The public may stream the meeting online.

Members of the public may submit comments online before 12pm on Monday, January 1, 0001.

BOARD/COMMISSION: City Council Meeting
DATE: 9/18/2023
DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

1. **Meeting Called to Order with the Pledge of Allegiance**
2. **Announcements**
3. **Proclamations**
4. **Presentations**
   a. Swearing in Ceremony – Fishers Police Department
5. **Council Committee Reports**
   a. Finance Committee Report
6. **Department Reports**
   a. Health Department Report
7. **Council Business**
8. **Consent Agenda**
   a. Request to approve the previous meeting minutes for Monday, August 21, 2023.
   b. R091823 - A Resolution of the Common Council Authorizing the City Controller to

Transfer Certain Funds: Council Action Form I Exhibit A I Resolution

9. <u>Regular Agenda - Budget/Financial</u>

a. 091823 - A request to Approve the 2024 Municipal Budget - 1st Reading & Public Hearing: Council Action Form I Exhibit A

b. 091823C - A request to Approve the 2024 Salary Ordinance - 1st Reading: Council Action Form I Exhibit A I Ordinance

c. R091823A - A Resolution Approving an Allocation Area (District South Project): Council Action Form I Exhibit A I Exhibit B I Resolution

10. <u>Regular Agenda - Economic Development</u>

a. 091823E – An Ordinance of the Common Council Approving a Riverfront District Designation– 1st, 2nd and 3rd Reading: Council Action Form I Ordinance

11. <u>Regular Agenda - Planning & Zoning</u>

a. 061923B - Consideration of a text amendment to the Sandstone/Gray Eagle PUD to allow a barrier netting system and restaurant. (TA-23- 3) - Final Reading: Council Action Form I Staff Report I Ordinance

b. 091823A - Consideration of a text amendment to the Cove at Thorpe Creek PUD (generally located west and east of Florida Road) to allow for maximum height of 40' in Grand Estates District, add Masterpiece Collection homes to Designer District and update Illustrative Architectural Exhibit with Masterpiece Collection (TA-23-5) – First Reading: Council Action Form I Ordinance

c. <u>Nix Annexation</u>: R091823B - Request to approve a resolution adopting the Fiscal Plan for the Nix Property Annexation (ANX-23-9): Council Action Form I Fiscal Plan I Resolution

d. <u>Nix Annexation</u>: 082123C - Request to approve a voluntary annexation of 5 acres known as the Nix Property. Subject site is located east of Mollenkopf Road, common address 10405 Mollenkopf Road (ANX23-9) – Final Reading: Council Action Form I Ordinance

e. <u>Kaley Annexation</u>: R091823C- Request to approve a resolution adopting the Fiscal Plan for the Kaley Property (ANX-23-10): Council Action Form I Fiscal Plan I Resolution

f. <u>Kaley Annexation</u>: 082123D - Request to approve a voluntary annexation of 3.37 acres known as the Kaley Property. Subject site is located north of 126th Street, common address 8460 E 12th Street (ANX-23-10) – Final Reading: Council Action Form I Ordinance

g. Magnolia Grove Salon Annexation: 091823B - Request to approve a voluntary annexation of 1.76 acres, known as the Magnolia Grove Salon. Subject site is generally located at a common address of 13484 E 116th St. (ANX22-11) – First Reading & Public Hearing: Council Action Form I Ordinance

12. Regular Items - Any other Unfinished / New Business

13. Regular Items - Community Comment

a. Online Comments

14. Regular Items - Meeting Adjournment

City of Fishers Finance Committee Meeting

DATE: 09/11/2023
DIRECTIONS: Fishers Pavilion Conference Room (the standalone building behind City Hall)

FINANCE COMMITTEE MEETING, 8:30 a.m., Pavilion Conference Room

- **Meeting Called to Order**
  - Chairman John Weingardt called the meeting to order at 8:30 a.m. Present were David Giffel, Jocelyn Vare, and Cecilia Coble. Others present were City Clerk Jennifer Kehl, Deputy Mayor Elliott Hultgren, Lisa Bradford, Beth Hampshire, Tracy Gaynor, Hatem Mekky, Chief Steve Orusa, Chief Ed Gebhart, Monica Heltz, Eric Pethtel, and Larry Lannan.
- **Consent Agenda**
  - Request to review the previous meeting memoranda: Minutes:
    - **i.** Minutes: June 14th, 2023
    - **ii.** Minutes: August 23, 2023
  - David Giffel made a motio0n to approve the June 14th and the August 23rd, 2023, meeting minutes. Jocelyn Vare seconded the motion. John Weingardt, Jocelyn Vare, and David Giffel voted yay. Cecilia Coble abstained. The motion passed.
- **Resolutions**
  - None
- **Ordinances**
  - None
- **Regular Items**
  - 2024 Departmental Budget Discussion - ***PRESENTATION***
    - **i. Police**
  - Police Chief Ed Gebhart came forward to answer any questions regarding his proposed 2024 budget.
  - Personnel:
    - 3 New Police Officers
    - 2 New School Resource Officers
    - 1 New Civilian Forensic Technician
    - 5% salary increase for all personnel, increased longevity pay and equipment to support new hires and replacement of aging assets.
  - Areas of Focus:
    - Utilize technology to fight and solve crimes.
    - Equip the City's officers with the best equipment to keep them safe.
    - Equip the City's officers with the best equipment to keep them safe.

  - David Giffel asked if the two new resource officers will be in the schools. Chief Gebhart said they will eventually be put in the school once they have been trained. The school district splits the resource officers' salaries.
  - Jocelyn asked to have the presentation to include the numbers from 2023.
  - Cecilia Coble asked about the FLOCK cameras budgeted last year. Chief Gebhart said they are installed, and additional cameras were added due to some private partnerships. There are no additional FLOCK cameras budgeted for 2024. The department is waiting on what the annual fees will be after the grants expire.

- John Weingardt asked if the personnel requested were to fill any openings. Chief Gebhart said the department is full plus one. The plus one is to fill the opening for when Norm Tate retires. John asked if this would be a lateral transfer. Chief Gebhart said no, this officer will have to go through the academy.

ii. Fire & Emergency Services

- Fire Chief Steve Orusa came forward to answer any questions regarding his proposed 2024 budget.
- Personnel:
  - 3 New Police Officers
  - Increase from $16 to $20 an hour for ODE (Off Duty Employment)
  - 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets.
- Areas of Focus:
  - Increase the number of paramedics in the department.
  - Modernize the department's management structure.
  - Continue to increase the department's partnerships and sustainability.

  - David Giffel asked if the annual report is out. Chief Orusa the report was out in April for the previous year.
  - Jocelyn asked about the equipment to fight fires in multi-story buildings. Chief Orusa said a new ladder truck was purchased, but due to manufacturing delays, it will not arrive for 3 years. The city currently has 3 ladder trucks and when the new truck arrives one will be retired. The department is currently staffed, but new hires are needed to cover firefighters' PTO.
  - Cecilia Coble asked about the Off Duty Employment. Chief Orusa stated there is not a fire academy so new recruits are trained by in-house instructors. New recruits go through 6 months of training.
  - Chief Orusa stated previously that individuals who want to be a firefighter, use to apply at every department and go where they are accepted. Now Fishers is a destination fire department. Individuals apply only to Fishers because they want to apply where they want to live.

iii. Public Works

- Department Director Eric Pethtel came forward to answer any questions regarding his proposed 2024 budget.
- Personnel:
  - 2 Sidewalk Maintenance/Repair Full Time Hires
  - Temporary Position to Full Time Hire in Wastewater
  - Several Departmental Promotions (Laborer to Senior, Foreman, etc.).
  - 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets.
- Areas of Focus:
  - Continuing replacement and repair of sidewalks. YTD in 2023 have replaced 624 sidewalk panels and removed 1,651 trip hazards. Per inventory, 9,471 panels and 22,911 trip hazards to repair/replace.
  - Conversions of median and roundabout landscaping from labor intensive grasses to low maintenance and environmentally friendly landscaping.
  - Wastewater capital project includes the improvement of a grit removal system.

iv. Health

- Department Director Monica Heltz came forward to answer any questions regarding her proposed 2024 budget.
- Personnel:
  - New Full Time Food Inspector
  - Community Health Advocate
  - Full Time Public Health Nurse
  - 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets.
- Areas of Focus:
  - Construction to begin in 2024 on a new health clinic.
  - Expansion of clinical services and insurance billing capabilities Development of school and community partnerships and agency support.
  - Increased and improved communication and health education Excellence in core functions.
  - Readiness for accreditation
  - There are very few agencies accredited in the State of Indiana. The state health department was accredited during COVID. The Fishers Health Department hopes to be accredited in 2025.
  - Cecilia Coble asked about the Mental Health Initiative. Monica stated they have made great progress.
  - Currently they are receiving numerous out of Fishers patients for TB testing. Many health departments do not do them.
  - The annual report was done in April.

v. Engineering

- Department Director Hatem Mekky came forward to answer any questions regarding his proposed 2024 budget.
- Priorities - Under Construction:
  - 106th & Hoosier Road Roundabout – Est. Completion November 2023
  - Nickel Plate Trail from 106th to Hague Rd – Est. Completion November
  - 2023 Geist Greenway – Est. Completion December 2023
  - Resurfacing Packages 1-3 – Est. Completion October 2023 (~27 miles)
- Road and Trail Projects - Design Development
  - Cumberland Road Widening – Q4 2024 – Q4 2025
  - 136th St Widening (Southeastern to Prairie Baptist) – Q4 2024
  - 126th & Southeastern RAB – Summer 2024
  - 96th & Allisonville – Q1 2024
  - Nickel Plate Trail Bridge over 96th St – Q3/Q4 2024
  - Resurfacing Packages 1 & 2 – Q1 2024
  - 131st & Howe – Summer 2025
  - 96th & Cyntheanne – Summer 2025
  - 131st trail gap connection – Q2 2024
  - Resurfacing Packages 1-2 – Q1-Q3 2024
- Road and Trail Projects – Design Development
  - 136th St Widening (Prairie Baptist to Cyntheanne) – Q2 2025

- David Giffel asked if there was a current trail study. Hatem said yes. David asked about the unincorporated areas and if we will add trails there. Hateem said that he believes that an Interlocal agreement needs to be drawn up with the county.
- Jocelyn Vare asked about the Barrett Law. Hatem said the property owners will be billed for the cost of repairs over a course of 20 years. The cost will be equal to what they are currently paying for maintenance. Jocelyn Vare asked if the cost could be brought down for the businesses along 37.
- Jocelyn Vare asked if the bids will be in April for 141st street. She also asked that the city council and the finance committee are involved in the process.
- Cecilia Coble asked if there is a list of neighborhoods that are going to get resurfaced. Hateem said once the list is compiled it will be sent out.
- David Giffel asked about the neighborhoods with concrete roads that need repair. Hateem said there is a rating system. It's not about aesthetics, but about the roads having structural damage.
- Jocelyn Vare asked about the Parks Department and Administration presentations. Cecilia Coble also asked.
- Jocelyn asked about getting an annual TIF report.

- **Meeting Adjournment**
  - John Weingardt made a motion to adjourn the meeting. David Giffel seconded the motion. There was no remonstrance and the motion passed.
  - The meeting was adjourned at 10:26 a.m.

Respectfully Submitted,

Jennifer L. Kehl
Fishers City Clerk

2024 Departmental Budget Review

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BUDGET TIMELINE

2024 Recommended Budget

CITY OF FISHERS 2024

8/08 — **Budget Postcards Delivered to Homeowners** ✓

8/18 — **Media Notice Posted** ✓

8/21 — **Introduction of Budget to City Council** (No Public Hearing) ✓
+
Media Day @ 12:30 p.m. ✓

8/23 — **Finance Committee Discussion** ✓

9/07 — **Last Day to Post Notice** ✓
Budget Hearing

9/11 — **Finance Committee**
Department Budgets

9/18 — **1st Reading of Budget at City Council**
+ Public Hearing

10/9 — **Final Reading of Budget at City Council** +
Final Adoption of Budget

DRAFT

Police Department

2024 Budget

Category	2024 Recommend Budget	Year to Year % Increase
Supplies	$ 567,500	4.31%
Professional Services	$ 1,292,239	46.91%
Total Budget	$ 1,859,739	51.22%

Priorities

Personnel

- 3 new Police Officers
- 2 new School Resource Officers
- 1 new civilian Forensic Technician
- 5% salary increase for all personnel, increased longevity pay, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Utilize technology to fight and solve crimes
- Equip the City's officers with the best equipment to keep them safe
- Grow the Department's School Resource Unit to have a strong presence in Hamilton Southeastern Schools

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Fire & Emergency Services Department

2024 Budget

Category	2024 Recommend Budget	Year to Year % Increase
Supplies	$ 1,107,220	6.52%
Professional Services	$ 831,807	23.96%
Total Budget	$ 1,939,027	30.48%

Priorities

Personnel

- 3 new Firefighters
- Increase from $16 to $20 an hour for ODE (Off Duty Employment)
- Increased longevity pay from 20 years to 25 years
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Increase the number of paramedics in the department.
- Modernize the department's management structure.
- Continue to increase the department's partnerships and sustainability.

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Public Works Department

2024 Budget

Category	2024 Recommend Budget	Year to Year % Increase
Supplies	3,869,396	5.23%
Professional Services	8,557,538	17.87%
Capital	700,000	-38.59%
Total Budget	13,126,934	-15.49%

Priorities

Personnel

- 2 Sidewalk Maintenance/Repair Full Time Hires
- Temporary Position to Full Time Hire in Wastewater
- Several Departmental Promotions (Laborer to Senior, Foreman, etc).
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Continuing replacement and repair of sidewalks. YTD in 2023 have replaced 624 sidewalk panels and removed 1,651 trip hazards. Per inventory, 9,471 panels and 22,911 trip hazards to repair/replace.
- Conversions of median and roundabout landscaping from labor intensive grasses to low maintenance and environmentally friendly landscaping.
- Wastewater capital project includes the improvement of a grit removal system.

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Health Department

2024 Budget

Category	2024 Budget – Local Funds	2024 Budget- State Funds	Total 2024 Budget
Supplies	109,000	32,650	141,650
Professional Services	154,810	200,000	354,810
Capital	3,000,000	96,503	3,096,503
Total Budget	3,263,810	329,153	3,592,963

Priorities

Personnel

- New Full Time Food Inspector
- Community Health Advocate
- Full Time Public Health Nurse
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Construction to begin in 2024 on a new health clinic
- Expansion of clinical services and insurance billing capabilities
- Development of school and community partnerships and agency support
- Increased and improved communication and health education
- Excellence in core functions
- Readiness for accreditation

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Engineering Department

2024 Budget

Fund	2024 Capital Budget
Local Road & Streets	$ 500,000
Wheel Tax	$ 2,300,000
Park Impact Fees	$ 140,000
Road Impact Fees	$ 550,000
2024 One Year GO Bond	$ 8,100,000
Total Funds	$ 11,590,000

Priorities

Road & Trail Projects – Under Construction

- 106th & Hoosier Road Roundabout – Est. Completion November 2023
- Nickel Plate Trail from 106th to Hague Rd – Est. Completion November 2023
- Geist Greenway – Est. Completion December 2023
- Resurfacing Packages 1-3 – Est. Completion October 2023 (~27 miles)

Road & Trail Projects – To Be Started

- Cumberland Road Widening – Q4 2024 – Q4 2025
- 136th St Widening (Southeastern to Prairie Baptist) – Q4 2024
- 126th & Southeastern RAB – Summer 2024
- 96th & Allisonville – Q1 2024
- Nickel Plate Trail Bridge over 96th St – Q3/Q4 2024
- Resurfacing Packages 1 & 2 – Q1 2024
- 131st & Howe – Summer 2025
- 96th & Cyntheanne – Summer 2025
- 131st trail gap connection – Q2 2024
- Resurfacing Packages 1-2 – Q1-Q3 2024

Road & Trail Projects – Design Development

- 136th St Widening (Prairie Baptist to Cyntheanne) – Q2 2025

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BUDGET TIMELINE

2024 Recommended Budget

CITY OF FISHERS 2024

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Department Budgets ✓

9/18 — **1st Reading of Budget at City Council**
+ Public Hearing

10/9 — **Final Reading of Budget at City Council** +
Final Adoption of Budget

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Backup slides

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Infrastructure Investments

2024 Priority Road Projects

NEW PROJECTS

Roundabouts

- 126th & Southeastern Roundabout→ **(Construction Start Q2 2024)**
- 96th & Allisonville Roundabout →**(Construction Start Spring 2024)**

Road Widening

- Cumberland Road Widening → **(Construction Start Q4 2024/ Q1 2025)**
- 136th Street --Southeastern to Prairie Baptist → **(Construction Start Q4 2024)**

Resurfacing Package (See Next Slide)

- 2 Resurfacing Packages **(1st starts Spring, 2nd starts Summer)**

ACTIVE PROJECTS (ADDITIONAL PHASES TO BEGIN IN '24)

- Nickel Plate Trail → **(Bridge construction anticipated Q2 2024)**
- SR 37 & 141st Interchange

126th Street & SR 37– Grand Prix Award for Engineering Excellence Winner in 2022

DRAFT

Infrastructure Investments

Roads Resurfaced Historically (2012-2023)

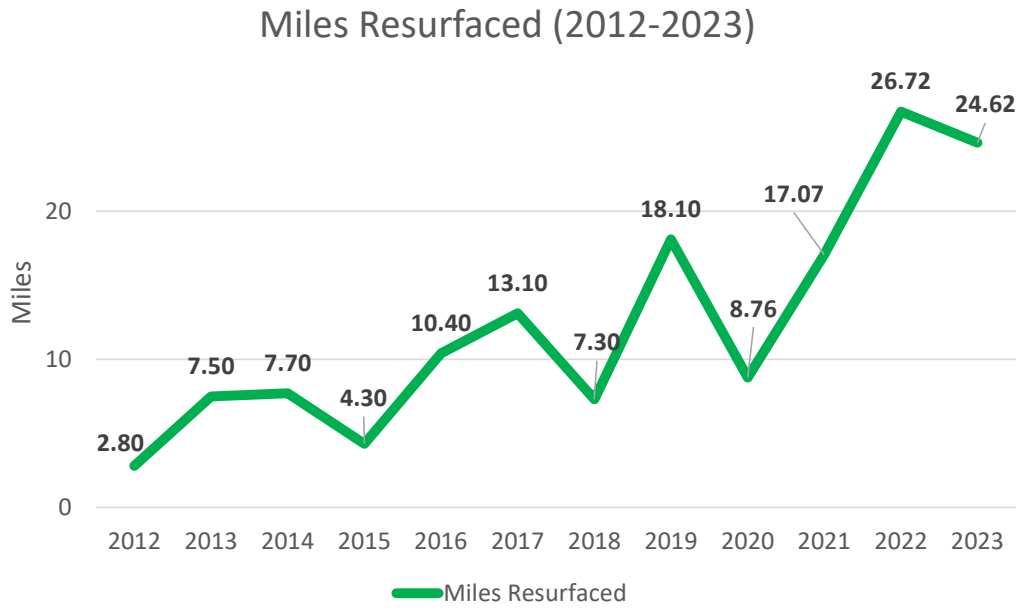
In 2024, the City will continue to prioritize road repairs, focusing on:

- Addressing neighborhoods **wholistically, not partially**
- Extending life of roadways with base repair

22.52 Miles
2012-2015

49.13 Miles
2016-2019

74.17 Miles
2020- 2023



***8.76 mi** (2020), **14.07 mi** (2021), **26.72 mi** (2022), **24.62 mi** (2023)

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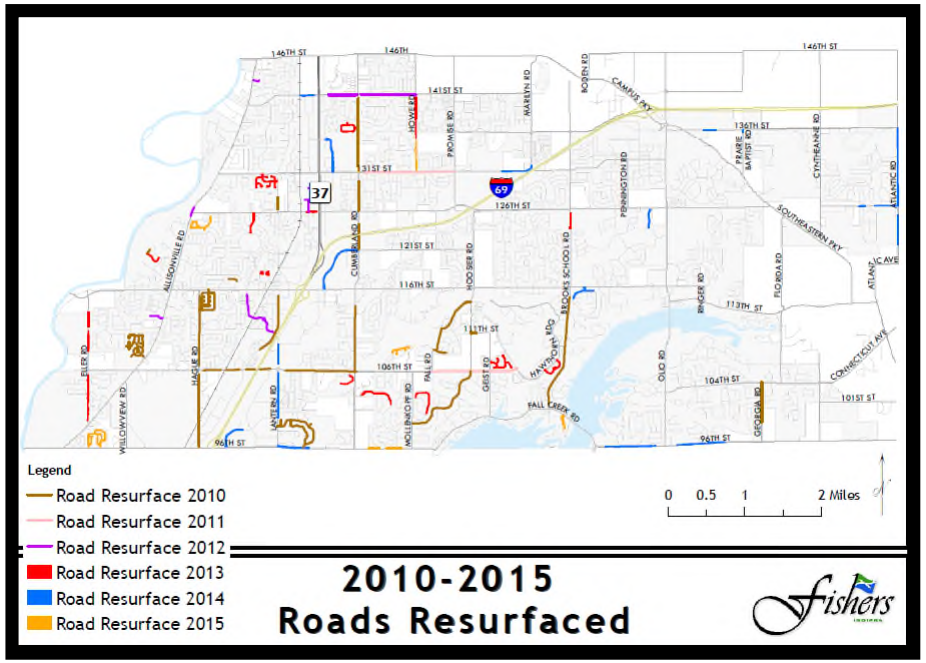
Infrastructure Investments

