



**Fishers City Council
Minutes
8/17/2026**

BOARD/COMMISSION: City Council

DATE: 8/17/2026

DIRECTIONS:

EXECUTIVE SESSION, 6:30 p.m., City Hall, Nickel Plate Conference Room

To conduct interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects in accordance with Ind. Code §5-14-1.5-6.1(b)(4)

FISHERS CITY COUNCIL
EXECUTIVE SESSION MEMORANDA

Date: August 17, 2026

Time: 6:30 p.m. - 7:00 p.m.

Location: Fishers City Hall, Nickel Plate Conference Room

Present: Pete Peterson, Todd Zimmerman, Brad DeReamer, John Weingardt, John Delucia, Selina Stoller, Tiffanie Ditlevson, Cecilia Coble and Bill Stuart. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, Megan Baumgartner, Ross Hilleary, and Kimberly Greiner.

August 17, 2026, the Fishers City Council met in executive session for the following reasons:

1. To discuss litigation that is either pending or has been threatened specifically in writing under Indiana Code § 5-14-1.5-6.1(b) (2) (B)
2. To conduct interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects under Indiana Code §5-14-1.5-6.1(b) (4)
3. To discuss a job performance evaluation of individual employees under Indiana Code §5-14-1.5-6.1(b) (9)

I certify that no subject matter was discussed in the executive session other than the subject matter specified above.

Respectfully submitted,
Kimberly Greiner
Deputy Clerk

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REGULAR CITY COUNCIL MEETING, 7 p.m.

1. Meeting Called to Order with the Pledge of Allegiance

- **President John Delucia called the meeting to order at 7:10p.m. Tiffanie Ditlevson, Pete Peterson, John Weingart, Todd Zimmerman, Cecilia Coble, Bill Stuart, Brad DeReamer and Selina Stoller were present. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hulgren, Lindsey Bennett, Kimberly Greiner, Lisa Bradford, Ross Hilleary, Reed Pittard, Megan Baumgartner, Chief Ed Gephart, Hateem Mekky, Whitney Wampler, Ashley Elrod, Rex Ramage, Brad Yarger, Bob Rice, Ross Reinhardt, Kevin Bucheit, Tyler Ochs, Chris Cooke, Ryan Gaumeron, Donna Bond, Emily Cooke, Nancy Jarrell, Doug Allman, Elliott Somers, Larry Lannan, and Jennifer Knepp.**

2. Announcements - NONE

3. Proclamations - NONE

4. Presentations

a. Police Swearing in Ceremony

**Officer Matt Mobley
Officer Nicholas Butts
Officer Anthony Lenane
Officer Kevin Roach
Officer Madison McPhearson
Officer Scott Spillman
Officer Darren Jones**

5. Council Committee Reports

a. Finance Committee Report

- **Chairman John Weingardt gave a brief report. He wanted to congratulate Lisa Bradford and her team on the audit.**

Finance Committee Minutes - 08-12-2026

6. Department Reports

a. Health Department Report

Health Department Report - 08-17-2026

7. Consent Agenda

- **Pete Peterson made a motion to approve the Consent Agenda. John Delucia seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

a. Request to approve the previous meeting minutes of July 20, 2026, Fishers City Council meeting.

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b. R081726 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Resolution - R081726

City Funds Transfers - Exhibit A - R081726

City Funds Transfers - Council Action Form - R081726

Regular Agenda - Budget/Financial

8. R081726A - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Public Safety Funds to The City of Fishers Municipal Budget - Public Hearing

- **Pete Peterson made a motion to approve the Consent Agenda. John Delucia seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

Additional Appropriation of Public Safety (PSAP) Funds - Resolution - R081726A

Additional Appropriation of Public Safety (PSAP) Funds - Exhibit A - R081726A

Additional Appropriation of Public Safety (PSAP) Funds - Council Action Form - R081726A

9. R081726B - A Resolution of the Common Council Authorizing the City

Controller to Appropriate Additional Criminal Investigation Funds to The City of Fishers Municipal Budget - Public Hearing

- Lisa Bradford gave her presentation.
- President John Delucia opened the meeting for the Public Hearing. No one came forward and the Public Hearing was closed.
- Pete Peterson made a motion to approve resolution R081726B. Selina Stoller seconded the motion. There were no remonstrance and all members voted yay. The motion passed.

