nor own vehicles on site.

Q: WHAT ABOUT TRAFFIC ... EVEN AMBULANCES?

A: Group homes for memory care are not a significant traffic generator, with less than 5 trips generated in each of the AM and PM peak periods. The house's driveway and parking area provide enough off-street parking to accommodate the vehicles of caregivers and visitors. Likewise, because this is not a skilled nursing facility, our residents are relatively healthy and do not often require emergency medical treatment. Ambulance visits to Story Cottages in 2025 totalled 2-5 depending on the location.



Q: WILL THERE BE A FENCE?

A: We plan to fully fence in a small outdoor space for residents on the northeast part of the property. Residents will enjoy watching the seasons change and helping with planting flowers, vegetables and other outside activities.



ZONING & USE

Q: WHY IS A BUSINESS ALLOWED TO BUILD IN A NEIGHBORHOOD?

A: Group homes are considered residential uses in zoning ordinances, to allow unrelated people living together for certain purposes, including those with disabilities. The State of Indiana and the nation's Fair Housing Act recognizes this functionality as a residential use, not a commercial use. Because this use does not fall within any existing zoning category, Story Cottage has chosen to request the use as allowed under the R2 Residential zoning district via a Planned Unit Development.



Q: WHAT HAPPENS IF THE GROUP HOME LOWERS PROPERTY VALUES OR CAUSE OUR HOMES TO BE UNSELLABLE?

A: National studies have shown time and again that a residential group home does not lower property values or impede resale. More than 50 scientific studies have been conducted to determine if the presence of a community residence (group home etc.) has any effect on property values, neighborhood turnover, or neighborhood safety. Regardless of the methodology used, every study concluded that group homes not clustered on the same block have no impact on property values, even for the houses next door, or on the marketability of nearby homes, neighborhood safety, neighborhood character, parking, traffic, public utilities, or municipal services. Additional details may be provided, if desired.





Q: HOW WILL THIS GET REVIEWED?

A: City of Fishers planning staff, engineering staff, Plan Commission, and City Council all review the rezoning proposal. If approved by the City Council, then a building permit may be issued. The home must conform to all state and city construction codes. Like all homes in Fishers, all site design, stormwater, sewer, electrical and all building codes must be met and inspected prior to granting occupancy.



Q: HOW MANY GROUP HOMES CAN BE IN ONE AREA? CAN THIS COMPANY BUY SEVERAL OTHER HOMES NEXT TO EACH OTHER AND MAKE A COMPOUND? COULD THEY PUT ONE NEXT DOOR?

A: The City of Fishers currently only allows group homes for elderly through a rezoning process. This provides a mechanism to restrict other homes from being built nearby. While we do anticipate developing additional locations for our clients elsewhere in Fishers, we are not planning to buy any additional lots or homes in this particular area along Brooks School Road. Story Cottages are intentionally spaced out in the market to be close to families that demand its services. Each home becomes part of the neighborhood it is in, and no other Story Cottages will be built nearby this location.



OPERATING



Q: HOW WILL RESIDENTS BE SELECTED?

A: A registered nurse will screen all applicants to determine whether the person is capable of living in a community residence or needs the more intensive care levels that an institution like a nursing home or skilled care facility can provide. Assessments are conducted every week to identify any resident whose capabilities have changed to a point where a more substantial level of care will be required.



Q: WHAT HAPPENS IF THE GROUP HOME SELLS OR GOES INSOLVENT? WILL IT REQUIRE NEW APPROVAL FOR SALE?

A: Senior Home Companions, which operates Story Cottage, is a very stable company with a tenured history of serving clients in Indiana since 1996. Each location is full and frequently operates on a waiting list. Families are resonating with the idea of a smaller, more personalized option for their loved ones. In the unlikely event that this location does not work out, it is possible that another individual desiring to operate a group home could purchase it. The proposed zoning ordinance dictates that it remain a group home for memory care. Also, it could be sold as a large, custom home for a family. The sale process would happen like any other residential home through the MLS.