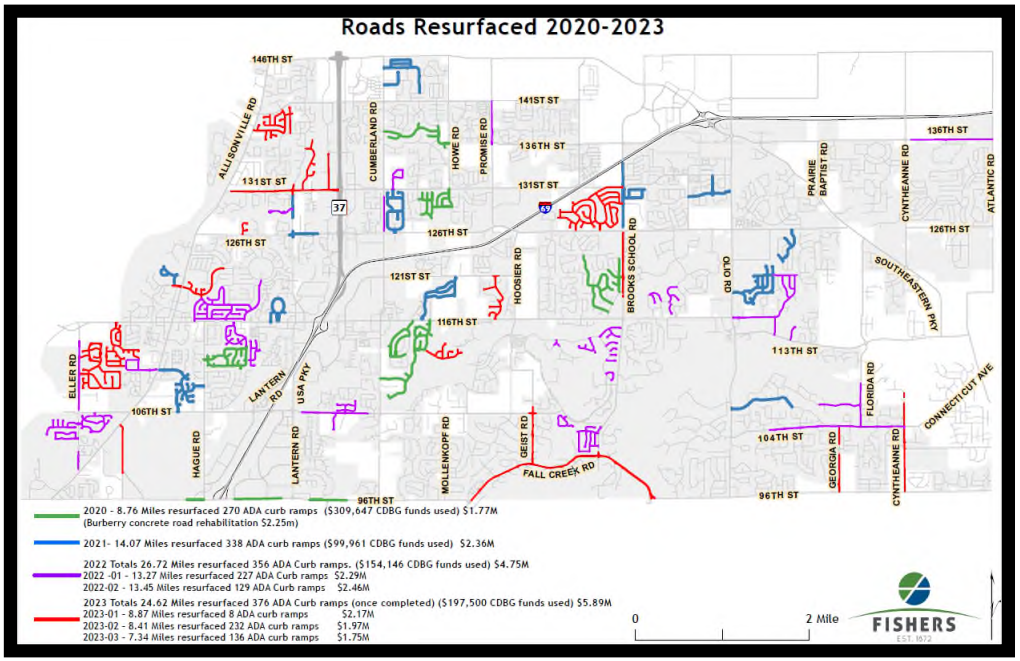
Roads Resurfaced
2010-2015 vs 2020-2023

2010-2015: **40.42 Miles**



***15.58 mi** (2010), **2.32 mi** (2011), **2.84 mi** (2012), **7.55 mi** (2013), **7.76 mi** (2014), **4.37 mi** (2015)

2020-2023: **74.17 Miles**



***8.76 mi** (2020), **14.07 mi** (2021), **26.72 mi** (2022), **24.62 mi** (2023)

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SURPLUS PLAN

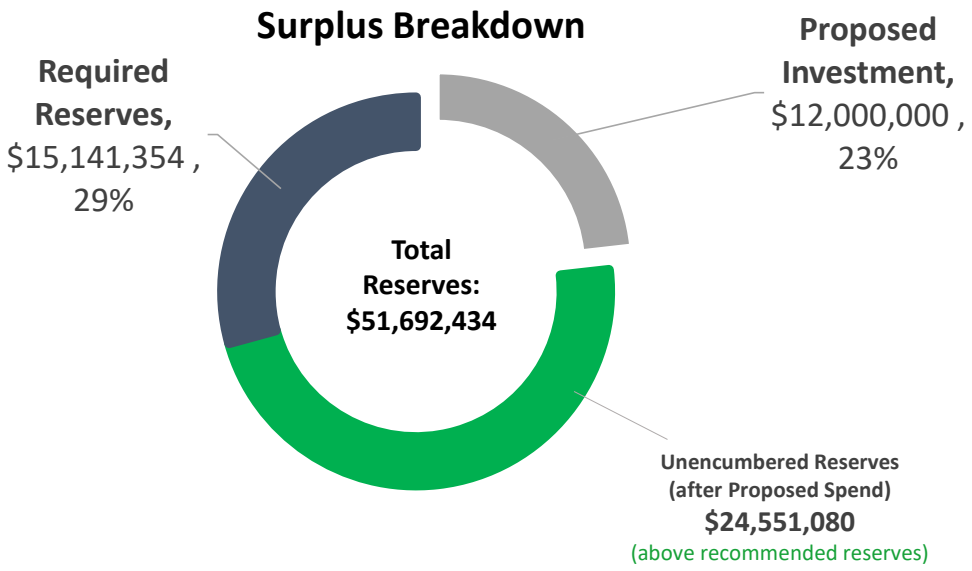
INVESTING IN OUR COMMUNITY

FISHERS

SURPLUS OVERVIEW

While utilizing a portion of the surplus to invest in our neighborhoods and quality of place, the City will continue to far exceed its required cash reserves*.

Surplus Breakdown	
Current Reserves	$51,692,434
Total Proposed Investment	($12,000,000)
Remaining (Less Spend)	$39,692,434 **(+$24,551,080)**
Required Reserves*	$15,141,354



*INTERNAL POLICY REGARDING CASH RESERVES

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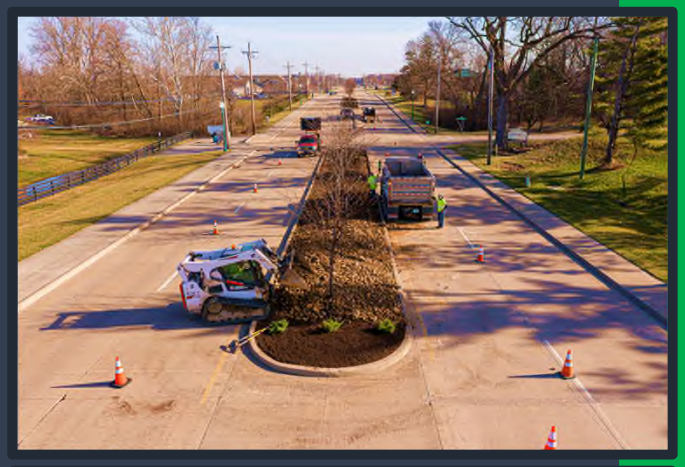

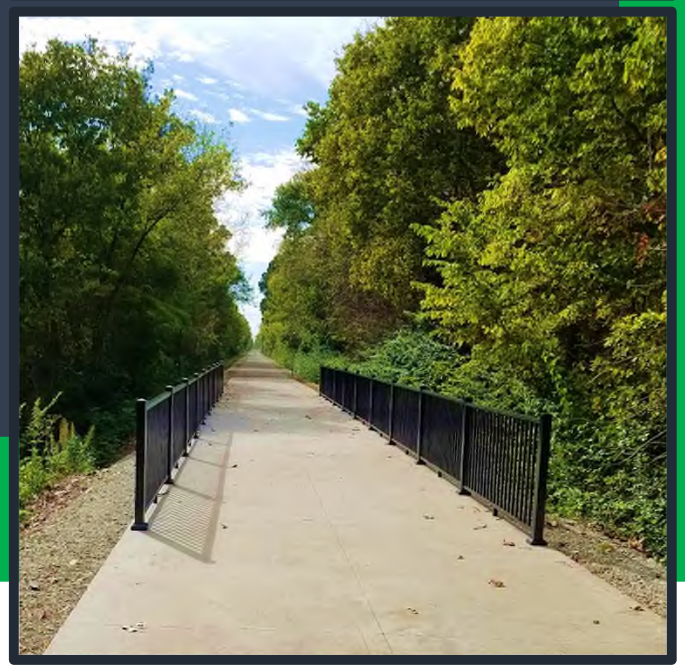

INVESTMENT PRIORITIES

2024

INVESTING IN QUALITY OF LIFE

EXPANDING TRAIL CONNECTIVITY & ENGAGEMENT

3 Impactful Trail Connections & 1 New Trail Node

NEIGHBORHOOD & COMMUNITY VIBRANCY

Neighborhood Matching Grant Expansion, Landscaping Improvements, & Safe Sidewalks

INNOVATION IN OUR SCHOOLS

Introduction of a Micro-Grant Program to Fund Innovation in the Classroom

DRAFT

INVESTMENT PRIORITIES

2024

SURPLUS PLAN BUDGET

	Project	Estimate
TRAIL CONNECTIVITY & ENGAGEMENT	Total Trail Connectivity	$2,200,000
	Hub & Spoke Trail Node (Restrooms + Engagement)	$800,000
NEIGHBORHOOD & COMMUNITY VIBRANCY	Landscaping	$3,500,000
	Sidewalk Repair	$1,000,000
	Neighborhood Vibrancy	$750,000
	Urban Forestry	$250,000
	96th Street Vibrancy	$3,000,000
INNOVATION IN OUR SCHOOLS	Teacher Innovation Micro Grants	$500,000
	Total Project Costs	**$12,000,000**

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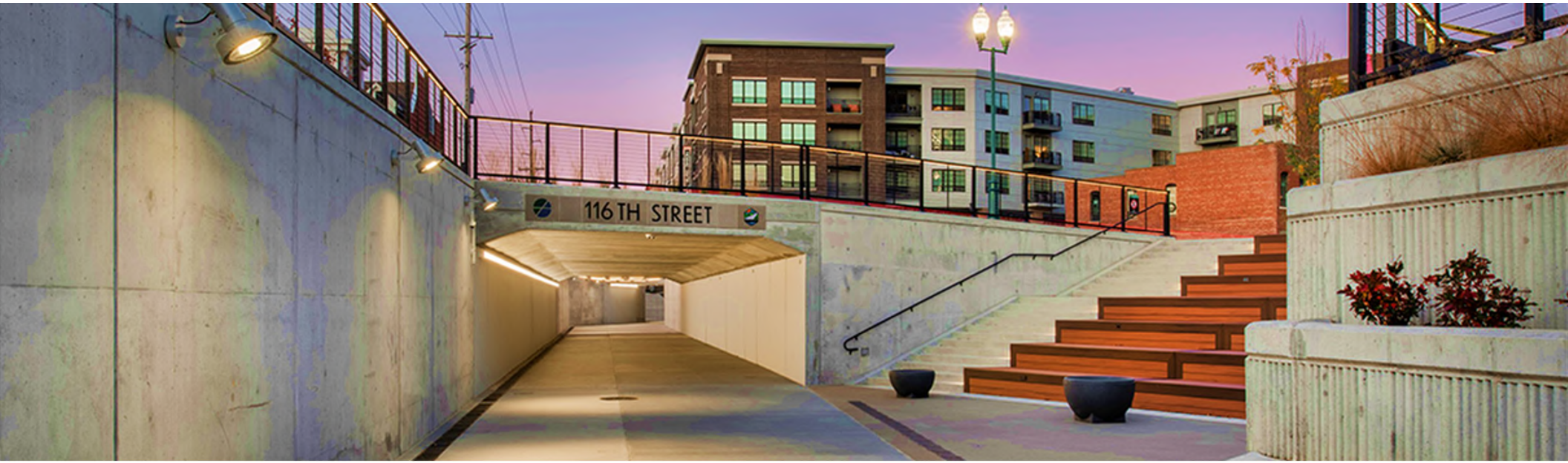

TRAIL CONNECTIVITY

- 3 Impactful Trail Connections* + 1 Trail Node (Hub& Spoke)
- Connecting additional **2000+ Residents & 750+ Household Units** to Trails & Greenways

Project	Estimate
Trail Connections	$2,200,000
HUB & SPOKE Trail Node	$800,000
Total Trail Investment	**$3,000,000**

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Trail Connectivity

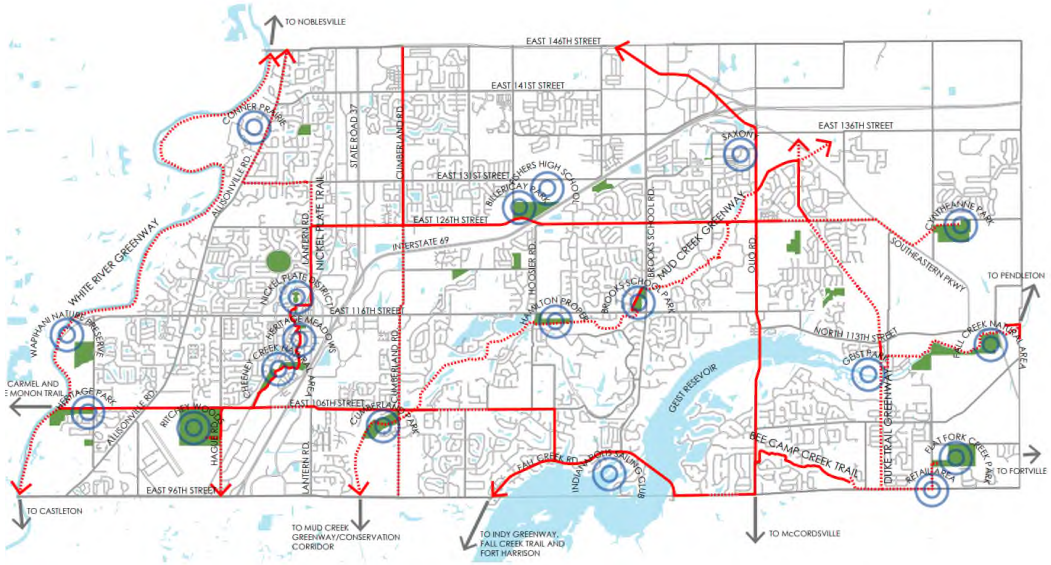
Trails Paved 2020-2023 + 2024 Priorities

In 2024, the City will invest in trail gaps and continue to work toward the trail plan outlined in Fishers 2040 Comprehensive Plan to connect residents to the major trail thoroughfares in Fishers.

Fishers Trails & Greenways POPULATION & HOUSEHOLDS WITHIN 5 MIUNNTE WALKING DISTANCE		
	Population within 5 minutes walk	Household units within 5-minute walk
Existing Major Trail	**45,216**	**17,426**
Proposed 2024 Trails*	2,000+	750+
Total	47,216	18,176

* Proposed trails includes **Lantern Road Trail, 126th from Lantern to Allisonville, 106th from Hoosier to Cumberland** (Detailed on Next Slide)
**Major Trail = 8' Trail

2040 Comprehensive Plan: Trail Plan Map



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Trail Connectivity

Proposed Trail Connections 2024

Proposed Trail Connection Metrics:

2 Miles of Proposed Trail Connections

+2K Residents Connected to Major Trail*

+750 Households Connected to Major Trails*

Trail Gap Projects**

- **126th from Lantern- Allisonville**
- **106th from Hoosier to Cumberland**
- **Lantern Road 116th – Heritage Meadows Trail**

Proposed Trails

* Within 5 Minute Walk
** Identified based on recent Trail Gap Analysis

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HUB & SPOKE TRAIL NODE

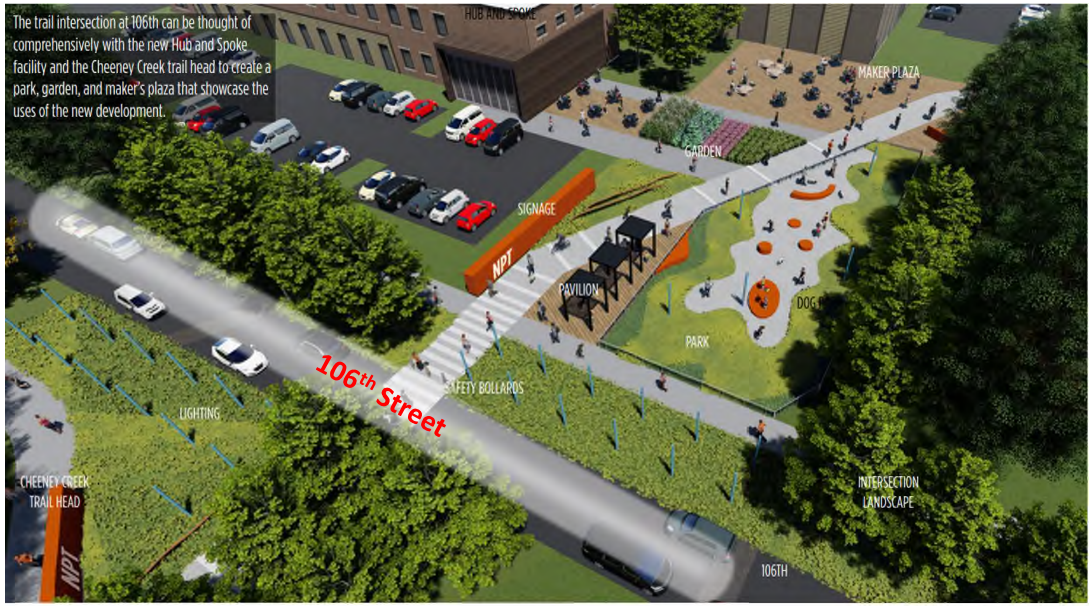
A key trail head @ 106th Street & the Nickel Plate Trail

As Fishers continues to develop the NPT to reflect the 2019 Masterplan, the City will prioritize the Hub & Spoke trail node in 2024, to connect the City's Makerspace to the NPT, while also providing an access and break area to trail goers.

Key Trail Node Elements:

- **NPT Access** from Makerspace + Hub & Spoke + Coffee Shop
- **Greenspace**
- **Programming Opportunities** for the Makerspace & Hub & Spoke, including food & beverage trucks
- **Public Restrooms** for Trail Goers
- **Public Seating and Site Fixtures**
- **Interactive Artwork**

Hub & Spoke Node, Nickel Plate Master Plan 2019



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NEIGHBORHOOD & COMMUNITY VIBRANCY

- **Sidewalks & Landscaping**
  - See breakdown on next slide
- **Neighborhood Vibrancy Grants**
  - Increasing allocation from $100K→ $750K
- **Urban Forestry Efforts**
  - 2,000 Trees Planted in Priority Areas of Fishers (see next slides)
- **96th Street Vibrancy**
  - Funding for revitalization efforts on the 96th Street Corridor

Project	Estimate
Sidewalks & Landscaping	$4,500,000
Neighborhood Vibrancy Grants	$750,000
Urban Forestry Projects	$250,000
96th Street Vibrancy	$3,000,000
Total	$8,500,000

* See next slide for proposed program information
** See next slide for proposed program information

DRAFT

Recent Landscaping Improvements along Allisonville Road

NEIGHBORHOOD & COMMUNITY VIBRANCY

→ SIDEWALKS & LANDSCAPING

- Landscaping upgrades to bring 3 major thoroughfares in alignment with the Downtown Fishers landscaping
- Safer & Lower Maintenance than Full Grass Medians
- Sidewalk Repairs for 8 Neighborhoods*

***Windermere, Sunblest, Brooks Chase, Pleasant View, Sweet Briar, Sweet Briar North, Britton Ridge, Ridgefield**

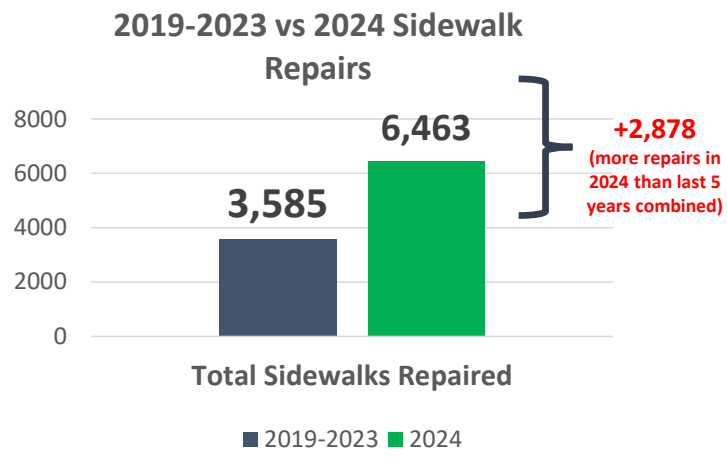
	Project	Construction Estimate
Landscaping	Olio Road	$450,000
	96th street	$700,000
	126th Street	$1,000,000
	SR 37, 131st, Misc. Medians & RAB	$1,200,000
	Parks Entrances	$150,000
Sidewalk Repair	**8 Neighborhoods***	$1,000,000
	Total Cost	**$4,500,000**

DRAFT

SIDEWALK IMPROVEMENTS

SIDEWALK REPAIRS (2019-2023) + PROPOSED 2024 REPAIRS

The City will continue to build on its efforts around sidewalk repair in neighborhoods, to create a more walkable community, targeting nearly 6,500 repairs in 2024. This exceeds the previous 5 years combined.



(Totals include both replacements + cutting/grinding repairs.)

SIDEWALK REPAIR MAP (2019-2023):

***2024 Priority Neighborhoods:** Windermere, Sunblest, Brooks Chase, Pleasant View, Sweet Briar, Sweet Briar North, Britton Ridge, Ridgefield

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NEIGHBORHOOD VIBRANCY GRANT

DOUBLING DOWN ON NEIGHBORHOOD VIBRANCY INITIATIVES

In prioritizing the sustainability of our neighborhoods, the City is proposing $750K be allocated to grants to fund projects related to **entrance upgrades, pond maintenance, greenspace maintenance, sidewalk connections, and community spaces**, within our residential neighborhoods.

Proposed Neighborhood Vibrancy Framework

- **Increase allocation from $100K → $750K**
- Neighborhoods may apply for eligible projects up to $15,000 (80-20 match)
- Neighborhoods & HOAs will have the opportunity to submit eligible projects throughout 2024

$100K

Historical Annual Contribution to Neighborhood Vibrancy Grants (Since 2000)

$750K

Proposed in 2024 Budget

50/50 Match → 80/20 Match

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URBAN FORESTRY INVESTMENT

Recognized as a Tree City USA since 2008, the City of Fishers has recently prioritized urban forestry efforts through its urban forestry program and planting guide for developers and land professionals. In 2024, the City proposes $250K be allocated to urban forestry efforts in Fishers.

- $250K IN THE 2024 BUDGET
- ~2000 TREES PROPOSED TO BE PLANTED IN PARKS, ROWS, AND AREAS WITH LOW MATURE TREE POPULATIONS

Urban Forestry Priority Areas	
96th Street	Harrison Thompson
Cyntheanne Park	Brooks School Park
Flat Fork Creek Park	Holland Park
Billericay Park	Heritage Park

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96TH STREET REVITALIZATION

VIBRANCY IN ALL CORNERS OF FISHERS

Building upon recent private investment along 96th street, in addition to road improvements along the corridor, the City of Fishers proposes a $3M investment into revitalization efforts along 96th Street.