Additional Appropriation of Criminal Investigation Funds - Resolution - R081726B

Additional Appropriation of Criminal Investigation Funds - Exhibit A - R081726B

Additional Appropriation of Criminal Investigation Funds - Council Action Form - R081726B

10. R081726C - A Resolution of the Common Council Authorizing the City Controller to Appropriate Additional Sewer Operating Funds to The City of Fishers Municipal Budget - Public Hearing

- Lisa Bradford gave her presentation.
- President John Delucia opened the meeting for the Public Hearing. No one came forward and the Public Hearing was closed.
- Pete Peterson made a motion to approve resolution R081726C. Selina Stoller seconded the motion. There were no remonstrance and all members voted yay. The motion passed.

Additional Appropriation of Sewer Operating Funds - Resolution - R081726C

Additional Appropriation of Sewer Operating Funds - Exhibit A - R081726C

Additional Appropriation of Sewer Operating Funds - Council Action Form - R081726C

Mayors Comments on the Flooding

Mayor Scott Fadness spoke on the flood updates.

- Thursday morning Fishers Fire Department assisted Pendleton with a water rescue. Fall Creek Trustee, Doug Allman called Mayor Fadness due to the height of the water in Luxhaven. The Fire Department assisted Tipton with supplies and a rescue in Anderson.
- On Friday the focus was on White River areas.

- **On Saturday Mayor Fadness issued a Local Declaration - Emergency Order. There were more water rescues for those who stayed in their homes. The Fishers Fire Dive Team also helped. The administration is now focused on recovery.**
- **On Monday the Police and Fire Chiefs and Mayor Fadness walked neighborhoods. All roads are open and there was no damage or harm to infrastructure.**

Local Declaration - Emergency Order - August 15, 2026 Flood

Regular Agenda - Economic Development

11. R081726D – Request to Approve Confirmatory Resolution for Patch Development Abatement - Public Hearing

- **Reed Pittard gave his presentation.**
- **President John Delucia opened the meeting for the Public Hearing. No one came forward and the Public Hearing was closed.**
- **Pete Peterson made a motion to approve resolution R081726D. Selina Stoller seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

Patch Development Abatement - Confirmatory Resolution - Resolution - R081726D

Patch Development Abatement - Confirmatory Resolution - Council Action Form - R081726D

Regular Agenda - Government/Miscellaneous

12. 072026 - Request to Create and Add Chapter 120 of Fishers Code of Ordinances (Designated Outdoor Refreshment Areas (DORAs) within the Nickel Plate District and Fishers District) – 2nd & Final Reading

- **Reed Pittard gave his presentation.**

Pete Peterson made a motion to approve ordinance 072026. John Weingardt seconded the motion. There were no remonstrance and all members voted yay. The motion passed.

Request to Approve Chapter 120 DORA - Ordinance - 072026

Request to Approve Chapter 120 DORA -Exhibit A - 072026

Request to Approve Chapter 120 DORA - CAF - 072026

13. 072026B – Request to Amend Chapter 91 of the Fishers Code of Ordinances (Animals) – 2nd & Final Reading

- Whitney Wampler gave her presentation.
- Tiffanie Ditlevson made a motion to approve ordinance 072026B. Pete Peterson seconded the motion. There were no remonstrance and all members voted yay. The motion passed.