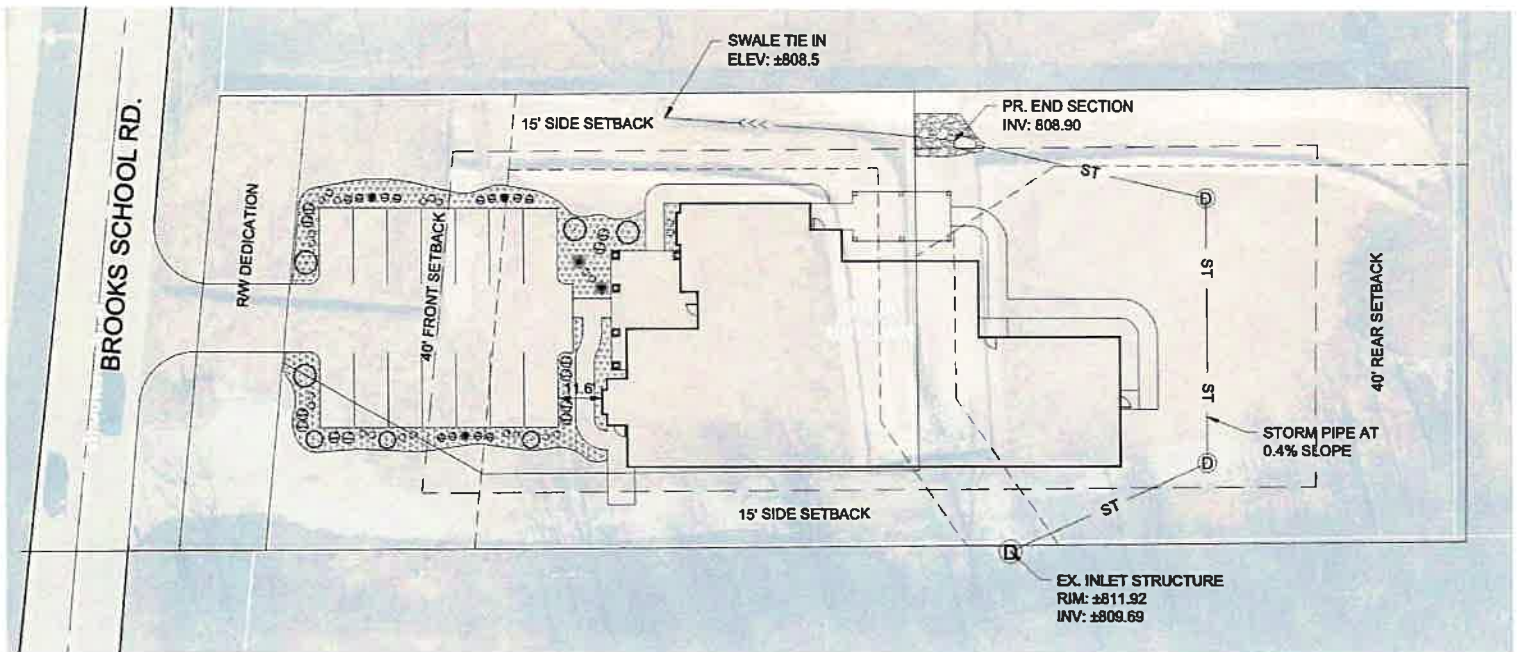
Q: HOW IS THIS DIFFERENT FROM OTHER GROUP HOMES I MAY HAVE SEEN?

A: Residents of Story Cottage pay privately or through long-term care insurance policies. This structure also allows for more careful attention to detail to the property during construction as well as ongoing maintenance once operational. Our residents will experience exceptional care provided by companies and individuals with professional designations and appropriate licensing from the Indiana State Department of Health. Story Cottage provides a home-like alternative for people experiencing memory loss as compared to the more restrictive living environments of nursing homes. Story Cottage strives to provide a personal, community based solution to aging with dignity.

Q: HOW HAVE NEIGHBORS RESPONDED TO THE OTHER COTTAGE LOCATIONS?

A: While many neighbors have expressed similar concerns during the approval process, they have been extremely supportive and collaborative during construction and once we are open and operating. Many of the residents are relatives of people who live close to the home and we often receive positive comments about how nice the home is and how pleased they are to have it close by.

SITE PLAN



Aerial Map