- The 96th Street & I-69 interchange is a key corridor and entrance into the City of Fishers
- Investment in the quality of place along 96th Street will continue to encourage private investment and economic development along the corridor

$3 Million

Investment in 96th Street Revitalization

96TH STREET REVITALIZATION FOCUS AREA: I-69 to Lantern Road

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TEACHER INNOVATION
MICRO-GRANT PROGRAM

- $500K allocated toward professional development and initiatives to jump start and enhance innovation in the classroom for HSE teachers
- Teachers and educators within HSE Schools may apply for grants to support innovative learning projects in the classroom

Project	Estimate
Teacher Innovation Micro Grants	$500,000

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2024 Budget Highlights

Notable Upcoming Projects in 2024:

- Complete Fishers Municipal Center + Art Center
- Complete the Fishers Event Center
- Start Construction on the Community Rec. Center
- Commence SR 37 & 141st St. Construction

DECREASE PROPERTY TAX RATE
3rd YEAR STRAIGHT

FIRST-EVER INVESTMENT IN SCHOOL INNOVATION

HISTORIC INVESTMENT IN NEIGHBORHOODS

INCREASED INVESTMENT IN ROAD INFRASTRUCTURE

CONTINUING TO INVEST IN PUBLIC SAFETY & CRITICAL SERVICES

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NEXT STEPS

DATES & DETAILS:

Next Up:

- **8/23 Finance Committee Meeting**
  In-depth discussion of the budget and opportunity to ask any questions pertaining to the budget
- **9/11 Finance Committee Meeting**
  Discussion and questions related to department-specific budgets

Later:

- **9/21 City Council Meeting**
  Council Re-Engaged for 1st Reading & Public Hearing on Budget
- **10/9 City Council Meeting**
  Council Meets for Final Reading of Budget + Adoption

8/23 **Finance Committee Discussion**

9/07 **Last Day to Post Notice of Hearing**

9/11 **Finance Committee**
Department Budgets

9/21 **1st Reading of Budget at City Council**
+ Public Hearing

10/9 **Final Reading of Budget at City Council** +
Final Adoption of Budget

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Finance Committee Meeting
September 13, 2023

FINANCE COMMITTEE MEETING, 5:00 p.m., Pavilion Conference Room

1. **Meeting Called to Order**
   - Chairman John Weingardt called the meeting to order at 5:00p.m. Present were Cecilia Coble, David Giffel and Jocelyn Vare. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, Jake Reardon-McSoley, Marissa Deckert, Tracy Gaynor, Lindsey Bennett, and Larry Lannan.
2. **Announcements**: **NONE**
3. **Consent Agenda 5:00 pm - 5:20 pm**
   a. Request to review the previous meeting memoranda: **Minutes for September 11, 2023**
   b. R091823 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds: **Council Action Form** | **Resolution** | **Exhibit A**
   - David Giffel made a motion to approve the Consent Agenda. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
4. **2024 Budget Follow-up Discussion**: ***PRESENTATION***
   - Marissa Deckert went through the parks departments accomplishment for this year. ***Click Here for Information.***
   - Marissa Deckert and Jack Reardon-McSoley answered questions concern the Parks Department Budget for 2024.
     - Cecilia Coble asked Marissa if there will be an adult changing station in the new restrooms at the Agri-Park. Marissa said yes. Cecilia asked if the Parks Department could purchase a water wheelchair for the Geist Waterfront Park. Marissa said she would investigate it. Cecilia also asked if they could work on having special needs youth summer camps.
     - Jocelyn Vare asked about the fee for Geist Waterpark and the water quality at the park. Marissa said they are gathering data then will make suggestions about the fees and they weekly test the water.
   - Elliott Hultgren went through the Administration Budget including the Capital Non-Infrastructure/Fleet Loans
   - Lisa Bradford went through the Overall Debt Outstanding, Tax Supported Debt by Security, Tax Supported Debt by Payment Source and Debt Comparison Per Capita.

RESOLUTIONS: 5:20 pm – 5:25 pm

5. R091823A: A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area, the Creation of a New Allocation Area and the Approval of a Plan Amendment for Said Area (DISTRICT SOUTH): **Council Action Form** | **Resolution**

- David Giffel made a motion to send resolution **R091823A** to the full council for approval. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

ORDINANCES: 5:25 pm – 5:45 pm

6. 091823: A Request to Approve the City of Fishers 2024 Budget - **1st Reading**: **Council Action Form** | **Exhibit A**

- David Giffel made a motion to send ordinance **091823** onto the full council for the **1st Reading**.

Regular Items 5:45 pm - 5:50 pm

7. Any other Unfinished / New Business

- **NONE**

8. Meeting Adjournment

- A motion was made to adjourn the meeting. The meeting was adjourned at 6:00p.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 www.fishers.in.us/agendacenter

John Weingardt, Chairperson
Cecilia Coble, Committee Member
Jocelyn Vare, Committee Member
David Giffel, Committee Member

Meeting Date: 9/132023

I. **Resolution R091823** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

Committee Recommendation:

- [x] Passage
- [ ] Non-Passage
- [ ] Amendment
- [ ] No Recommendation

II. Resolution **R091823A** - A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area, the Creation of a New Allocation Area and the Approval of a Plan Amendment for Said Area (DISTRICT SOUTH):

Committee Recommendation:

- [x] Passage
- [ ] Non-Passage
- [ ] Amendment
- [ ] No Recommendation

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

This instrument was prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, 1 Municipal Drive, Fishers, Indiana, 46038.

12 CONCERTS

- 4 ticketed – generated additional revenue above costs
- 9 free community concerts

20 LARGE SCALE SPECIAL EVENTS (150 - 5,000)

- GLOW, Monsoon, Blues Fest, Fall Festival, NPT Night Lights, Boo Bash, Family Camping, Cookies w/ Characters, etc.

SPARK! FISHERS – 1 day of events to 5 events throughout the week

30 POP-UPS/PROGRAMS

35 COMMUNITY PARTNER PROGRAMS/EVENTS (events or programs supported by Parks)

FARMERS MARKET - **35 dates**

- Saturdays + Wednesdays weekly
- Live music and entertainment
- Kids activities
- Group fitness/ mindfulness classes weekly

MAKER PLAYGROUND

- 96 Classes
- 100+ monthly members
- VA (Whole Health)
- Ivy Tech (Trades + Job Training)
- Central Indiana Woodworkers Association
- HSE

SUMMER CAMP- 2,874 campers (+300 over 2022)

- 6 camp locations

HSE Partnerships- 6,400 students avg. 2-3x per year

- Nature First- 1st grade
- Farm 2 Table- 2nd grade
- Local Government- 3rd grade
- Make 5- 5th grade

AGRIPARK (opened in 2020)

Produce + 190,000 lbs

- 100,000 more than 2022

Attendance + 50,000

- 15,000 more than 2022
- 35,000 (2022)

Seeds -Doubled # seeds started on site

- 112,000 (2023)
- 56,000 (2022)

Animals-25

Doubled # of programs

- 25 in 2023

HSE partnership 2nd grade students- **1,525** -3 visits annually

2024 Departmental Budget Review

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BUDGET TIMELINE

2024 Recommended Budget

8/08	**Budget Postcards Delivered to Homeowners** ✓
8/18	**Media Notice Posted** ✓
8/21	**Introduction of Budget to City Council** (No Public Hearing) ✓ **+** **Media Day @ 12:30 p.m.** ✓
8/23	**Finance Committee Discussion** ✓
9/07	**Last Day to Post Notice** ✓ Budget Hearing
9/11 & 9/13	**Finance Committee Meetings** Department Budgets
9/18	**1st Reading of Budget at City Council** + Public Hearing
10/9	**Final Reading of Budget at City Council** + Final Adoption of Budget

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Police Department

2024 Budget

Category	2024 Recommend Budget	2023 Approved Budget	Increase/ (Decrease) from Prior Year
Personnel	$ 21,019,634	$ 19,085,544	$1,934,090
Supplies	$ 567,500	$ 544,047	$23,453
Professional Services	$ 1,292,239	$ 879,600	$ 412,639
Total Budget	$ 22,879,373	$ 20,509,191	$ 2,370,182

Priorities

Personnel

- 3 new Police Officers
- 2 new School Resource Officers
- 1 new civilian Forensic Technician
- 5% salary increase for all personnel, increased longevity pay, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Utilize technology to fight and solve crimes
- Equip the City's officers with the best equipment to keep them safe
- Grow the Department's School Resource Unit to have a strong presence in Hamilton Southeastern Schools

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Fire & Emergency Services Department

2024 Budget

Category	2024 Recommend Budget	2023 Approved Budget	Increase/ (Decrease) from Prior Year
Personnel	$23,378,559	$ 21,398,009	$1,980,550
Supplies	$ 1,107,220	$ 1,039,470	$ 67,750
Professional Services	$ 831,807	$ 671,035	$ 160,772
Total Budget	$ 25,317,586	$ 23,108,514	$ 2,209,072

Priorities

Personnel

- 3 new Firefighters
- Increase from $16 to $20 an hour for ODE (Off Duty Employment)
- Increased longevity pay from 20 years to 25 years
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Increase the number of paramedics in the department.
- Modernize the department's management structure.
- Continue to increase the department's partnerships and sustainability.

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Public Works Department

2024 Budget

Category	2024 Recommend Budget	2023 Approved Budget	Increase/ (Decrease) from Prior Year
Personnel	$ 10,279,189	$ 10,268,945	$ 10,244
Supplies	$ 3,869,396	$ 3,677,181	$ 192,215
Professional Services	$ 8,557,538	$ 7,260,337	$ 1,297,201
Capital	$ 700,000	$ 1,139,900	$ (439,900)
Total Budget	$ 23,406,123	$ 22,346,363	$ 1,059,760

Priorities

Personnel

- 2 Sidewalk Maintenance/Repair Full Time Hires
- Temporary Position to Full Time Hire in Wastewater
- Several Departmental Promotions (Laborer to Senior, Foreman, etc).
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Continuing replacement and repair of sidewalks. YTD in 2023 have replaced 624 sidewalk panels and removed 1,651 trip hazards. Per inventory, 9,471 panels and 22,911 trip hazards to repair/replace.
- Conversions of median and roundabout landscaping from labor intensive grasses to low maintenance and environmentally friendly landscaping.
- Wastewater capital project includes the improvement of a grit removal system.

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Parks Department

2024 Budget

Category	2024 Recommend Budget	2023 Approved Budget	Increase/ (Decrease) from Prior Year
Personnel	$ 2,554,089	$ 2,146,117	$ 407,972
Supplies	$ 329,500	$ 266,630	$ 62,870
Professional Services	$ 1,446,000	$ 1,450,000	$ (4,000)
Capital	$ -	$ 50,000	$ (50,000)
Total Budget	$ 4,329,589	$ 3,912,747	$ 416,842

Priorities

Personnel

- Part Time Position to Full Time at Agri Park
- Community Center Operations Manager – ½ Year Start
- Community Center Membership Position – ½ Year Start
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Culture of Health & Wellness – Mental Health, Accessibility, Equity
- Community & Connection – High quality events
- Agripark Additions – restrooms, playground enhancements, aquaponics
- Additional Summer Camp programming and experiences

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Health Department

2024 Budget

Category	2024 Budget – Local Funds	2024 Budget- State Funds	2023 Budget (Local Only)	Increase/ (Decrease)
Personnel	$ 923,199	$ 635,873	$ 805,103	$ 753,969
Supplies	$ 109,000	$ 32,650	$ 132,000	$ 9,650
Professional Services	$ 154,810	$ 200,000	$ 144,500	$ 210,310
Capital	$ 3,000,000	$ 96,503	$ -	$ 3,096,503
Total Budget	$ 4,187,009	$ 965,026	$ 1,081,603	$ 4,070,432

Priorities

Personnel

- New Full Time Food Inspector
- Community Health Advocate
- Full Time Public Health Nurse
- 5% salary increase for all personnel, and equipment to support new hires and replacement of aging assets

Areas of Focus

- Construction to begin in 2024 on a new health clinic
- Expansion of clinical services and insurance billing capabilities
- Development of school and community partnerships and agency support
- Increased and improved communication and health education
- Excellence in core functions
- Readiness for accreditation

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Health Department

2024 Budget – Health First Indiana

Category	Core Services (60-100%)	Regulatory (<40%)
Personnel	$ 551,555	$ 84,318
Supplies	$ 26,150	$ 6,500
Other Services	$ 188,000	$ 12,000
Capital	$ 64,335	$ 32,167

Details

- Move Culture of Health position to this funding source
- Add Food Inspector
- Add Public Health Nurse
- Add Finance Manager
- Move portions of grant-funded staff to include; 35% of project manager, 50% of 3 community health advocates, 50% of school liaison, 42% of public health nurse/emergency preparedness employee
- Proportion of supplies moved
- ~$100,000 of expenses to support lab fees for clinical services, environmental testing, and contractual work
- $50,000 in community grants to key agencies

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Administration Department

2024 Budget

Category	2024 Recommend Budget	2023 Approved Budget	Increase/ (Decrease) from Prior Year
Personnel	$ 2,081,895	$ 1,451,190	$ 211,305
Supplies	$ 98,250	$ 72,600	$ 25,650
Professional Services	$ 4,243,977	$ 3,193,585	$ 1,050,392
Capital	$ 12,000,000	$ -	$ 12,000,000
Total Budget	$ 18,004,722	$ 4,717,375	$ 13,287,347

Priorities

Personnel

- Administration amounts shown include amounts for Mayor's Office, Business Solutions Group, and Customer Service/Employee Engagement
- Personnel includes employee hired in 2023
- $20,000 of supplies increase is related to employee engagement and retention
- Professional services total includes an estimated budget for non-profit grants, software annual increases, and insurance increases
- 5% salary increase for all personnel

Areas of Focus

- Executing on the $12,000,000 "Investing In Our Community" Plan
- Municipal Center & Arts Complex completion, Event Center completion, ground breaking of Community Center
- Continued operational excellence

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Engineering Department

2024 Budget

Fund	2024 Capital Budget
Local Road & Streets	$ 500,000
Wheel Tax	$ 2,300,000
Park Impact Fees	$ 140,000
Road Impact Fees	$ 550,000
2024 One Year GO Bond	$ 8,100,000
Total Funds	$ 11,590,000

Priorities

Road & Trail Projects – Under Construction

- 106th & Hoosier Road Roundabout – Est. Completion November 2023
- Nickel Plate Trail from 106th to Hague Rd – Est. Completion November 2023
- Geist Greenway – Est. Completion December 2023
- Resurfacing Packages 1-3 – Est. Completion October 2023 (~27 miles)

Road & Trail Projects – To Be Started

- Cumberland Road Widening – Q4 2024 – Q4 2025
- 136th St Widening (Southeastern to Prairie Baptist) – Q4 2024
- 126th & Southeastern RAB – Summer 2024
- 96th & Allisonville – Q1 2024
- Nickel Plate Trail Bridge over 96th St – Q3/Q4 2024
- Resurfacing Packages 1 & 2 – Q1 2024
- 131st & Howe – Summer 2025
- 96th & Cyntheanne – Summer 2025
- 131st trail gap connection – Q2 2024
- Resurfacing Packages 1-2 – Q1-Q3 2024

Road & Trail Projects – Design Development

- 136th St Widening (Prairie Baptist to Cyntheanne) – Q2 2025

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Property Tax

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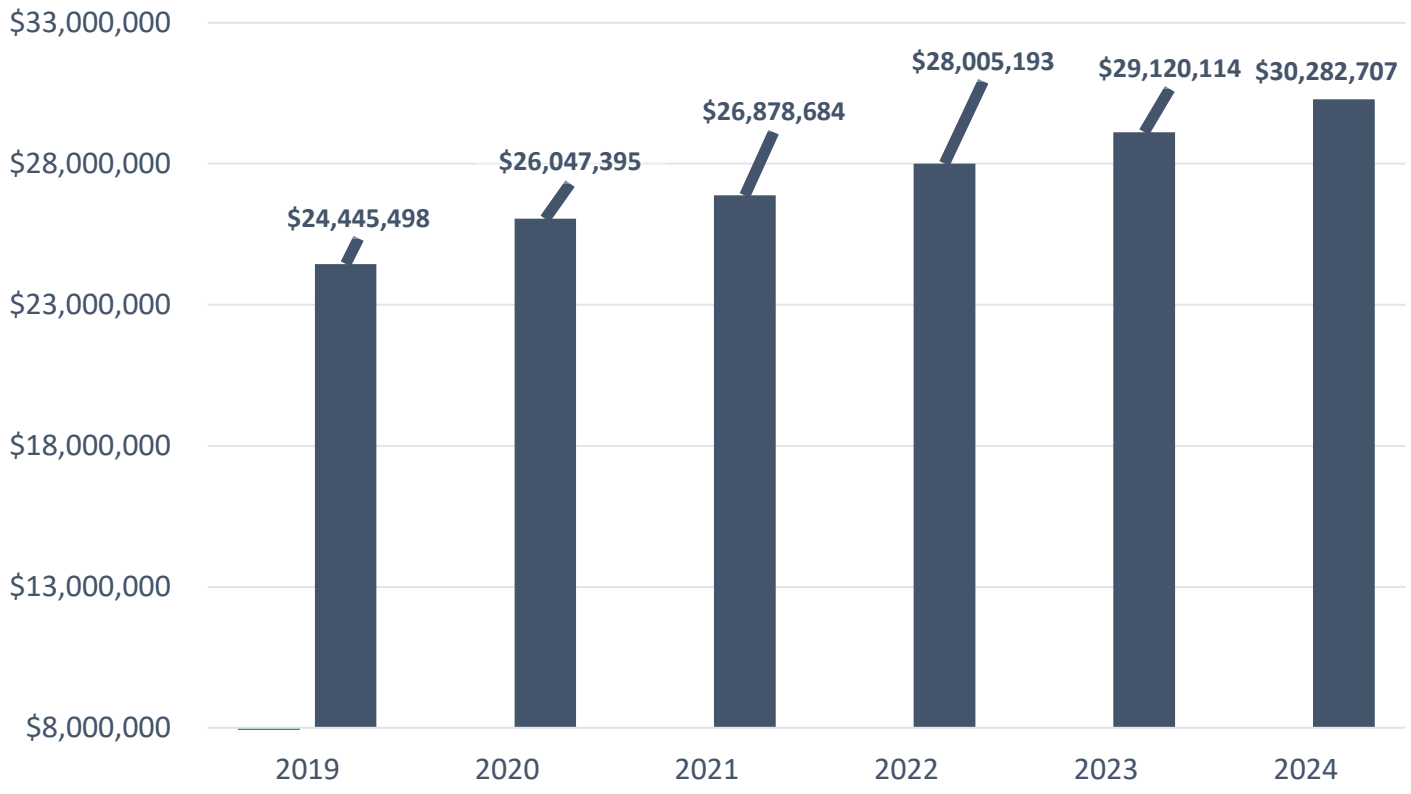
Flat Fork Creek Park

Property Tax

2024 General Fund



Debt

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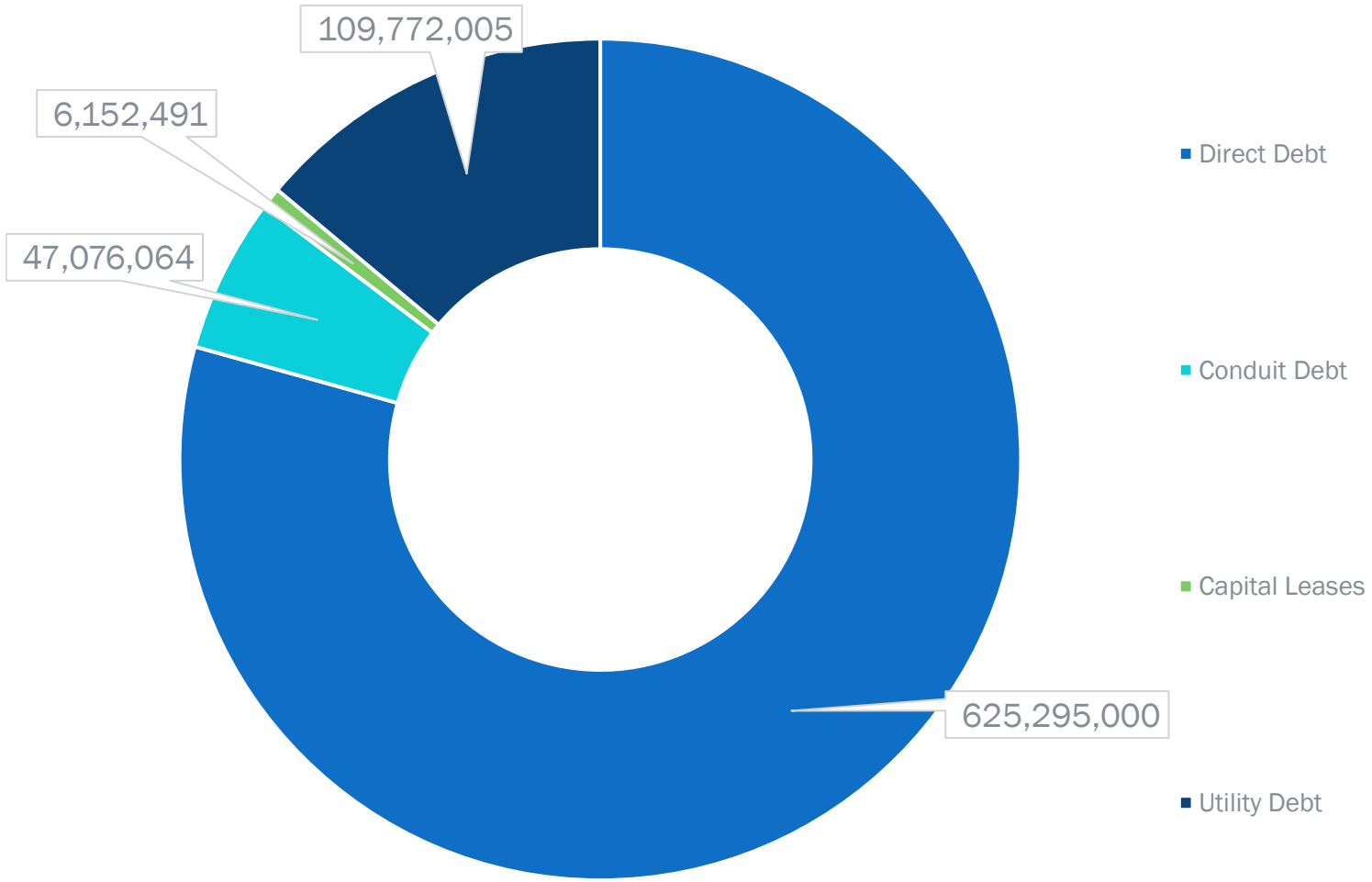
City of Fishers – Overall Debt Outstanding

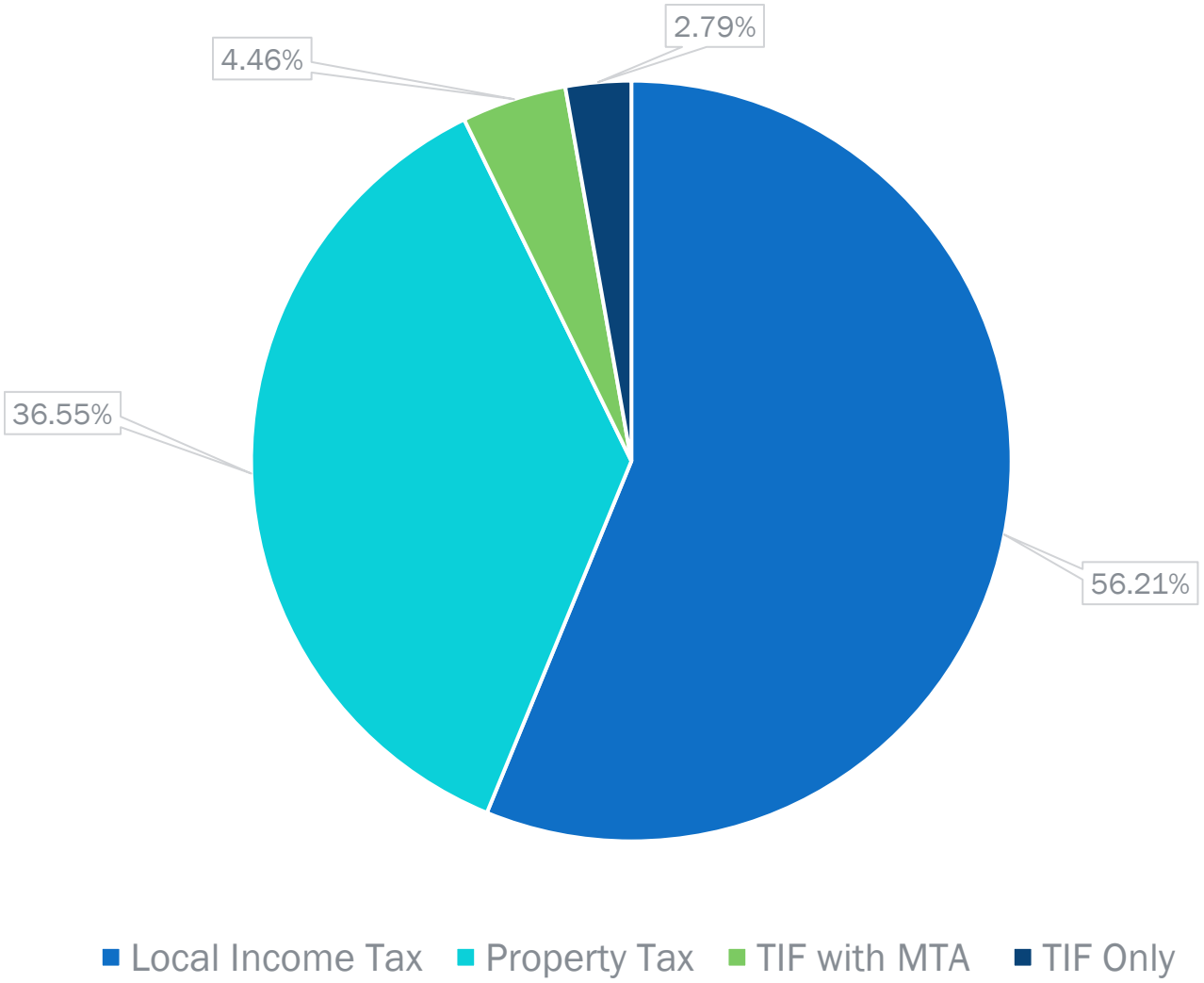


Total Debt (including Conduit Debt): $788,295,560

Debt outstanding is as of 5/18/2023 and includes the anticipation of the permanent financing of the Event Center and the BAN outstanding for the Event Center which is $260,000,000 of overall total.