Request to Amend Chapter 91 Animals - Ordinance - 072026B - Final Reading

Request to Amend Chapter 91 Animals - CAF - 072026B - Final Reading

14. 081726 – Request to Amend Chapter 71 of the Fishers Code of Ordinances (Traffic Rules) – 1st Reading

- Lindsey Bennett gave her presentation.
- Pete Peterson made a motion to have the 1st Reading

Request to Amend Chapter 71 Traffic - Ordinance - 081726

Request to Amend Chapter 71 Traffic - CAF - 081726

Regular Agenda - Planning & Zoning

15. 051826G - Consideration of a rezone of 11.54 acres from R2 Residential to PUD-R for a 23-lot for sale single-family residential neighborhood to be known as Buckhaven (RZ-26-5) – Final Reading

- Ross Hilleary gave his presentation. Rex Ramage from Pulte Homes came forward to answer questions.
- Pete Peterson made a motion to approve ordinance 051826G. Tiffanie Ditlevson seconded the motion. Pete Peterson, John Delucia, John Weingardt, Todd Zimmerman, Cecilia Coble, Bill Stuart, Tiffanie Ditlevson, and Selina Stoller voted yay. Brad DeReamer voted nay. The vote was 8-Yay, 1-Nay. The motion passed.

RZ-26-5 Buckhaven PUD - Ordinance - 051826G - Final Reading

RZ-26-5 Buckhaven PUD - Council Action Form - 051826G - Final Reading

16. 051826H - Request to Approve a Text Amendment to the Nickel Plate District Code (NPDC) to Section 1. Zone Regulations, Section 4. Parking Regulations, Section 8. Administration, and Section 9. Definitions (TA-26-5) – Final Reading

- **THIS ITEM WAS WITHDRAWN.**

TA-26-5 Nickel Plate District Code - Ordinance - CLEAN - 051826H - Final Reading

TA-26-5 Nickel Plate District Code - Ordinance - 051826H - Final Reading

TA-26-5 Nickel Plate District Code - Council Action Form - 051826H - Final Reading

17. 072026C - Consideration of a rezone of .83 acres from the Drive Planning PUD to the Citizens State Bank PUD to allow for a bank with a common address of 13562 E 116th Street (RZ-26-4) – Final Reading

- **Ross Hilleary gave his presentation. Kevin Buchheit came forward to answer any questions.**
- **There were a lot of opposition due to the ability to turn left into the bank from 116th Street eastbound and concerned about wall signage.**
- **A motion was made to approve with no left turn and no side signage. The bank wants east side signage facing the parking lot.**
- **THIS ITEM WAS TABLED.**

RZ-26-4 Citizens State Bank PUD - Ordinance - 072026C - Final Reading

RZ-26-4 Citizens State Bank PUD - Petitioner Packet - 072026C - Final Reading

RZ-26-4 Citizens State Bank PUD - Engineering Memo - 072026C- Final Reading

RZ-26-4 Citizens State Bank PUD - Council Action Form - 072026C - Final Reading

18. 081726A - Consideration of a rezone of 3.51 acres from Exit 5 / Sunbeam PUD to The Yard Phase II PUD, Parcel ID: 15-15-06-00-00-001.101 & 15-15-06-00-00-001.201 (RZ-26-7) – 1st Reading

- **Ross Hilleary gave his presentation.**
- **Pete Peterson made a motion to have 1st Reading on ordinance 081726A.**

RZ-26-7 - The Yard Phase II PUD - Draft Ordinance - 081726A - First Reading

RZ-26-7 - The Yard Phase II PUD - Council Action Form - 081726A - First Reading

19. 081726B - Consideration of a rezone of 18.66 acres from the Lake Meadows PUD and R5 Residential to the *Heart and Soul* Community Campus PUD to allow for a place of worship, outdoor recreation, and small-scale commercial with a

common address of 11616 E 126th St (RZ-26-8) – 1st Reading

- **Ross Hilleary gave his presentation. Rick Lawrence spoke on behalf of the church.**
- **Pete Peterson made a motion to have 1st Reading on ordinance 081726B.**

RZ-26-8 - Heart and Soul PUD - Draft Ordinance - 081726B - First Reading

RZ-26-8 - Heart and Soul PUD - Petitioner Packet - 081726B - First Reading

RZ-26-8 - Heart and Soul PUD - Project Description - 081726B - First Reading

RZ-26-8 - Heart and Soul PUD - Concept Plan - 081726B - First Reading

RZ-26-8 - Heart and Soul PUD - Council Action Form - 081726B - First Reading

Bralley Annexation:

20. R081726E - Request to approve a resolution adopting the Fiscal Plan for the Bralley property located at 16103 Southeastern Parkway (ANX-25-9)