$162,805,000 (20.65% of total) are BANs

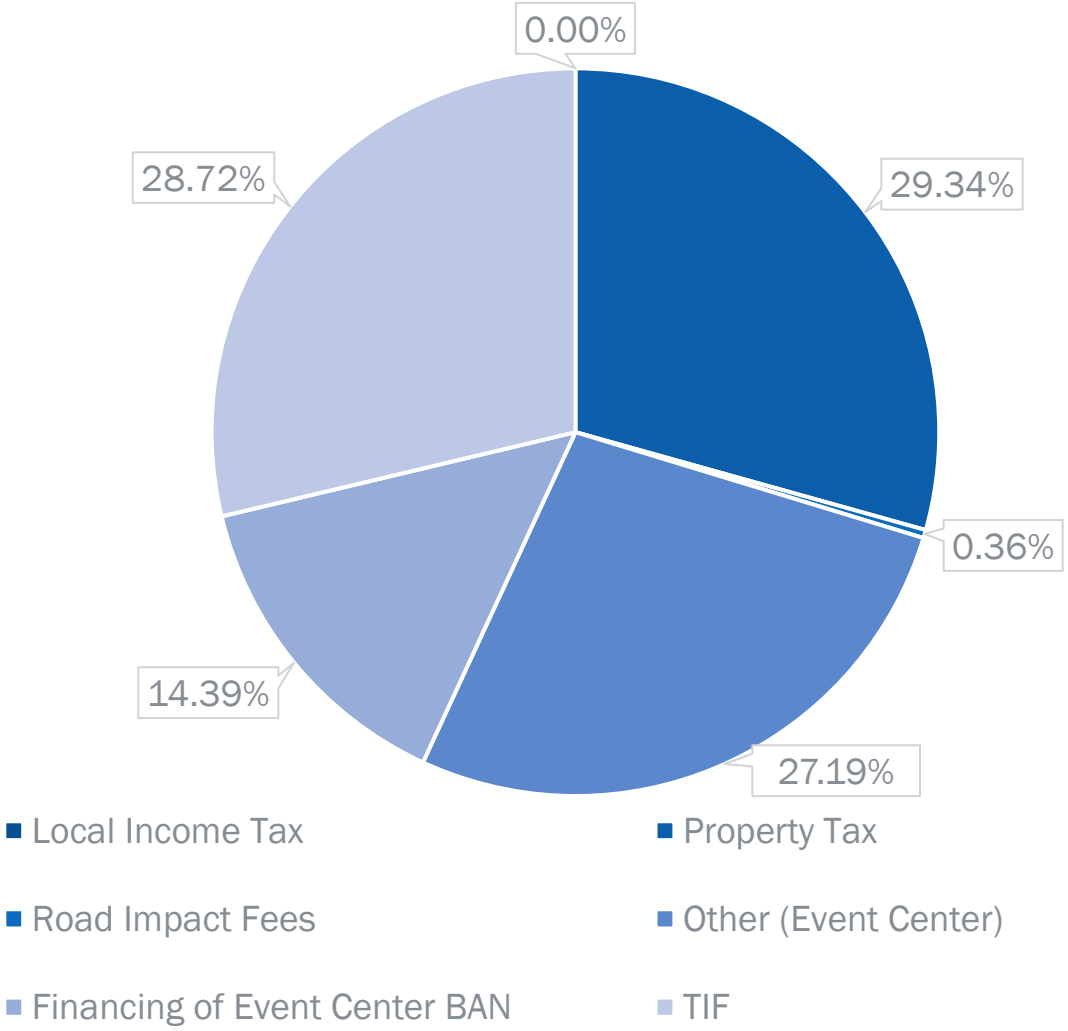
City of Fishers – Tax Supported Debt By Security



Property Tax Backed	228,515,000
LIT Backed	351,455,000
TIF with MTA (A)	27,895,000
TIF-Only Backed	17,430,000
Total	625,295,000

(A) Debt repayment pledged source is TIF with a minimum taxpayer agreement (MTA) in the amount of the debt payment with a property tax backup.

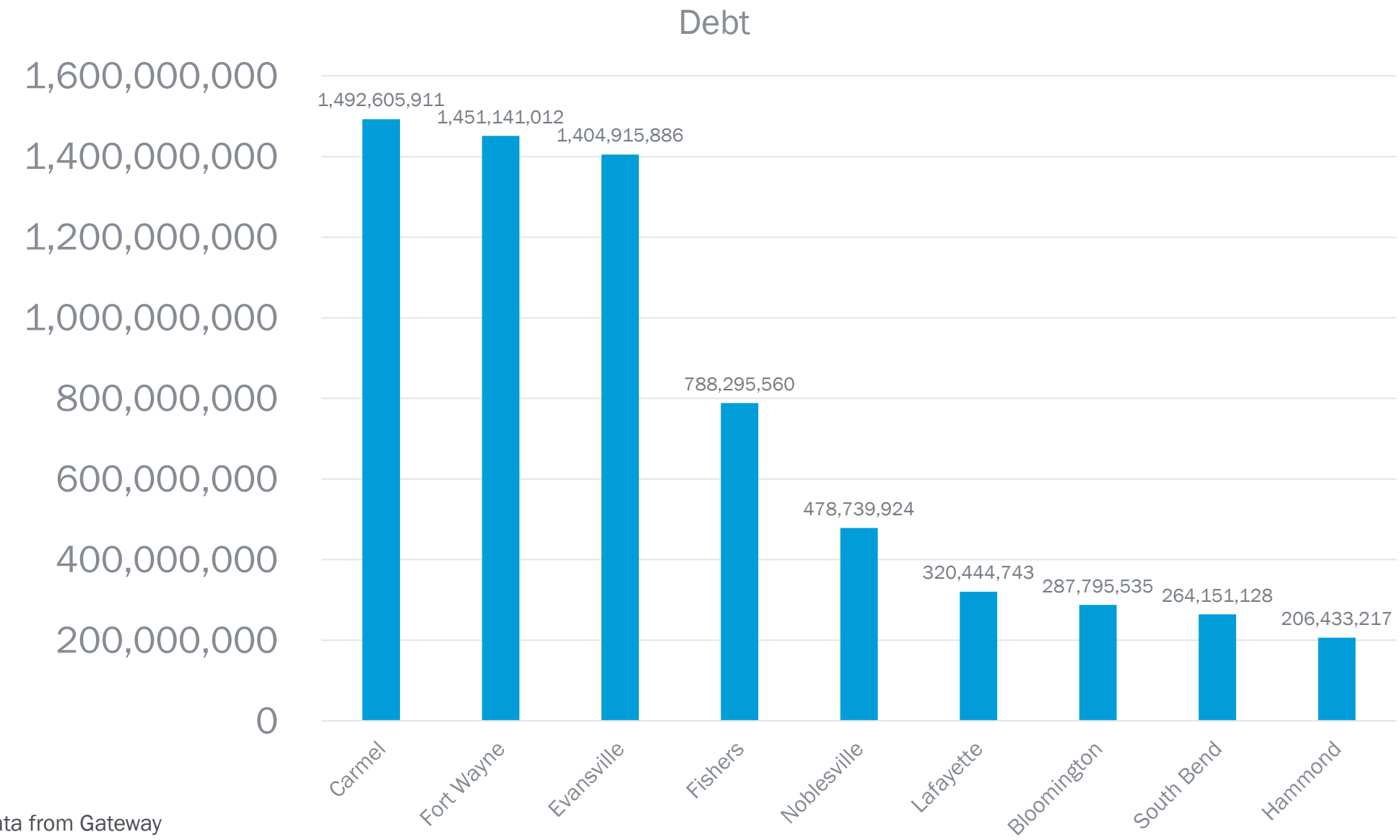
City of Fishers – Tax Supported Debt by Payment Source



Property Tax	183,450,000
LIT	-
Other (A)	170,000,000
TIF	179,585,000
RIF	2,260,000
BAN Redemption	90,000,000
Total	625,295,000

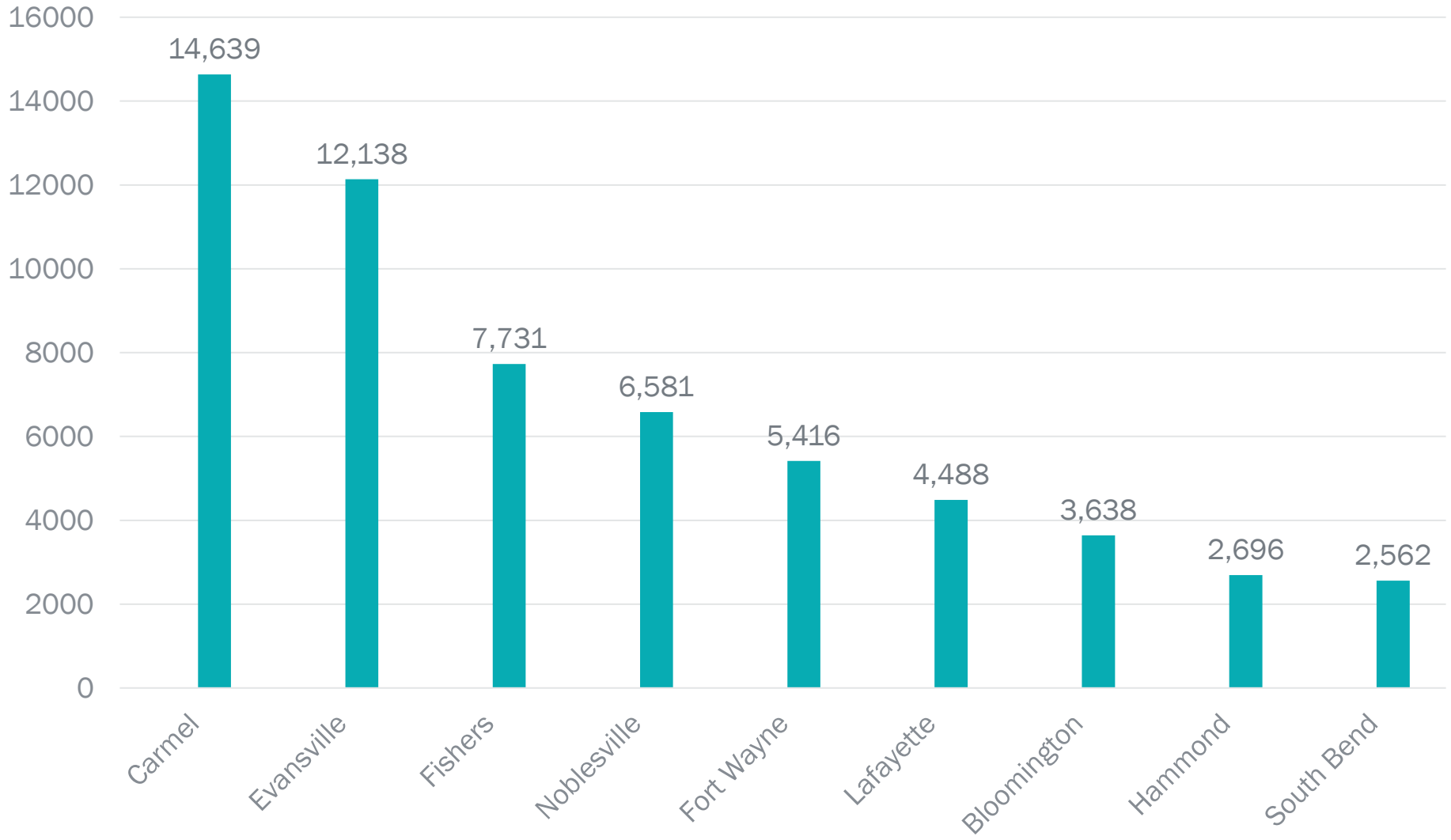
(A) Event Center debt paid by a variety of different revenue sources.

City of Fishers – Debt Comparison

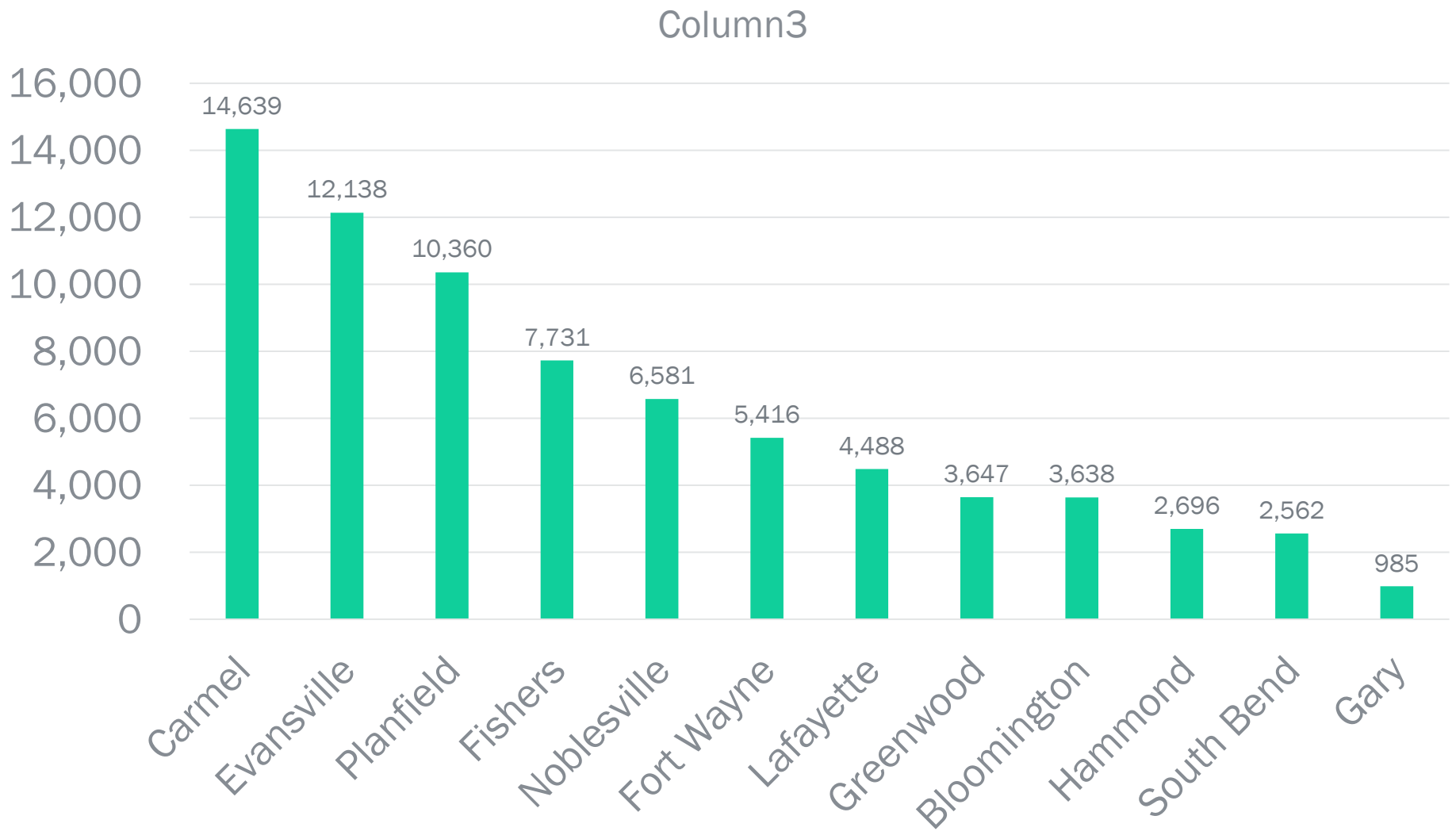


Note: Other City data from Gateway

City of Fishers – Debt Comparison Per Capita

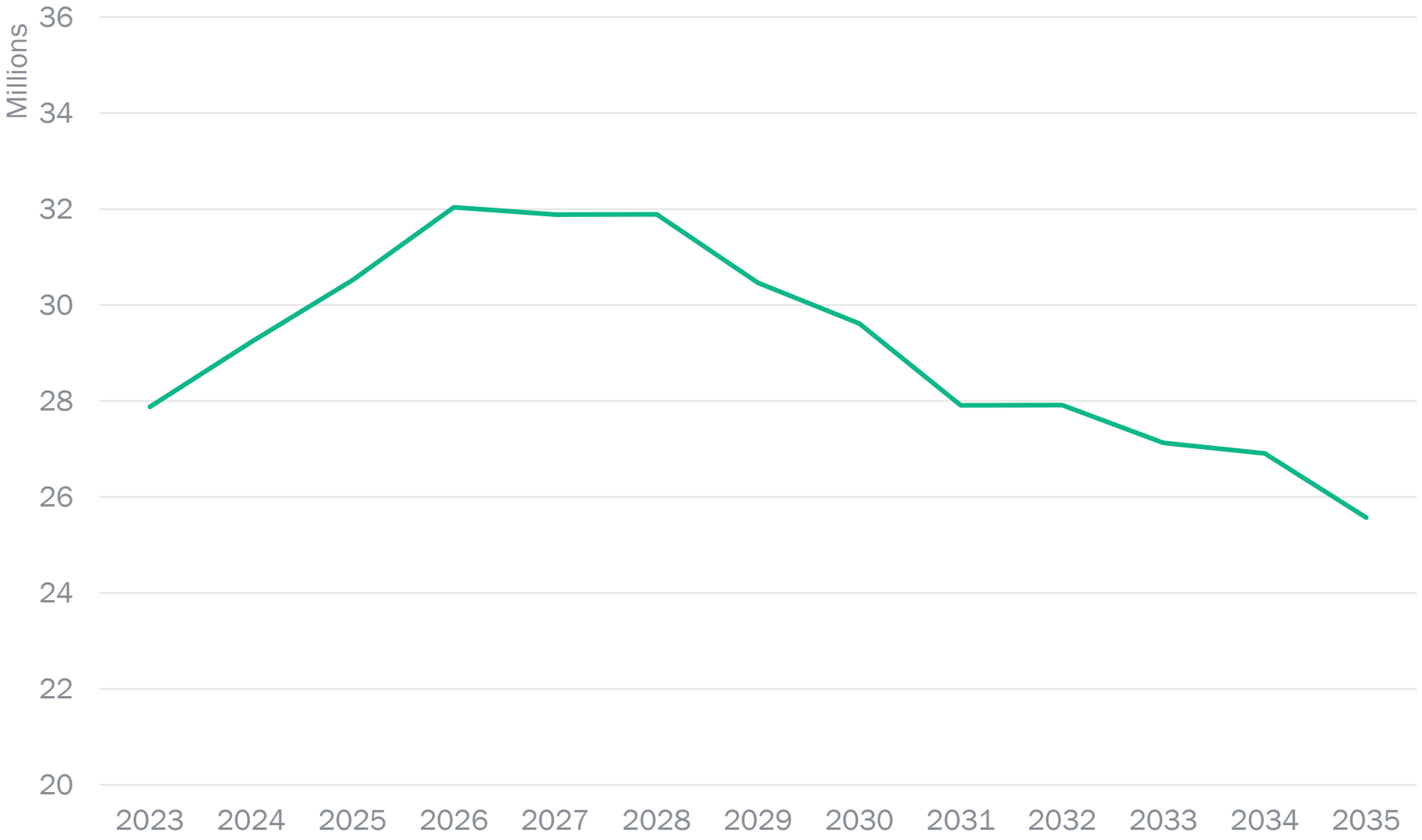


City of Fishers – Debt Comparison Per Capita



Note: All information on outstanding debt taken from City/Town's most recent official statement on EMMA and Gateway Debt Reporting.

City of Fishers – Property Tax Debt Per Year (Estimated)



Capital (Non-Infrastructure)

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2024 Budget

Capital (Non-Infrastructure/Fleet Loan)

Police

- 18 replacement vehicles
- 3 new vehicles (additional officers)

Fire

- Medic (replacement)
- Ladder Truck (1/3 of total cost, replacing L393)
- 2 replacement staff vehicles

Permitting & Inspections

- 1 vehicle (replacement)

Public Works

- Parks Division
  - $120,000 of mowers (replacement)
- Stormwater Division
  - Streetsweeper (replacement)
  - Mini Skid Steer (replacement)
  - 3 staff trucks (replacement)
- Streets Division
  - 1 Tilt deck trailer (additional asset)
- Wastewater Division
  - 1 Vac Truck (replacement)

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BUDGET TIMELINE

2024 Recommended Budget

8/08	**Budget Postcards Delivered to Homeowners** ✓
8/18	**Media Notice Posted** ✓
8/21	**Introduction of Budget to City Council** (No Public Hearing) ✓ **+** **Media Day @ 12:30 p.m.** ✓
8/23	**Finance Committee Discussion** ✓
9/07	**Last Day to Post Notice** Budget Hearing ✓
9/11 & 9/13	**Finance Committee Meetings** Department Budgets ✓
9/18	**1st Reading of Budget at City Council** + Public Hearing
10/9	**Final Reading of Budget at City Council** + Final Adoption of Budget

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Fishers Health Department Update – 9/18/2023

Senate Enrolled Act 4 – "Health First Indiana" Governors Public Health Commission Legislation

- Final funding amount for 2024 is $1,001,725.50. Budget update to be resubmitted to IDOH by September 25.

Restaurant Grading

- Grading placards are now posted at all permanent food facilities! Food trucks will be rolled on next year. Food Grade and Inspection Dashboard is live where anyone can view sanitation grades and inspection reports for retail food establishments. Grades - 293 receiving grade A, 27 grade B, and 17 grade C. High school interns created social media video explaining new grades and can be viewed here.

Community Health Assessment:

- Continuing work on health assessment and readiness for accreditation process.

Core Health Services (August 2023)

- Immunizations
  - 361 patients seen for non-COVID-19 immunizations and tuberculosis (TB) tests.
  - 44 students vaccinated at school-based catch up clinics with HSE schools.
  - 145 COVID-19 vaccines administered.
  - FDA and CDC approved new COVID-19 vaccines. Requested and awaiting delivery to offer vaccine.
- Testing services: consistent demand for tuberculosis and COVID-19 tests. Recently added lead testing for children free of charge.
- Reportable conditions continue to be managed at a steady pace and monitored for outbreak potential.

Mental Health

- Stigma Free Fishers platform & Community Resource List continue to see increase in usage and awareness. Over 4,100 unique users and 5,000 sessions since launch on May 1. Majority of users from Fishers and surrounding area (74%), female (75%), and younger than 25 years of age (62%). Most common features used are mental health assessments around depression and anxiety, and over 300 unique resources used.
- Mental Health Matters monthly newsletters available here. September newsletter focused on suicide prevention month. In addition to highlighting mental health issues, the newsletter includes resources and event information, and is a leading contributor to internet traffic to the new Stigma Free Fishers website (stigmafreefishers.com).

Environmental Health & Inspections

- Media attention received around e. coli levels causing shutdown of Geist Waterfront Park for swimming. This is a normal occurrence following periods of high heat and heavy rainfall. All testing results are publicly available on FHD website at this link.
- Arboviral monitoring for West Nile Virus (WNV) through vector control activities. 31 mosquito 'pools' positive for WNV across Hamilton County, none reported in Fishers. Pools refer to mosquitos tested from the same trap. Five human cases of WNV reported in Indiana; Johnson county only central region county with known human case

Community Education, Outreach and Social Media

- Health Educator, Kacy Brobst, in place full time since June. Over past 3 months, she has developed and scheduled 54 health education sessions to be delivered in the second half of 2023.
- Health educator, working with HSE Administration, to secure classroom lessons for grades K, 3, 6, 9, 10, and is developing plans for other grades and other area schools. Trainings cover handwashing, meditation, vaping,

substance abuse and more.

- Anticipate health educator being in front of over 10,000 students by end of this school year.
- FHD school health liaison facilitated ENL nights for HSE schools
- FHD participation at Safety Day
- FHD &IU Health hosting free flu clinic at last Fishers Farmers Market on September 30; hosted in pavilion building.

Grants and Funding:

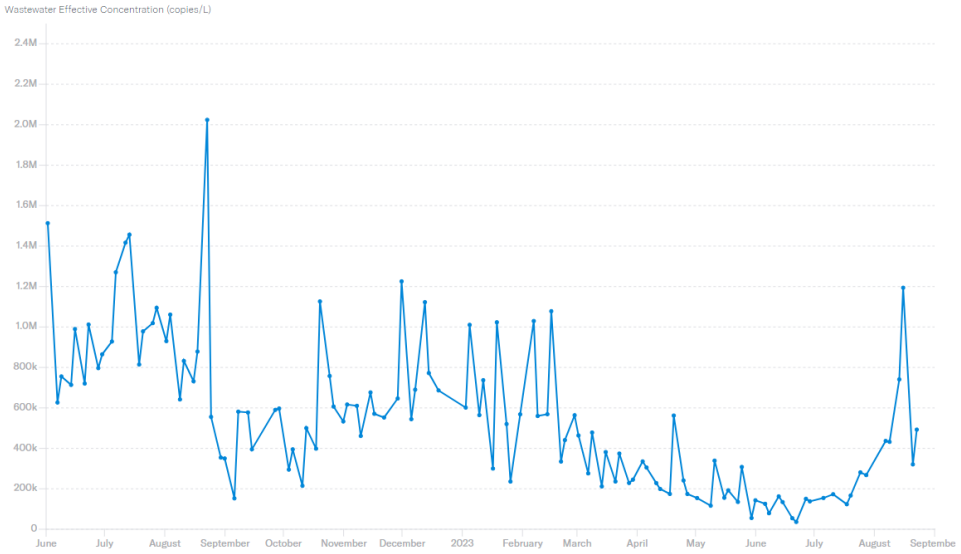
- Preparing to submit application for 3rd year of FDA Retail Standards grant program

Open Positions

- Filled two Public Health Nurse positions, one core-funded and other grant-supported.
- Two grant-funded Community Health Worker roles, grant funded. Currently interviewing candidates.

COVID-19 Community Level.

- CDC no longer doing community scale. Report on wastewater sampling below.
- August showed increase in COVID-19 cases in community, mirroring summer increase observed nationally. Onboarding with IDOH for continued wastewater surveillance as CDC contract ended.



FISHERS
EST. 1872

CITY OF FISHERS AGENDA

THE PUBLIC MAY STREAM THE MEETING BY GOING TO: http://tinyurl.com/CityOfFishers
MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS BEFORE 12PM ON Monday, August 21, 2023, BY GOING TO: https://townoffishers.formstack.com/forms/public_meeting_comment_form.

BOARD/COMMISSION: City Council Meeting
DATE: 8/21/2023
DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., Launch Fishers, Auditorium

1. **Meeting Called to Order with the Pledge of Allegiance**
   - President John Weingardt called the meeting to order at 7:00 p.m. Present were Cecilia Coble, Todd Zimmerman, David Giffel, Jocelyn Vare, Crystal Neumann, Brad DeReamer, Selina Stoller and Pete Peterson. Others present were Mayor Scott Fadness, City Clerk Jennifer Kehl, Deputy Mayor Elliott Hultgren, Lindsey Bennett, Ashley Elrod, Lisa Bradford, Megan Baumgartner, Hatem Mekky, Tracy Gaynor, Jake Reardon McSoley, Melissa Deckart, Chief Ed Gebhart, Monica Helts, Jordin Alexander, Megan Vukusich, Ross Hilleary, Chief Steve Orusa, Carmen Orusa, Jan Hinchcliff, Jeff Schemmer, Josh Mehling, George West, Jordan West, Beth West, Brenda and Steve Mahana, Ginny Schwier, Warstler, Steve Arnold, Howard Stevenson, Ross Reinhardt, John DeLuca, Kate Devine, Joe and Abby Warstler, Tiffanie Ditlevson, Amber and Chad Carmichael, Sue Anthony Follmer, Jack Follmer, Todd Rielage, Lane Skeeter, Mindy Westner Brown, Jen Leary, J R Knight, Geoff Tease, Chris Miller, David Bolmier, Cameron Mimatel, Skyler Brown, Michelle Fullhart, Michael Vance, Michael Schrek, Robert C. Evans, Ryan Post, Teresa Amick, Stephanie Hunt, Josh Huser, Bret Anderson, Joerg Neumann, Doug Allman, and Tom Teitgen
2. **Announcements:**
   - NONE
3. **Proclamations:**
   - NONE
4. **Presentations:**
   a. **Service Awards:** Fire Department (20 Years): Martin Devine, Seth Johnson, and Todd Rielage
   - Fire Chief Steve Orusa presented 20 year service awards to Martin Devine, Seth Johnson, and Todd Rielage.

   b. **Presentation -** CAD Interoperability (Senate Enrolled Act 316)
   - George, Jordan and Beth West came forward. Chief Steve Orusa and Jeff Schemmer also came forward to speak on the 911 bill.
5. **Council Committee Reports**
   a. Finance Committee Report - ***NO REPORT***
6. **Department Reports**
   a. Health Department Report - ***REPORT***

FISHERS
EST. 1872

CITY OF FISHERS AGENDA

7. **Consent Agenda:**
   a. Request to approve the previous meeting minutes from the **HSE Joint Session meeting on July 17, 2023** and **the Fishers City Council meeting on July 17, 2023**.
   - Pete Peterson made a motion to approve the Consent Agenda. Todd Zimmerman second the motion. There was no remonstrance and all members voted yay. The motion passed.
8. **R082123 -** A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: **Council Action Form** I **Exhibit A** I **Resolution** ***Signed Adoption***
   - Pete Peterson made a motion to approve resolution **R082123**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

REGULAR AGENDA

Budget/ Financial

9. **082123** - 2024 Municipal Budget Presentation **-** ***PRESENTATION***
   - Mayor Scott Fadness presented the city budget to the city council members.
10. **R082123A -** A Request to Appropriate Additional Court Perpetuation Funds - **Public Hearing: Council Action Form** I **Exhibit A** I **Exhibit B** I **Resolution** ***Signed Adoption***
    - Lisa Bradford made her presentation to the council members.
    - President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to approve resolution **R082123A**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
11. **R082123B -** A Request to Appropriate Additional Continuing Education Funds - **Hearing: Council Action Form** I **Exhibit A** I **Exhibit B** I **Resolution** ***Signed Adoption***
    - Lisa Bradford made her presentation to the council members.
    - President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to approve resolution **R082123B**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
12. **R082123C -** A Request to Appropriate Additional Sewer Funds - **Public Hearing: Council Action Form** I **Exhibit A** I **Exhibit B** I **Resolution** ***Signed Adoption***
    - Lisa Bradford made her presentation to the council members.
    - President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to approve resolution **R082123C**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

FISHERS
EST. 1872

CITY OF FISHERS AGENDA

Economic Development

13. **R082123D -** A Request to Approve Confirmatory Resolution with OnPoint Innovation - **Public Hearing:** **Council Action Form** I **Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the council members.
    - President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to approve resolution **R082123D**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
14. **R082123E -** A Request to Approve Confirmatory Resolution with Pure Pharmacy - **Public Hearing:** **Council Action Form** I **Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the council members.
    - President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to approve resolution **R082123E**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
15. **R082123M -** A Request to Approve a Resolution Amending an Agreement with Andretti Autosport Holding Company: **Council Action Form** I **Exhibit A** I **Resolution** ***Signed Adoption***
    - Megan Baumgartner made her presentation to the council members.
    - Pete Peterson made a motion to approve resolution **R082123M**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Government/Miscellaneous

16. **R082123F -** A Resolution of the Common Council Concerning the Designation of a Professional Sports & Convention Development Area: **Council Action Form** I **Exhibit A** I **Exhibit B** I **Resolution** ***Signed Adoption***
    - Jordin Alexander made her presentation to the council members
    - Mayor Fadness stated 20% of the arena will be paid for by the state.
    - Pete Peterson made a motion to approve resolution **R082123F**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
17. **R082123G -** A Resolution of the Common Council for the City of Fishers Regarding Non-Profit Funding for the 2023 Municipal Budget: **Council Action Form** I **Exhibit A** I **Exhibit B** I **Resolution** ***Signed Adoption***
    - Lindsey Bennett made her presentation to the city council members.

Hamilton County Youth Assistance Program	$40,000.00
Youth Mentoring Initiative	$50,000.00
Janus Development Services	$10,000.00
Conner Prairie Museum	$80,000.00
Prevail	$15,000.00
Shepherd's Center of Hamilton County	$10,000.00
Outside the Box	$15,000.00
Cherish Child Advocacy Center	$20,000.00
Recovery Café Hamilton County	$10,000.00

- Cecilia Coble made a motion to approve resolution **R082123G** Jocelyn Vare seconded the motion. Cecilia Coble, John Weingardt, Todd Zimmerman, Selina Stoller, Brad DeReamer, Crystal Neumann, Jocelyn Vare, David Giffel voted yay. Pete Peterson voted nay. **The vote was 8-Yay and 1-Nay.** The motion passed.

18. **R082123H -** A Resolution Approving the Use of Holland Park (Adult Softball): **Council Action Form** I **Resolution** ***Signed Adoption***
    - Marissa Deckart Made her presentation to the city council members. The fee will be $2,000 per field for the season with a total of $6,000 for a year.
    - Pete Peterson made a motion to approve resolution **R082123H**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
19. **R082123I -** A Resolution Approving an Interlocal Agreement with Hamilton County Indiana Concerning the Distribution of Certain Local Public Health Revenues: **Council Action Form** I **Exhibit A** I **Resolution** ***Signed Adoption***
    - Monica Heltz made her presentation to the city council members.
    - Pete Peterson made a motion to approve resolution **R082123I**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Planning & Zoning

20. **061923A -** Consideration of a text amendment to the Exit 5 / Sunbeam PUD to amend sign standards for The Link at Fishers District building, fka the Navient building. **(TA-23-4) - Final Reading: Council Action Form** I **Exhibit A** I **Ordinance** ***Signed Adoption***
    - Mayor Fadness announced Megan Vukusich will be leaving and she will be missed.
    - Megan Vukusich made her presentation to the city council members.
    - Pete Peterson made a motion to approve ordinance **061923A**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

21. **082123B –** Request to approve the right-of-way vacation of E 121st Street and Circle Drive, east of Lantern Road within the Circle Heights subdivision **(VAC-23-5) – Public Hearing, 1st, 2nd, and 3rd Reading:** **Council Action Form** **I** **Exhibit A** **I** **Ordinance** ***Signed Adoption***
    - Megan Vukusich made her presentation to the city council members.
    - President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
    - Pete Peterson made a motion to suspend the rules and approve ordinance **082123B**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
    - Pete Peterson made a motion to approve ordinance **082123B**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Voluntary Annexations

Geist Forest Annexation

22. **R082123J -** Request to approve a resolution adopting the Fiscal Plan for the Geist Forest Annexation **(ANX-22-10):** **Council Action Form** **I** **Exhibit A** **I** **Resolution** ***Signed Adoption***
    - Pete Peterson made a motion to approve resolution **R082123J**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
23. **041723E -** Request to approve a voluntary annexation of 29.04 acres, known as Geist Forest. Subject site is generally located Northeast of Geist Ridge and Florida Rd. **(ANX-22-10) - Final Reading:** **Council Action Form** **I** **Ordinance** ***Signed Adoption***
    - Pete Peterson made a motion to approve ordinance **041723E**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

City Walk Annexation

24. **R082123K -** Request to approve a resolution adopting the Fiscal Plan for the City Walk Annexation, Lot 1-7 and 9-12 **(ANX-23-7):** **Council Action Form** **I** **Exhibit A** **I** **Resolution** ***Signed Adoption***
    - Pete Peterson made a motion to approve resolution **R082123K.** Todd Zimmermane second the motion. There was no remonstrance and all members voted yay. The motion passed.
25. **061923E** - Request to approve a voluntary annexation of 4.05 acres known as the City Walk Annexation. Subject site includes Lot 1-7, and Lot 9-12 of the Circle Heights subdivision. **(ANX-23-7) - Final Reading:** **Council Action Form** **I** **Ordinance** ***Signed Adoption***
    - Pete Peterson made a motion to approve ordinance **061923E**. Cecilia Coble seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

26. R082123L- Request to approve a resolution adopting the Fiscal Plan for City Walk Annexation, Lot 17 **(ANX-23-8):**
Council Action Form I **Exhibit A** I **Resolution** ***Signed Adoption***

- Pete Peterson made a motion to approve resolution **R082123L**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

27. 061923F - Request to approve a voluntary annexation of .35 acres known as the City Walk Annexation. Subject site includes Lot 17 of the Circle Height Subdivision, common address 12162 Lantern Road. **(ANX-23-8) - Final Reading:**
Council Action Form I **Ordinance** ***Signed Adoption***

- Pete Peterson made a motion to approve ordinance **061923F**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Nix Annexation

28. 082123C - Request to approve a voluntary annexation of 5 acres known as the Nix Property. Subject site is located east of Mollenkopf Road, common address 10405 Mollenkopf Road **(ANX-23-9) - 1st Reading & Public Hearing:**
Council Action Form I **Ordinance**

- Megan Vukusich made her presentation to the council members.
- President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Pete Peterson made a motion to have the **1st Reading on ordinance 082123C.**

Kaley Annexation

29. 082123D - Request to approve a voluntary annexation of 3.37 acres known as the Kaley Property. Subject site is located north of 126th Street, common address 8460 E 12th Street **(ANX-23-10) - 1st Reading & Public Hearing:**
Council Action Form I **Ordinance**

- Megan Vukusich made her presentation to the council members.
- President John Weingardt opened the meeting for **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Pete Peterson made a motion to have the **1st Reading on ordinance 082123C.**

REGULAR ITEMS

30. Any other Unfinished / New Business

- **NONE**

30. Community Comment

- ***Submitted Online Comments***
- Mike Colby came forward stated that Megan will be missed.
- Ross Reinhart likes the connectivity of the trails and walk ability. Would like to see a trail to Kroger.

- Bob Evans came forward with the attached **presentation**. The concrete roads needs potholes filled and the asphalt patches are not working. He asked when is his neighborhood going to get ADA sidewalks.
- Chad Carmichael came forward and discussed his concerns with the adult material in the teen section of the library and would like city council to get involved.
- Stephanie Hunt came forward. She is a member of HSEqual. She thanked the council for the support for the referendum and would like the city council to continue using their platform to support the HSE schools referendum.
- Bret Anderson came forward and thanked David Giffel and Mayor Fadness for their support for the sidewalks on Lantern Road. He would also like to request a crosswalk.
- Doug Allman came forward and said he was not happy with the personal attacks and negativity that is happening on social media. He asked for it to stop.

31. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The meeting was adjourned at 8:49p.m.

Respectfully Submitted,

Jennifer L. Kehl
Fishers City Clerk

TY COUNCIL SIGN IN SHEETS 1 OF ____ PAGES

DATE: AUGUST 21, 2023

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Jon Hinchcliff	11018 Knightsbridge Ln 46037
2	Jeff Schaunaker	STATEWIDE 911 BOARD
3	Steve & Carmen Owen	FFD
4	Josh Mehling	9681 Madera Ct
5	George West	8007 Sargent Rudge
6	Jordan West	"
7	Beth West	"
8	BRENDA & STEVE MAHANA	821 N. AUDUBON, INDPLS
9	Ginny Schwier	5820 Indianola Ave, Indpls
10	[illegible]	9127 Bay Point Ct. Indpls
11	Steve Arnold	7847 Ellipse Pkwy.
12	HOWARD STEVENSON	10640 Burning Ridge
13	Ross Reinhardt	7704 Creekside
14	JOHN P DELUCCA	8942 TANNER DR
15	Kate Devine + kids	13490 Shakamac Dr. Carmel 46032
16	Joe + Amy Wenatzer	9658 OLD WOODS WAY
17	TIFFANIE DITLER	10433 Brixton Lane
18	Amber Cameron	Fishers
19	Chad Carmichael	Fishers
20	Sue Anthony Follmer	13857 Canopy Ln
21	Jack Follmer	13857 Canopy Ln.
22	Todd Release	2 Municipal Dr.
23	Lane Sleeters	10495 Aspen
24	Hatem Mekky	Fishers
25	Mindy Westmeier Brown	Faegre Drinker
26	JEN HARRY	MJ Wilkow
27	JR Knight	eye 4 group
28	GEOFF TEASE	
29	Jake M. Sorm	12964 Gardner Dr.
30	Chris Miller	FFD

CITY COUNCIL SIGN IN SHEETS _____ OF _____ PAGES

DATE: _____

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	David Bohmeir	Fishers
2	Cameron Minatel	Fishers
3	Skyler Braun	Fishers Digest
4	Michelle Fullhart	12352 Ostara Ct Fishers 46037
5	Michael Vance	11959 Sulverado Dr Fishers 037
6	MICHAEL SCHRON	12649 WAYRAND RD FISHERS
7	Robert C. EVANS	10707 BURNING RIDGE LANE
8	Ryan Post	Resident
9	Teresa Amick	Resident, BF
10	Stephanie Hunt	Resident
11	Tom Teitgen	Resident
12	Josh Hiser	Resident
13	BRET ANDERSON	Resident
14	Joerg Neumann	Resident
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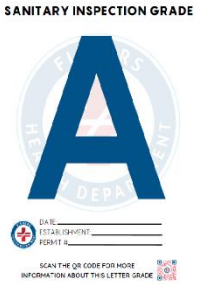
Fishers Health Department Update – 8/21/2023

Senate Enrolled Act 4 – "Health First Indiana" Governors Public Health Commission Legislation

- Interlocal agreement between Hamilton County Health Department and Fishers Health Department, per SEA4 requirements, to council 8/21/23. Detailed budget for new funding due to IDOH by September 1, 2023. Funding for 2024 may increase depending on final number of counties opting in for funding. 19 counties have not yet opted in.

Restaurant Grading



- Starting September 5, grading placards will be going up at area restaurants and food facilities. Food trucks will be rolled on next year. Food Grade and Inspection Dashboard is now live where anyone can view sanitation grades and inspection reports for retail food establishments. Currently: 294 As, 26 Bs, and 18 Cs. Three facilities failed inspection. All have corrected critical issues and re-opened.

Health Conditions Under Watch

- Arboviral monitoring for West Nile Virus (WNV) through vector control activities. 22 mosquito 'pools' positive for WNV across Hamilton County, none reported in Fishers. Pools refer to mosquitos tested from the same trap. No human cases of WNV reported to date.

Community Health Assessment

- Structuring and writing from secondary analyses continues. Additional steps include community surveys, key stakeholder input, and full report writing.