- **Pete Peterson made a motion to approve resolution R081726E. John Weingardt seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

ANX-25-9 Bralley Annexation - Fiscal Plan - Resolution - R081726E

ANX-25-9 Bralley Annexation - Fiscal Plan - R081726E

ANX-25-9 Bralley Annexation - Fiscal Plan - Council Action Form - R081726E

21. 072026F - Request to approve a voluntary annexation of 1.37 acres, known as the Bralley property. Subject site has a common address of 16103 Southeastern Pkwy (ANX-25-9) – Final Reading

- **Pete Peterson made a motion to approve ordinance 072026F. Selina Stoller seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

ANX-25-9 Bralley Annexation - Ordinance - 072026F - Final Reading

ANX-25-9 Bralley Annexation - Council Action Form - 072026F - Final Reading

Buckhaven Annexation:

22. R081726F - Request to approve a resolution adopting the Fiscal Plan for the

Buckhaven property located at 11798 & 11842 E 131st Street (ANX-26-2)

- **Pete Peterson made a motion to approve resolution R081726F John Weingardt seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

ANX-26-2 Buckhaven Annexation - Fiscal Plan - Resolution - R081726F

ANX-26-2 Buckhaven Annexation - Fiscal Plan - R081726F

ANX-26-2 Buckhaven Annexation - Fiscal Plan - Council Action Form - R081726F

23. 072026G - Request to approve a voluntary annexation of 11.54 acres known as the Buckhaven property. Subject site has a common address of 11798 & 11842 E 131st Street (ANX-26-2) – Final Reading

- **Pete Peterson made a motion to approve ordinance 072026G. Selina Stoller seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

ANX-26-2 Buckhaven Annexation - Ordinance - 072026G - Final Reading

ANX-26-2 Buckhaven Annexation - Council Action Form - 072026G - Final Reading

Brooks Annexation:

24. R081726G - Request to approve a resolution adopting the Fiscal Plan for the Brooks property located at 13518 Promise Road (ANX-26-3)

- **Pete Peterson made a motion to approve resolution R081726G John Weingardt seconded the motion. There were no remonstrance and all members voted yay. The motion passed.**

ANX-26-3 Brooks Annexation Fiscal Plan - Resolution - R081726G

ANX-26-3 Brooks Annexation Fiscal Plan - R081726G

ANX-26-3 Brooks Annexation Fiscal Plan - Council Action Form - R081726G

25. 072026H - Request to approve a voluntary annexation of 1.0 acre, known as the Brooks property. Subject site has a common address of 13518 Promise Road (ANX-26-3) – Final Reading

- Pete Peterson made a motion to approve ordinance 072026H. Selina Stoller seconded the motion. There were no remonstrance and all members voted yay. The motion passed.

ANX-26-3 Brooks Annexation - Draft Ordinance - 072026H

ANX-26-3 Brooks Annexation - CAF - 072026H

26. 081726C - Request to approve a voluntary annexation of .78 acres known as the Dillahay property. Subject site has a common address of 15106 E 136th Street (ANX-26-4) – 1st Reading & Public Hearing

- Ross Hilleary gave his presentation.
- Pete Peterson made a motion to have 1st Reading on ordinance 081726C.

ANX-26-4 Dillahay Annexation - Draft Ordinance - 081726C - First Reading

ANX-26-4 Dillahay Annexation - Council Action Form - 081726C - First Reading

27. Regular Items - Any other Unfinished / New Business

NONE

28. Regular Items - Community Comment

- Fall Creek Trustee Doug Allman came forward and spoke on all the goodwill with the flood relief. 317-645-3162 is the one stop number for Hamilton County to call and register to ask for help.

29. Items - Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. John Weingardt seconded the motion. The meeting was adjourned at 8:26p.m.

Respectfully submitted,

Kimberly Greiner, Deputy Clerk

Minutes - 08-17-2026

Respectfully submitted,

A handwritten signature in purple ink, reading "Jennifer Kehl". The signature is fluid and cursive, with the first name "Jennifer" and the last name "Kehl" clearly distinguishable.

Jennifer L. Kehl
Fishers City Clerk