Core Health Services (July 2023)

- 228 patients seen for non-COVID-19 immunizations and tuberculosis (TB) tests.
- 113 COVID-19 vaccines administered. Booster uptake 23.8%. 16 COVID-19 tests administered. Testing free of charge through COVID-19 grant funding.
- Working through credentialing and insurance billing process for clinic services.
- Reportable conditions continue to be managed at a steady pace and monitored for outbreak potential.
- Conducting offsite vaccine clinics for children at apartment complexes and schools; five in July and five scheduled to date in August.
- In discussions with HSE and other partners to provide offsite flu vaccine clinics for staff.

Mental Health

- Launched Stigma Free Fishers CredibleMind platform May 1. First 90 days: 3,185 users with 3,842 sessions on the platform. The platform has mental health related resources, assessments, referral checks, and more. Includes links to local resources. Developed comprehensive community resource list for residents and partners.
- Mental Health Matters monthly newsletters available here. August newsletter focused on school age children. In addition to highlighting mental health issues, the newsletter includes resources and event information, and is a leading contributor to internet traffic to the Stigma Free Fishers website.
- Mental Health Action "People" Team hosted Club Day this past Saturday at the Fishers Farmer's Market, focused on increasing interpersonal connectedness. Check out our blog partnership with the library!

Environmental Health & Inspections

- Open water source and pool testing ongoing. Two open water sources have recent testing samples with unsafe levels of e. coli for human swimming. Advisory and guidance for swimming released.

Community Outreach and Social Media

- August social media is highlighting community and FHD events, insect bite guidance, and service-awareness.
- Outreach activities include participation in Fishers Farmers Markets, four community-based catch-up vaccination clinics at area apartments and Fishers Youth Assistance Program.
- FHD's first Teen Public Health Academy successfully hosted in July. Positive feedback from students and guest speakers.

Emergency Preparedness:

- FHD Emergency Operations Plan submitted to IDOH July 30, 2023.

Grants and Funding:

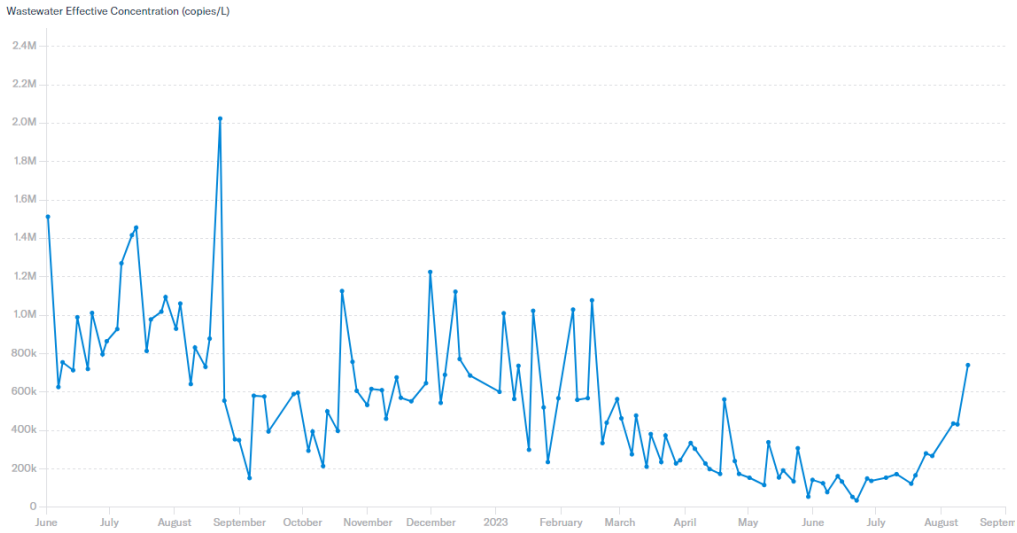
- FHD received $240,000 grant from IDOH to supplement public health social work program. Allows for hiring two community health advocates and will focus on City's Mobile Integrated Health program to address health and social care needs of residents.
- We received a third year of CoAg grant funding, which supports our school liaison position and efforts to improve relationships and services with our schools.
- We have received a third year of COVID Supplemental funding which will continue to support our Community Health Advocate position as well as COVID testing and vaccination efforts.
- We have received VFC grant funding which supports 2 full time public health nurses to provide all scheduled vaccinations, and vaccinations for underinsured and uninsured children.
- We have collected $2,896,541.21 to date from IDOH to date for COVID vaccines administered.

Open Positions

- Filled two Public Health Nurse positions, one core-funded and other grant-supported.
- Two Community Health Advocates, grant funded.

COVID-19 Community Level.

- CDC no longer doing community scale. Report on wastewater sampling below.
- August showing increase in COVID-19 cases in community, mirroring summer increase observed nationally.



RECOMMENDED BUDGET

2024

FISHERS

BUDGET TIMELINE

2024 Recommended Budget

8/08 — **Budget Postcards Delivered to Homeowners**

8/18 — **Media Notice Posted**

8/21 — **Introduction of Budget to City Council**
(No Public Hearing)
+
Media Day @ 12:30 p.m.

8/23 — **Finance Committee Discussion**

9/07 — **Last Day to Post Notice**
Budget Hearing

9/11 — **Finance Committee**
Department Budgets

9/21 — **1st Reading of Budget at City Council**
+ Public Hearing

10/9 — **Final Reading of Budget at City Council**
+ Final Adoption of Budget

Notable Projects and Funding, Prioritized in 2023 Budget:

QUALITY OF LIFE:

- Geist Waterfront Park Completion
- Geist Greenway Commencement
- Nickel Plate Trail Completion
  (106th- 96th Street)

PUBLIC SAFETY

- Station 97 Completed, Increasing Space for Personnel
- $500K in Forensic Technologies
- Self Contained Breathing Apparatus (SCBA) Replacements

OPERATIONAL EXCELLENCE

- Replaced fleet assets and equipment, including 18 PD vehicles, 1 Fire Engine, and 1 Fire Medic
- DPW Facilities Building (backup for EOC) – Generator

2023 RECAP

Fishers AgriPark

Newly Finished Station 97

FISCAL STRENGTH

2023 Awards & Audit Results

The City maintained its financial durability throughout 2023, upholding its AAA Bond Rating, while having the lowest municipal tax rate among the largest municipalities in Hamilton County.

- **Lowest municipal tax rate in Hamilton County***
  * Among 4 Largest Municipalities in Hamilton County
- **AAA Bond Rating** (less than 2% of governments have this rating)
- **Record Cash Reserves** ($38,418,370)
- Government Finance Officers Association (GFOA)–
  34th Straight Certificate of Achievement for Excellence in Financial Report

2024 Budget Highlights

Notable Upcoming Projects in 2024:

- Complete Fishers Municipal Center + Art Center
- Complete the Fishers Event Center
- Start Construction on the Community Rec. Center
- Finish SR 37 & 141st Street Interchange

DECREASE PROPERTY TAX RATE
3rd YEAR STRAIGHT

FIRST-EVER INVESTMENT IN SCHOOL INNOVATION

HISTORIC INVESTMENT IN NEIGHBORHOODS

INCREASED INVESTMENT IN ROAD INFRASTRUCTURE

CONTINUING TO INVEST IN PUBLIC SAFETY & CRITICAL SERVICES

2024 BUDGET OVERVIEW

ALL FUNDS

2024 Operating & Capital

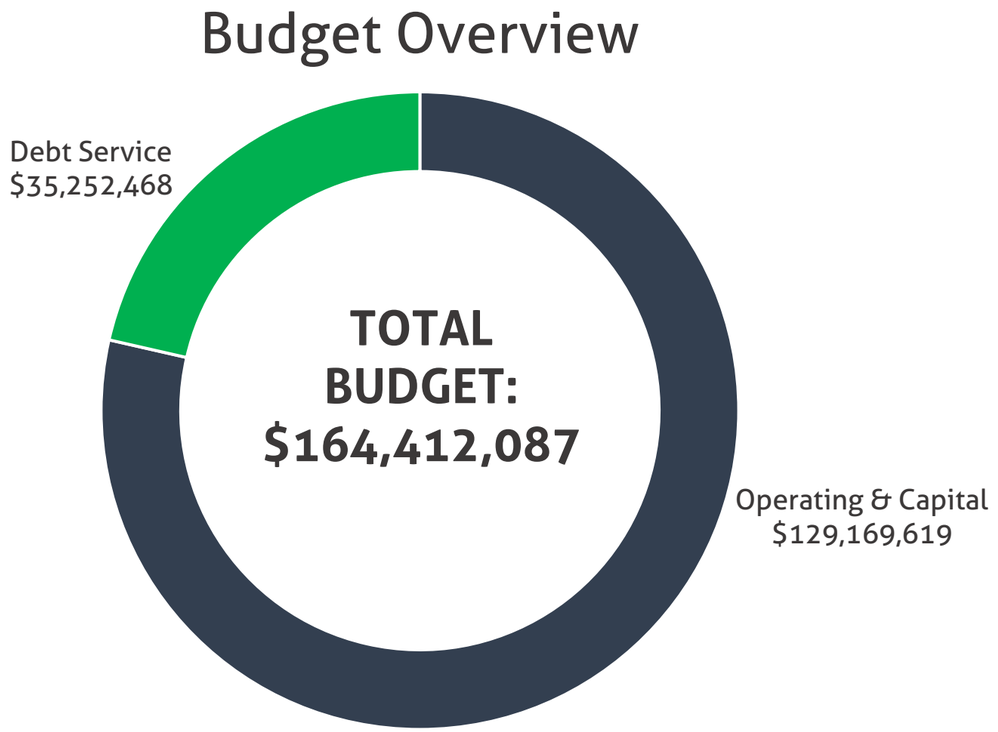
=$129,169,619

2024 Debt Service

=$35,242,468

2024 Cash Reserves (All Funds)

=$72,704,790



2024 BUDGET OVERVIEW

BUDGETTED EXPENSE (AMONG ALL FUNDS)

General Fund

Geist Waterfront Park

THE CITY WILL BRING IN A BALANCED BUDGET WHILE MAKING SIGNIFICANT INVESTMENTS IN QUALITY OF LIFE, HEALTH & SAFETY, AND OPERATIONAL EXCELLENCE.

RECOMMENDED BUDGET

2024

General Fund

$93,331,657 REVENUE

$13,224,365 SURPLUS

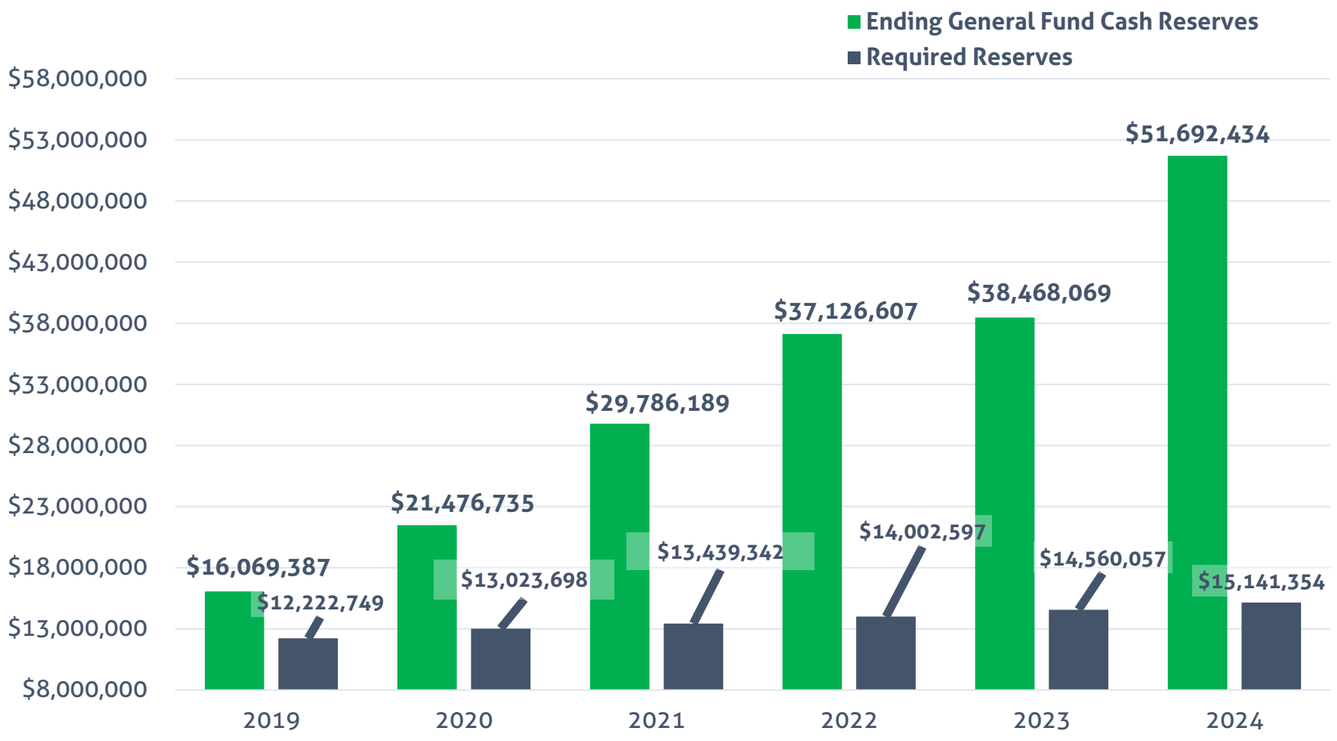
($80,107,292) EXPENSE

Flat Fork Creek Park

CASH RESERVES

2024 General Fund

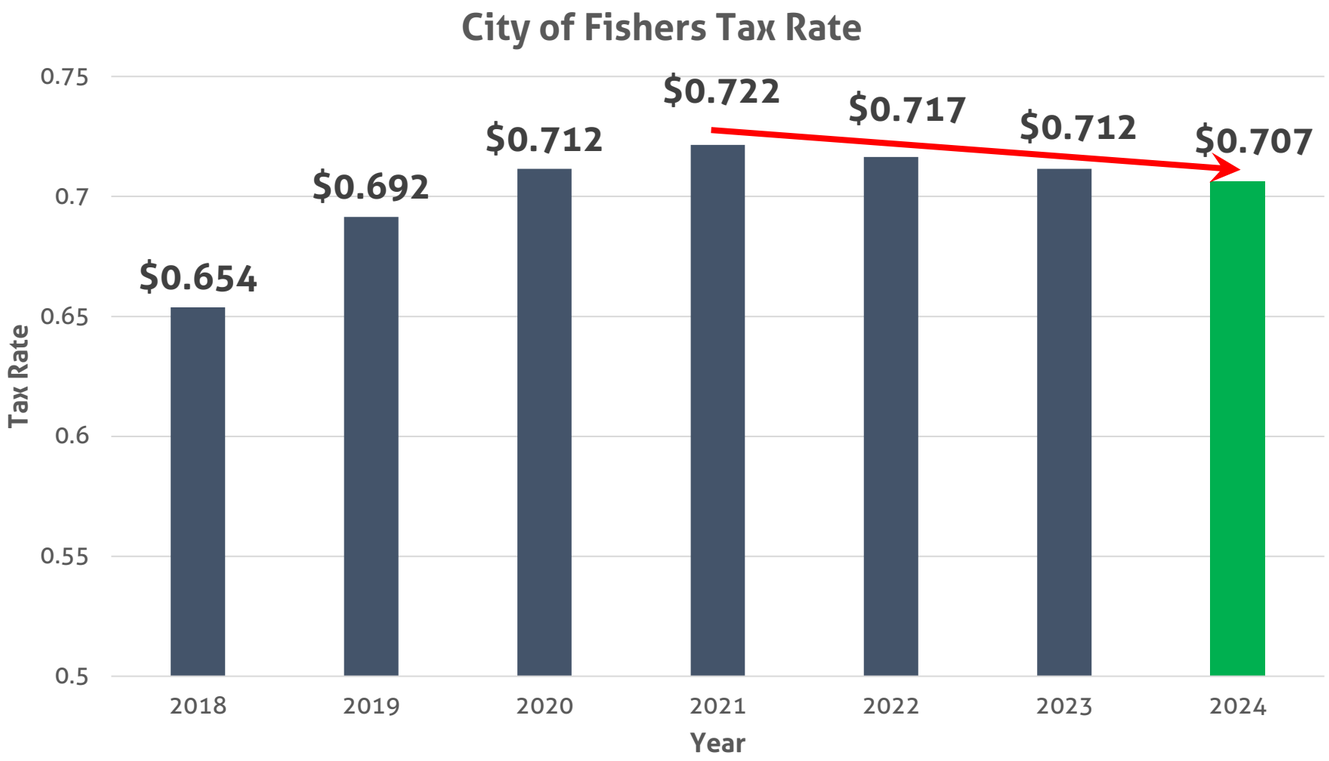
THE CITY WILL MAINTAIN ITS FISCAL DILIGENCE IN 2024, WITH **RECORD** CASH RESERVES.



Nickel Plate Amp, Summer Concert Series

TAX DECREASE

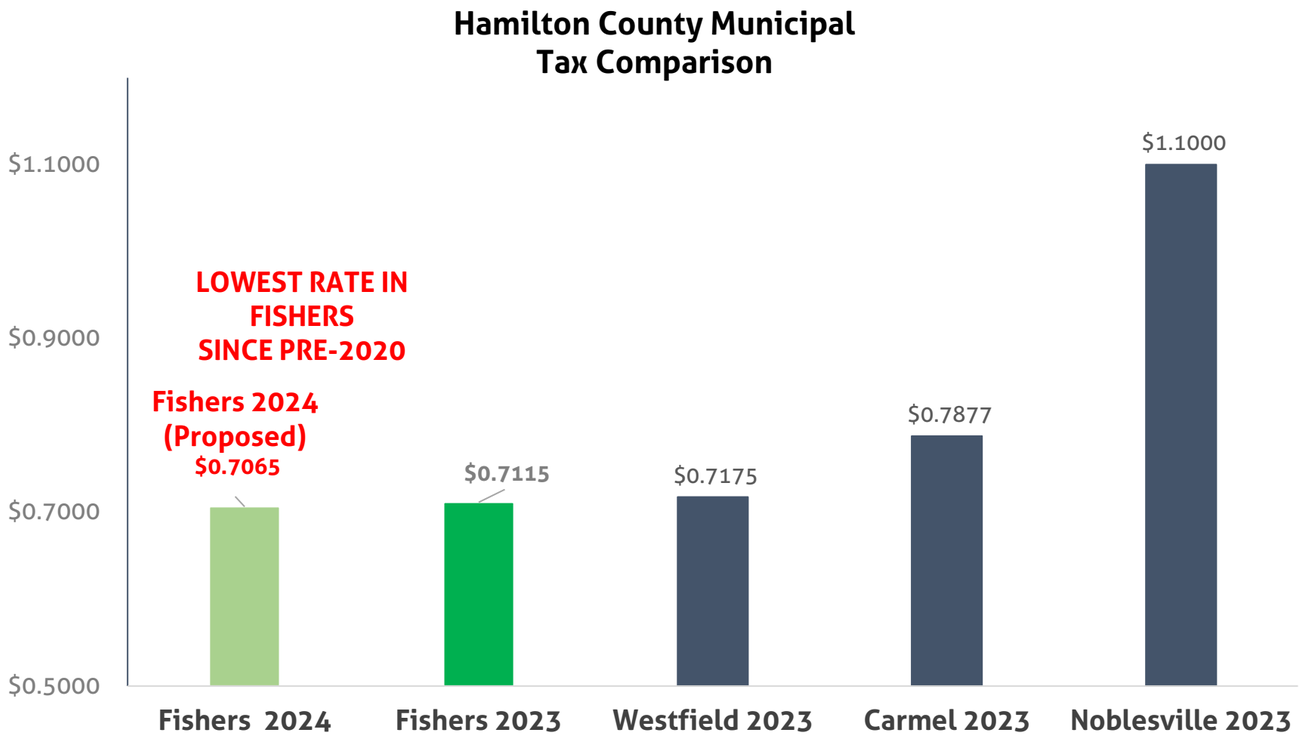
In 2024, the City will introduce a tax reduction for the 3rd year in a row. The proposed rate is **the lowest tax rate since pre- 2020.**



The Nickel Plate Trail

TAX RATE

Comparison to Largest Hamilton County Municipalities



THE CITY OF FISHERS HAS MAINTAINED THE LOWEST TAX RATE, WHEN COMPARED TO THE LARGEST HAMILTON COUNTY MUNICIPALITIES.

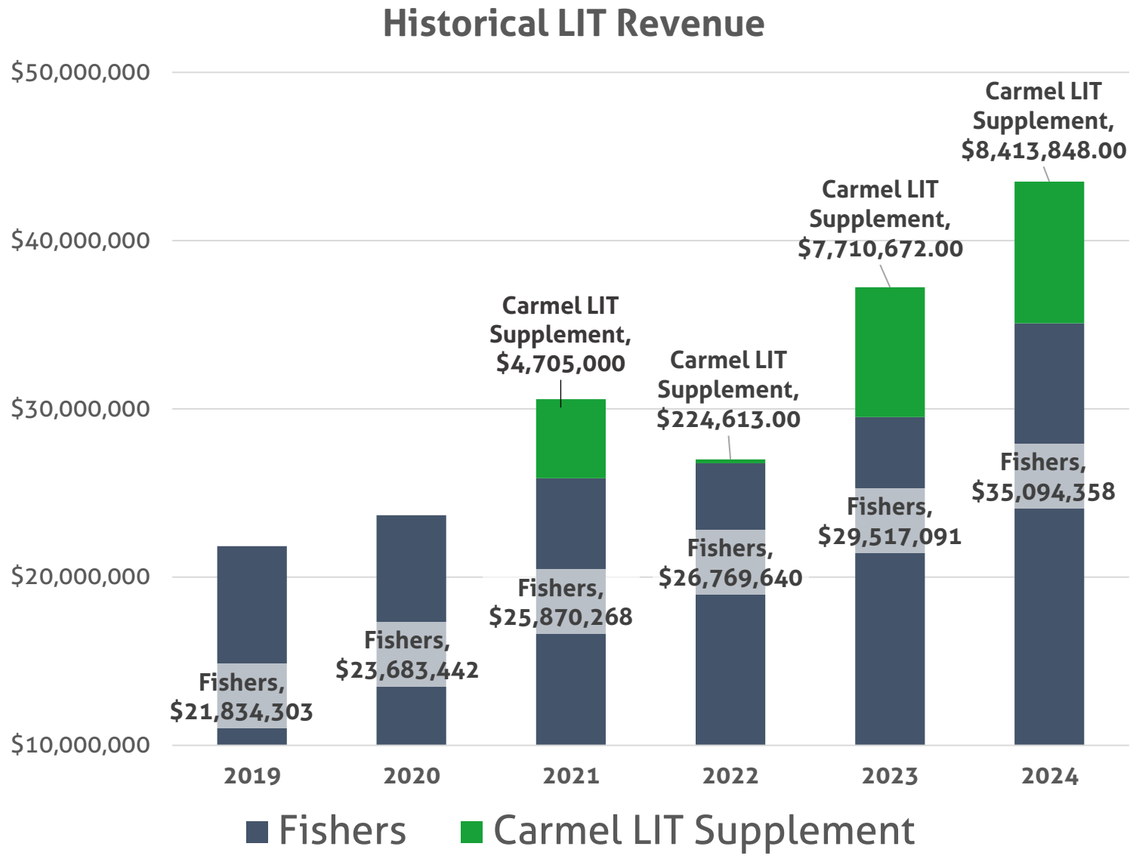
Local Income Tax

2024 General Fund

Revenue

- Hamilton County 2024 Local Income Tax distribution will be $233,998,470
- Cities & Towns will receive $148,705,768 of that total
- Fishers will receive 23.6% of that amount; $35,094,358

Nickel Plate Station Apartments



2024 Budget Priorities

OPERATIONAL INVESTMENT

Non-Infrastructure Investments

INVESTING IN **HEALTH & SAFETY, OPERATIONAL EXCELLENCE, & QUALITY OF LIFE**

HEALTH & SAFETY

Fire Department	Police Department	Health Department
3 New Firefighters (Q4 Start)	3 New Police Officers 2 New SROs 1 Forensic Tech	1 Full Time Health Inspector 1 Public Health Nurse 1 FTE (Billing & Grants)

OPERATIONAL EXCELLENCE

Department of Public Works	Information Technology
2 New Laborers (Sidewalk Repair)	Transition 1 Contractual Employee to FTE

QUALITY OF LIFE

Parks & Recreation
Transition 1 Part Time AgriPark Employee to FTE 1 Community Operations Manager (Q3 Start Date) 1 Community Center Membership Manager (Q3 Start Date)

5% Salary Increase

Increased Longevity Pay
for Public Safety Personnel

$3M in Fleet Replacement
including police vehicles, DPW assets, and a medic

Infrastructure Investments

2024 Priority Road Projects

NEW PROJECTS

Roundabouts

- 126th & Southeastern Roundabout→ **(Construction Start Q2 2024)**
- 96th & Allisonville Roundabout →**(Construction Start Spring 2024)**

Road Widening

- Cumberland Road Widening → **(Construction Start Q4 2024/ Q1 2025)**
- 136th Street --Southeastern to Prairie Baptist → **(Construction Start Q4 2024)**

Resurfacing Package (See Next Slide)

- 2 Resurfacing Packages **(1st starts Spring, 2nd starts Summer)**

ACTIVE PROJECTS (to be completed)

- Nickel Plate Trail → **(Bridge construction anticipated Q2 2024)**
- SR 37 & 141st Interchange

126th Street & SR 37– Grand Project Award for Engineering Excellence Winner in 2022

Infrastructure Investments

Roads Resurfaced Historically (2012-2023)

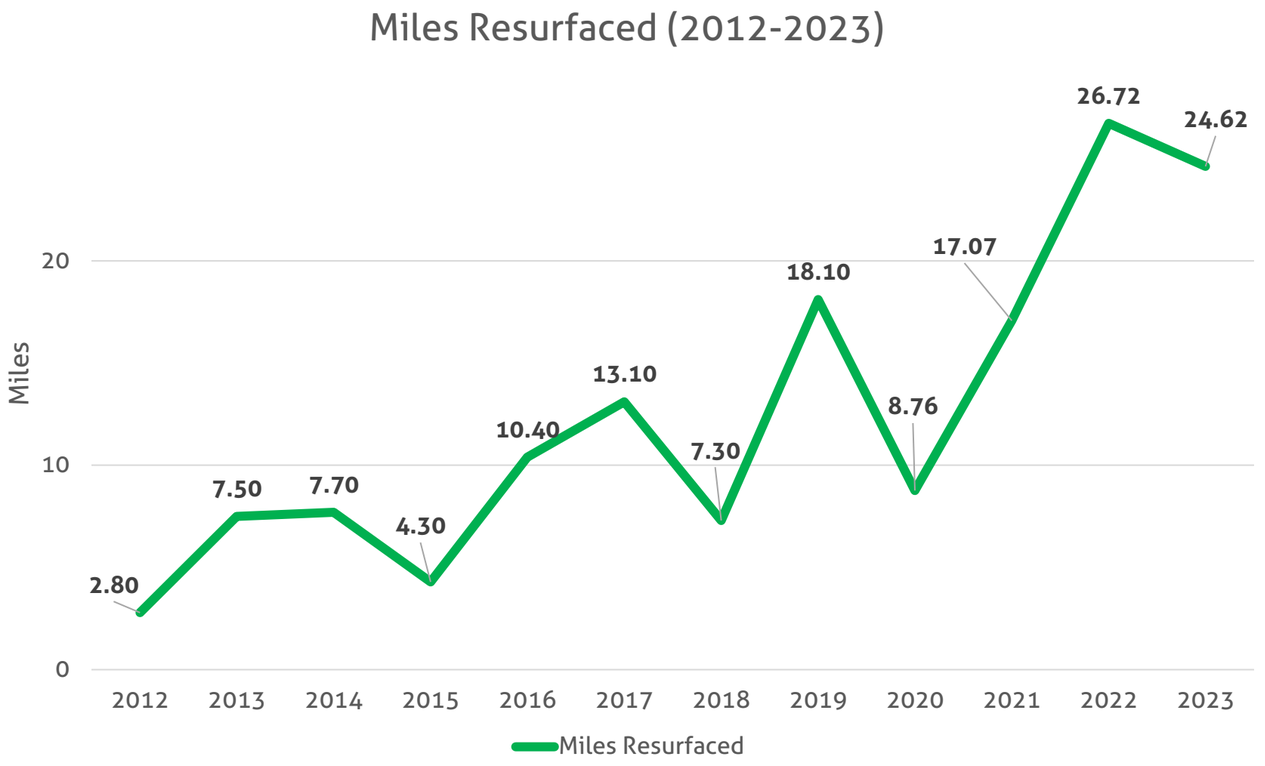
In 2024, the City will continue to prioritize road repairs, focusing on:

- Addressing neighborhoods **wholistically, not partially**
- Extending life of roadways with base repair

22.52 Miles
2012-2015

49.13 Miles
2016-2019

74.17 Miles
2020- 2023

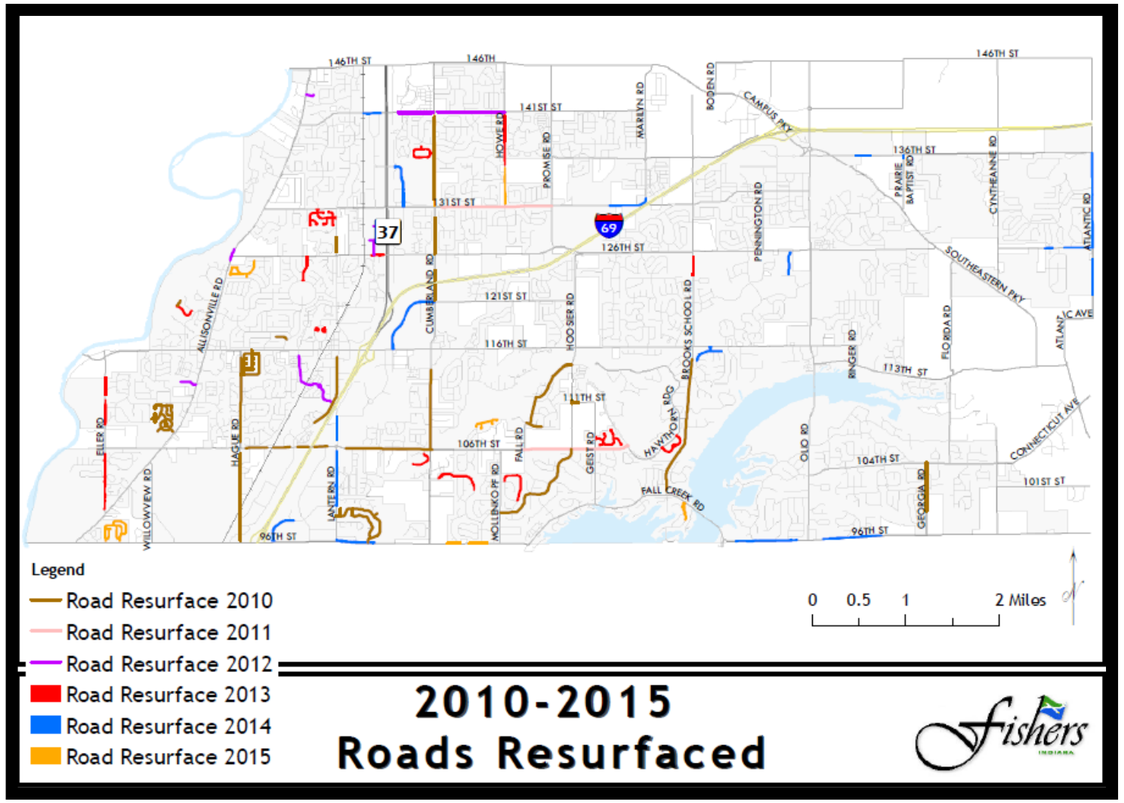


***8.76 mi** (2020), **14.07 mi** (2021), **26.72 mi** (2022), **24.62 mi** (2023)

Infrastructure Investments

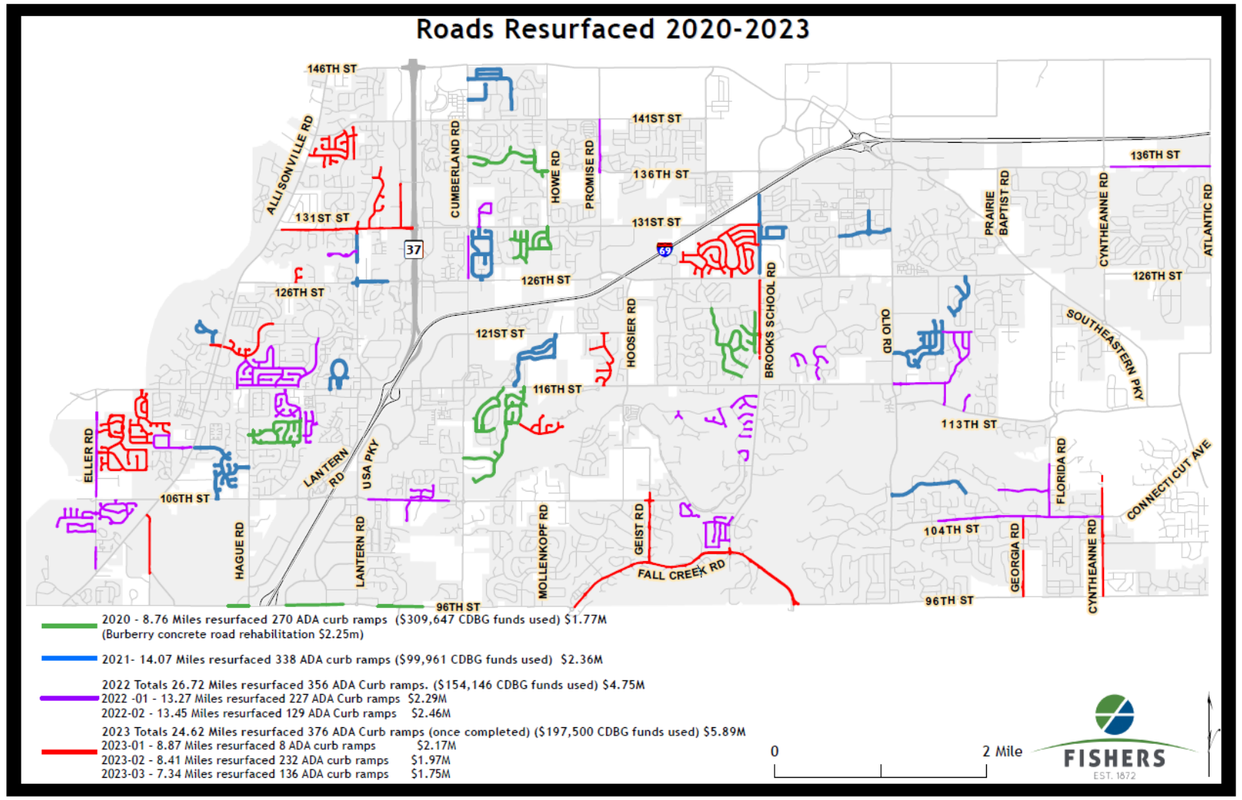
Roads Resurfaced
2010-2015 vs 2020-2023

2010-2015: **40.42 Miles**



*15.58 mi (2010), 2.32 mi (2011), 2.84 mi (2012), 7.55 mi (2013), 7.76 mi (2014), 4.37 mi (2015)

2020-2023: **74.17 Miles**



*8.76 mi (2020), 14.07 mi (2021), 26.72 mi (2022), 24.62 mi (2023)

SURPLUS PLAN

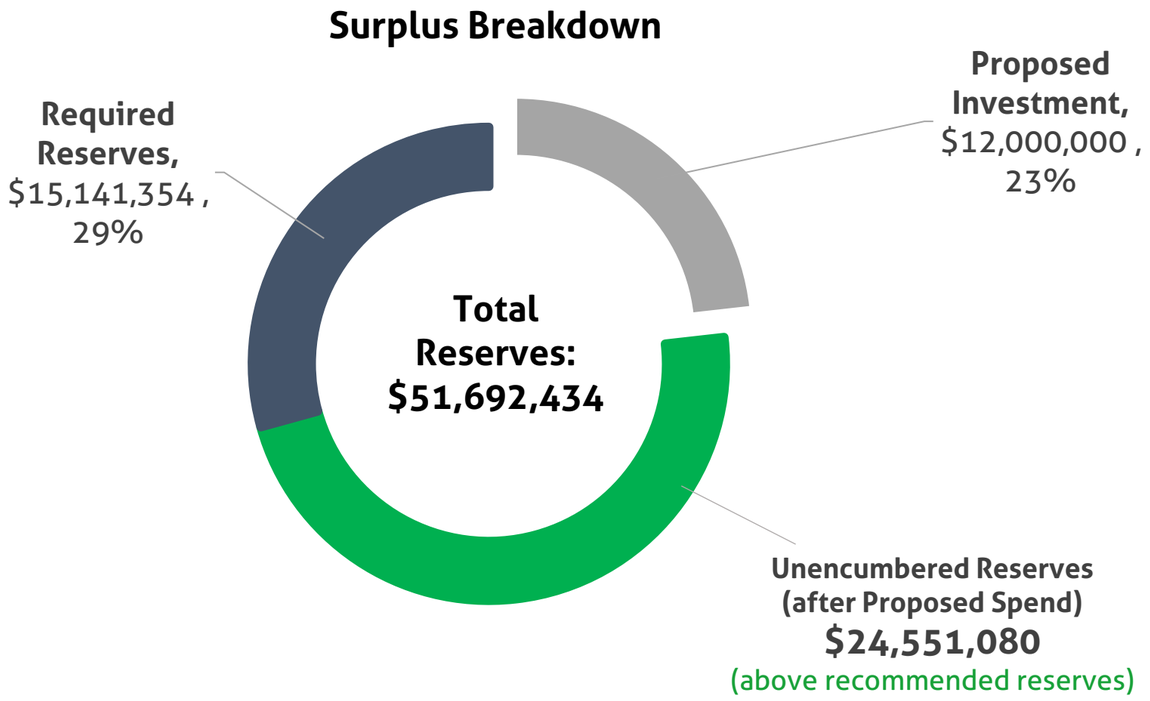
INVESTING IN OUR COMMUNITY

FISHERS

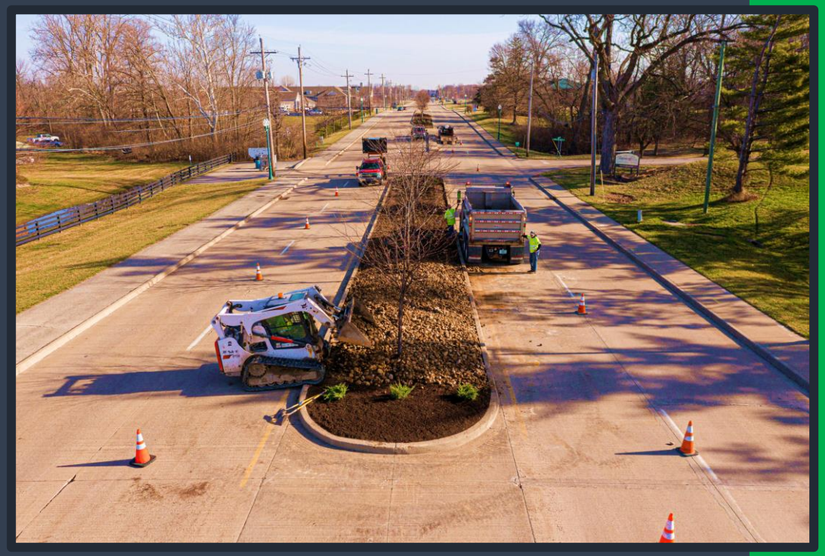
SURPLUS OVERVIEW

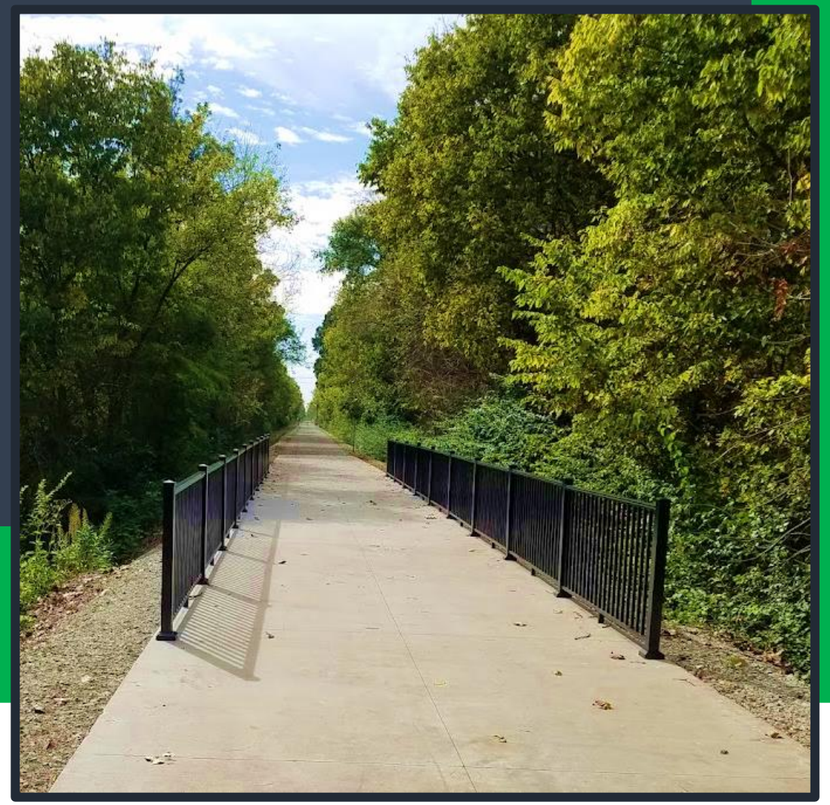
While utilizing a portion of the surplus to invest in our neighborhoods and quality of place, the City will continue to far exceed its required cash reserves*.

Surplus Breakdown	
Current Reserves	$51,692,434
Total Proposed Investment	($12,000,000)
Remaining (Less Spend)	$39,692,434 (+$24,551,080)
Required Reserves*	$15,141,354



*INTERNAL POLICY REGARDING CASH RESERVES





INVESTMENT PRIORITIES

2024

INVESTING IN QUALITY OF LIFE

EXPANDING TRAIL CONNECTIVITY & ENGAGEMENT

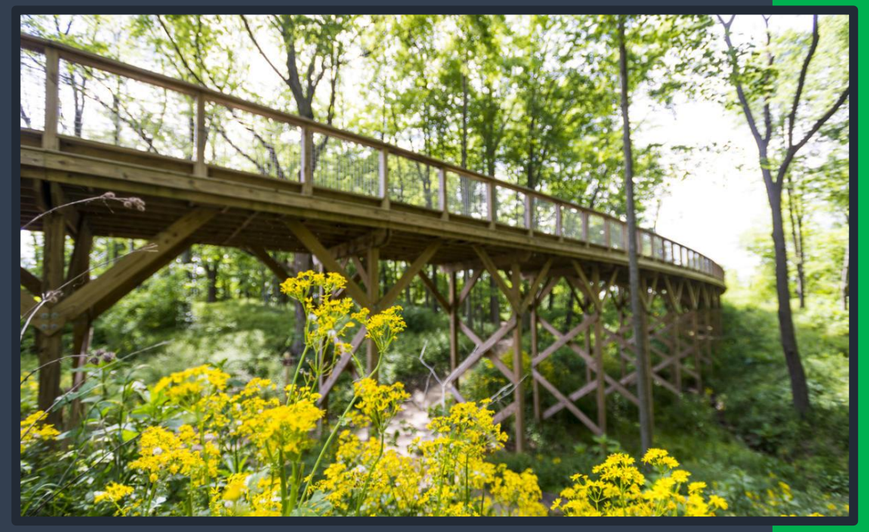
3 Impactful Trail Connections & 1 New Trail Node

NEIGHBORHOOD & COMMUNITY VIBRANCY

Neighborhood Matching Grant Expansion, Landscaping Improvements, & Safe Sidewalks

INNOVATION IN OUR SCHOOLS

Introduction of a Micro-Grant Program to Fund Innovation in the Classroom



INVESTMENT PRIORITIES

2024

SURPLUS PLAN BUDGET

	Project	Estimate
TRAIL CONNECTIVITY & ENGAGEMENT	Total Trail Connectivity	$2,200,000
	Hub & Spoke Trail Node (Restrooms + Engagement)	$800,000
NEIGHBORHOOD & COMMUNITY VIBRANCY	Landscaping	$3,500,000
	Sidewalk Repair	$1,000,000
	Neighborhood Vibrancy	$750,000
	Urban Forestry	$250,000
	96th Street Vibrancy	$3,000,000
INNOVATION IN OUR SCHOOLS	Teacher Innovation Micro Grants	$500,000
	Total Project Costs	**$12,000,000**

TRAIL CONNECTIVITY

- 3 Impactful Trail Connections* + 1 Trail Node (Hub& Spoke)
- Connecting additional **2000+ Residents & 750+ Household Units** to Trails & Greenways

Project	Estimate
Trail Connections	$2,200,000
HUB & SPOKE Trail Node	$800,000
Total Trail Investment	**$3,000,000**

Trail Connectivity

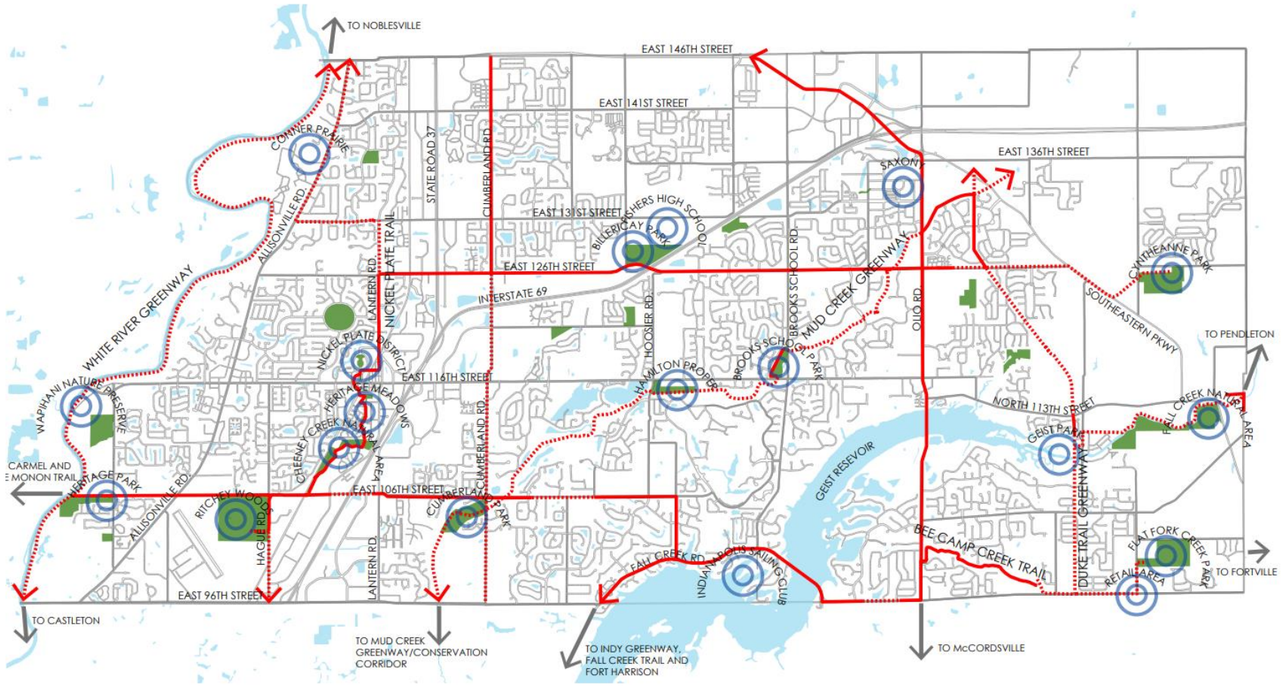
Trails Paved 2020-2023 + 2024 Priorities

In 2024, the City will invest in trail gaps and continue to work toward the trail plan outlined in Fishers 2040 Comprehensive Plan to connect residents to the major trail thoroughfares in Fishers.

Fishers Trails & Greenways POPULATION & HOUSEHOLDS WITHIN 5 MIUNNTE WALKING DISTANCE		
	Population within 5 minutes walk	Household units within 5-minute walk
Existing Major Trail	**45,216**	**17,426**
Proposed 2024 Trails*	2,000+	750+
Total	47,216	18,176

* Proposed trails includes **Lantern Road Trail, 126th from Lantern to Allisonville, 106th from Hoosier to Cumberland** (Detailed on Next Slide)
**Major Trail = 8' Trail

2040 Comprehensive Plan: Trail Plan Map



Trail Connectivity

Proposed Trail Connections 2024

Proposed Trail Connection Metrics:

2	Miles of Proposed Trail Connections
+2K	Residents Connected to Major Trail*
+750	Households Connected to Major Trails*

Trail Gap Projects**

- **126th from Lantern- Allisonville**
- **106th from Hoosier to Cumberland**
- **Lantern Road 116th – Heritage Meadows Trail**

* Within 5 Minute Walk
** Identified based on recent Trail Gap Analysis

Proposed Trails

HUB & SPOKE TRAIL NODE

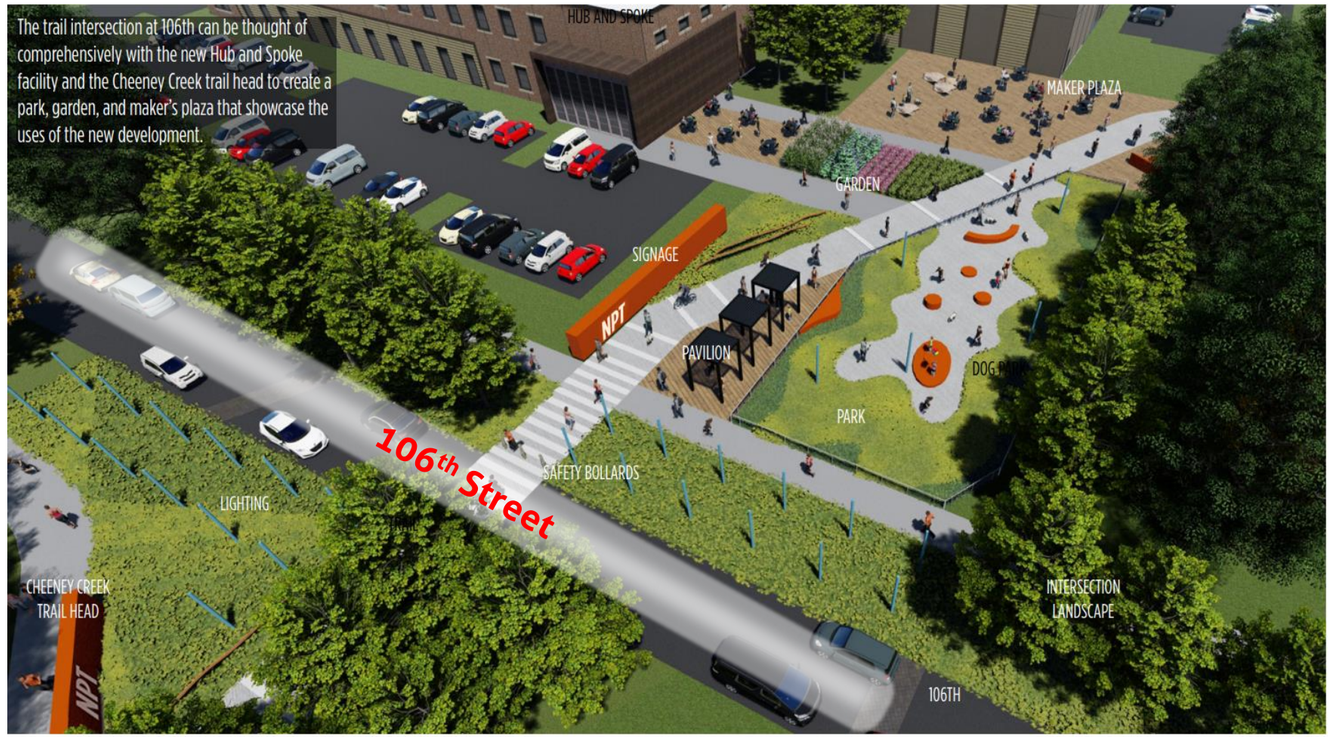
A key trail head @ 106th Street & the Nickel Plate Trail

As Fishers continues to develop the NPT to reflect the 2019 Masterplan, the City will prioritize the Hub & Spoke trail node in 2024, to connect the City's Makerspace to the NPT, while also providing an access and break area to trail goers.

Key Trail Node Elements:

- **NPT Access** from Makerspace + Hub & Spoke + Coffee Shop
- **Greenspace**
- **Programming Opportunities** for the Makerspace & Hub & Spoke, including food & beverage trucks
- **Public Restrooms** for Trail Goers
- **Public Seating and Site Fixtures**
- **Interactive Artwork**

Hub & Spoke Node, Nickel Plate Master Plan 2019



NPT and 106th - View 4

Nickel Plate Trail Master Plan 2040 | May 13th, 2019

NEIGHBORHOOD & COMMUNITY VIBRANCY

- **Sidewalks & Landscaping**
  - See breakdown on next slide
- **Neighborhood Vibrancy Grants**
  - Increasing allocation from $100K→ $750K
- **Urban Forestry Efforts**
  - 2,000 Trees Planted in Priority Areas of Fishers (see next slides)
- **96th Street Vibrancy**
  - Funding for revitalization efforts on the 96th Street Corridor

Project	Estimate
Sidewalks & Landscaping	$4,500,000
Neighborhood Vibrancy Grants	$750,000
Urban Forestry Projects	$250,000
96th Street Vibrancy	$3,000,000
Total	$8,500,000

* See next slide for proposed program information
** See next slide for proposed program information

Recent Landscaping Improvements along Allisonville Road

NEIGHBORHOOD & COMMUNITY VIBRANCY

→ SIDEWALKS & LANDSCAPING

- Landscaping upgrades to bring 3 major thoroughfares in alignment with the Downtown Fishers landscaping
- Safer & Lower Maintenance than Full Grass Medians
- Sidewalk Repairs for 8 Neighborhoods*

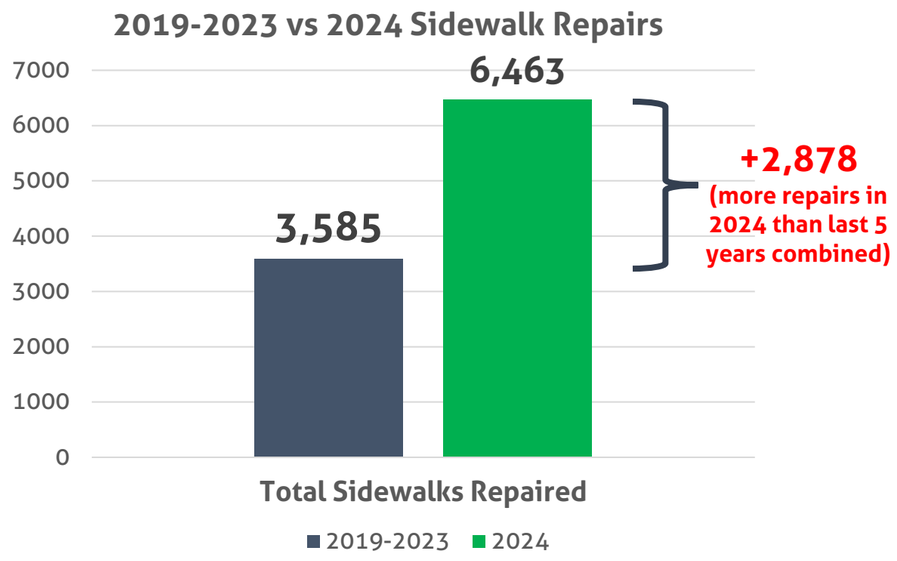
***Windermere, Sunblest, Brooks Chase, Pleasant View, Sweet Briar, Sweet Briar North, Britton Ridge, Ridgefield**

	Project	Construction Estimate
Landscaping	Olio Road	$450,000
	96th street	$700,000
	126th Street	$1,000,000
	SR 37, 131st, Misc. Medians & RAB	$1,200,000
	Parks Entrances	$150,000
Sidewalk Repair	**8 Neighborhoods***	$1,000,000
	Total Cost	**$4,500,000**

SIDEWALK IMPROVEMENTS

SIDEWALK REPAIRS (2019-2023) + PROPOSED 2024 REPAIRS

The City will continue to build on its efforts around sidewalk repair in neighborhoods, to create a more walkable community, targeting nearly 6,500 repairs in 2024. This exceeds the previous 5 years combined.



(Totals include both replacements + cutting/grinding repairs.)

SIDEWALK REPAIR MAP (2019-2023):

***2024 Priority Neighborhoods:** Windermere, Sunblest, Brooks Chase, Pleasant View, Sweet Briar, Sweet Briar North, Britton Ridge, Ridgefield

NEIGHBORHOOD VIBRANCY GRANT

DOUBLING DOWN ON NEIGHBORHOOD VIBRANCY INITIATIVES

In prioritizing the sustainability of our neighborhoods, the City is proposing $750K be allocated to grants to fund projects related to **entrance upgrades, pond maintenance, greenspace maintenance, sidewalk connections, and community spaces**, within our residential neighborhoods.

Proposed Neighborhood Vibrancy Framework

- **Increase allocation from $100K → $750K**
- Neighborhoods may apply for eligible projects up to $15,000 (80-20 match)
- Neighborhoods & HOAs will have the opportunity to submit eligible projects throughout 2024

$100K

Historical Annual Contribution to Neighborhood Vibrancy Grants (Since 2000)

$750K

Proposed in 2024 Budget

50/50 Match → 80/20 Match

URBAN FORESTRY INVESTMENT

Recognized as a Tree City USA since 2008, the City of Fishers has recently prioritized urban forestry efforts through its urban forestry program and planting guide for developers and land professionals. In 2024, the City proposes $250K be allocated to urban forestry efforts in Fishers.

- $250K IN THE 2024 BUDGET
- ~2000 TREES PROPOSED TO BE PLANTED IN PARKS, ROWS, AND AREAS WITH LOW MATURE TREE POPULATIONS

Urban Forestry Priority Areas	
96th Street	Harrison Thompson
Cyntheanne Park	Brooks School Park
Flat Fork Creek Park	Holland Park
Billericay Park	Heritage Park

96TH STREET REVITALIZATION

VIBRANCY IN ALL CORNERS OF FISHERS

Building upon recent private investment along 96th street, in addition to road improvements along the corridor, the City of Fishers proposes a $3M investment into revitalization efforts along 96th Street.

- The 96th Street & I-69 interchange is a key corridor and entrance into the City of Fishers
- Investment in the quality of place along 96th Street will continue to encourage private investment and economic development along the corridor

$3 Million

Investment in 96th Street Revitalization

96TH STREET REVITALIZATION FOCUS AREA: I-69 to Lantern Road

TEACHER INNOVATION
MICRO-GRANT PROGRAM

- $500K allocated toward professional development and initiatives to jump start and enhance innovation in the classroom for HSE teachers
- Teachers and educators within HSE Schools may apply for grants to support innovative learning projects in the classroom

Project	Estimate
Teacher Innovation Micro Grants	$500,000

2024 Budget Highlights

Notable Upcoming Projects in 2024:

- Complete Fishers Municipal Center + Art Center
- Complete the Fishers Event Center
- Start Construction on the Community Rec. Center
- Finish SR 37 & 141st Street Interchange

DECREASE PROPERTY TAX RATE
3rd YEAR STRAIGHT

FIRST-EVER INVESTMENT IN SCHOOL INNOVATION

HISTORIC INVESTMENT IN NEIGHBORHOODS

INCREASED INVESTMENT IN ROAD INFRASTRUCTURE

CONTINUING TO INVEST IN PUBLIC SAFETY & CRITICAL SERVICES

NEXT STEPS

DATES & DETAILS:

Next Up:

- **8/23 Finance Committee Meeting**
  In-depth discussion of the budget and opportunity to ask any questions pertaining to the budget
- **9/11 Finance Committee Meeting**
  Discussion and questions related to department-specific budgets

Later:

- **9/21 City Council Meeting**
  Council Re-Engaged for 1st Reading & Public Hearing on Budget
- **10/9 City Council Meeting**
  Council Meets for Final Reading of Budget + Adoption

8/23 **Finance Committee Discussion**

9/07 **Last Day to Post Notice of Hearing**

9/11 **Finance Committee**
Department Budgets

9/21 **1st Reading of Budget at City Council**
+ Public Hearing

10/9 **Final Reading of Budget at City Council**
+ Final Adoption of Budget

Form Name:	Public Meeting Comment Form
Submission Time:	August 8, 2023 10:05 am
Browser:	Chrome 115.0.0.0 / Windows
IP Address:	98.220.131.75
Unique ID:	1129237189
Location:	39.9594, -86.0199

Name	[redacted]
Address	[redacted] 11647 Wedgeport Lane [redacted] Fishers, IN 46037 [redacted]
Email	[redacted] thilsenglr@comcast.net [redacted]
Subdivision or business name	Meadowbrook Village
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Sep 21, 2023
Project Name/Resolution Number	2024 Budget 1st Reading
Comment	1. Financial impact of proposed arena, feasibility study results on occupancy rate and generated revenue 2. Environmental impact study and residential impact of new recreational center to be built on Hoosier Road.
Would you like to receive email communications and updates from the City of Fishers?	Yes

Form Name:	Public Meeting Comment Form
Submission Time:	August 21, 2023 12:47 am
Browser:	Mobile Safari 15.6.1 / iOS
IP Address:	68.38.172.217
Unique ID:	1133594210
Location:	40.0565, -86.0159

Name	[redacted]
Address	[redacted] Fishers, IN 46037
Email	[redacted]
Subdivision or business name	Walnut Creek
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Aug 21, 2023
Project Name/Resolution Number	Street repair
Comment	There is a serious problem with the hilly part of Fortune Drive in the Walnut Creek subdivision. (This is near 106th and Cumberland.) The land under the road must not be stable and solid because slabs of concrete have sunk making the seams between slabs very bumpy. Some of the worst slabs have been replaced over the last few years, but new areas keep appearing. We need for the budget to include funds to do a major rebuild of many parts of the road. Currently, the main problem is the east/ west portion near Andrews Place. Thanks in advance for your consideration of this project.
Would you like to receive email communications and updates from the City of Fishers?	Yes

Form Name:	Public Meeting Comment Form
Submission Time:	August 21, 2023 8:06 am
Browser:	Mobile Safari 16.6 / iOS
IP Address:	184.170.166.138
Unique ID:	1133647637
Location:	39.9564, -85.9651

Name	[redacted]
Address	[redacted]
Subdivision or business name	Walnut creek subdivision
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Aug 21, 2023
Project Name/Resolution Number	Neighborhood concrete Road repaving
Comment	The concrete roads within the Walnut Creek subdivision have reached a level of disrepair that is dangerous for cyclists and motorists. We ask that the upcoming budget includes repaving these roads.
Would you like to receive email communications and updates from the City of Fishers?	Yes

Form Name:	Public Meeting Comment Form
Submission Time:	August 21, 2023 9:15 am
Browser:	Chrome 115.0.0.0 / Windows
IP Address:	73.103.244.219
Unique ID:	1133665674
Location:	40.0565, -86.0159

Name	Tiffany Muehlbauer
Address	Fishers, IN 46037
Email	
Subdivision or business name	Walnut Creek
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Aug 21, 2023
Project Name/Resolution Number	Walnut Creek Streets
Comment	The streets of Walnut Creek, especially Fortune Dr, are in dire need of a rebuild. The streets have large potholes and sunken areas that have been repaired time and time again with little to no effect. The asphalt patches do not last and the street is unpleasant to drive on and loud for the neighbors living along it. This street is used as a cut-through to adjacent neighborhoods and is also part of the daily bus route for students. It becomes an icy mess during the winter because the snow cannot be plowed properly with the uneven street surface. Please rebuild Walnut Creek streets as part of the 2024 budget.
Would you like to receive email communications and updates from the City of Fishers?	Yes

Form Name:	Public Meeting Comment Form
Submission Time:	August 21, 2023 9:45 am
Browser:	Mobile Safari 16.6 / iOS
IP Address:	184.170.166.158
Unique ID:	1133676434
Location:	39.9564, -85.9651

Name	Sara McCord
Address	9555 Community Lane Fishers, IN 46037
Email	saramccord@gmail.com
Subdivision or business name	Walnut Creek
Please select the meeting to which you would like to submit a public comment	Board of Public Works and Safety City Council Finance Committee
Meeting Date	Aug 21, 2023
Project Name/Resolution Number	Walnut Creek- Street Repair
Comment	Our family is requesting that the neighborhood streets through Walnut Creek be considered for repair. Not only are the concrete streets an eyesore, they are also a safety hazard. Our family of 5 enjoys biking but I am hesitant for my children to ride in our own neighborhood. I worked in healthcare for many years and saw too often the trauma that uneven pavement can cause for bicyclists, including brain injuries, broken bones, and paralysis. Our streets have many areas that a little asphalt patch isn't fixing, it's only creating more uneven spots. I am sure it will effect our property value as well, it certainly doesn't look good and gives quite a bumpy drive. I would think the snow plows in winter find it quite challenging as well. Please consider rehabbing our streets to keep our neighborhood beautiful and thriving!
Would you like to receive email communications and updates from the City of Fishers?	Yes

Kehl, Jennifer

From: Valois, Lorena
Sent: Monday, August 21, 2023 9:56 AM
To: Kehl, Jennifer
Cc: Hall, Kara; Bradford, Lisa
Subject: FW: Public Meeting Comment Form

Forwarding a new notification below , cc'ing Kara and Lisa as a heads up.

Sincerely,
Lorena Valois

LORENA VALOIS
Controller Staff I, Controller's Office
317.537.8237
valoisl@fishers.in.us
3 Municipal Drive, Fishers, IN 46038

FISHERS
CONTROLLER'S OFFICE

From: noreply@formstack.com <noreply@formstack.com>
Sent: Monday, August 21, 2023 9:54 AM
To: Valois, Lorena <valoisl@fishers.in.us>
Subject: Public Meeting Comment Form

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

formstack

Formstack Submission For: Public Meeting Comment Form
Submitted at 08/21/23 9:54 AM

Name:	XXXXXXXXXXXXXX Matt Lemmos XX
Address:	XX9742 Fortune DrX XXXXXXXXXXXXXXX XFishers, IN 46037XX
Email:	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX

Subdivision or business name:	Walnut Creek
Please select the meeting to which you would like to submit a public comment:	Board of Public Works and Safety Finance Committee
Meeting Date:	Aug 21, 2023
Project Name/Resolution Number:	Walnut Creek street modernization
Comment:	The roads in my neighborhood -- Walnut Creek -- need to be replaced. They are a nuisance to drivers and a safety hazard to walkers, runners, bicyclists, and skateboarders. The roads include Fortune Dr, Andrew's Place, and Claymount Lane. A walk along the roads, in particular Fortune Drive, reveals uneven panels, numerous cracks, and the city's attempts to put temporary patches over the problems -- by putting asphalt on top of the concrete. This effort is needed, but is expensive enough that it will need to be planned for in the 2024 budget. Thank you for your attention in this matter.
Would you like to receive email communications and updates from the City of Fishers?:	Yes

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Quaker Ridge

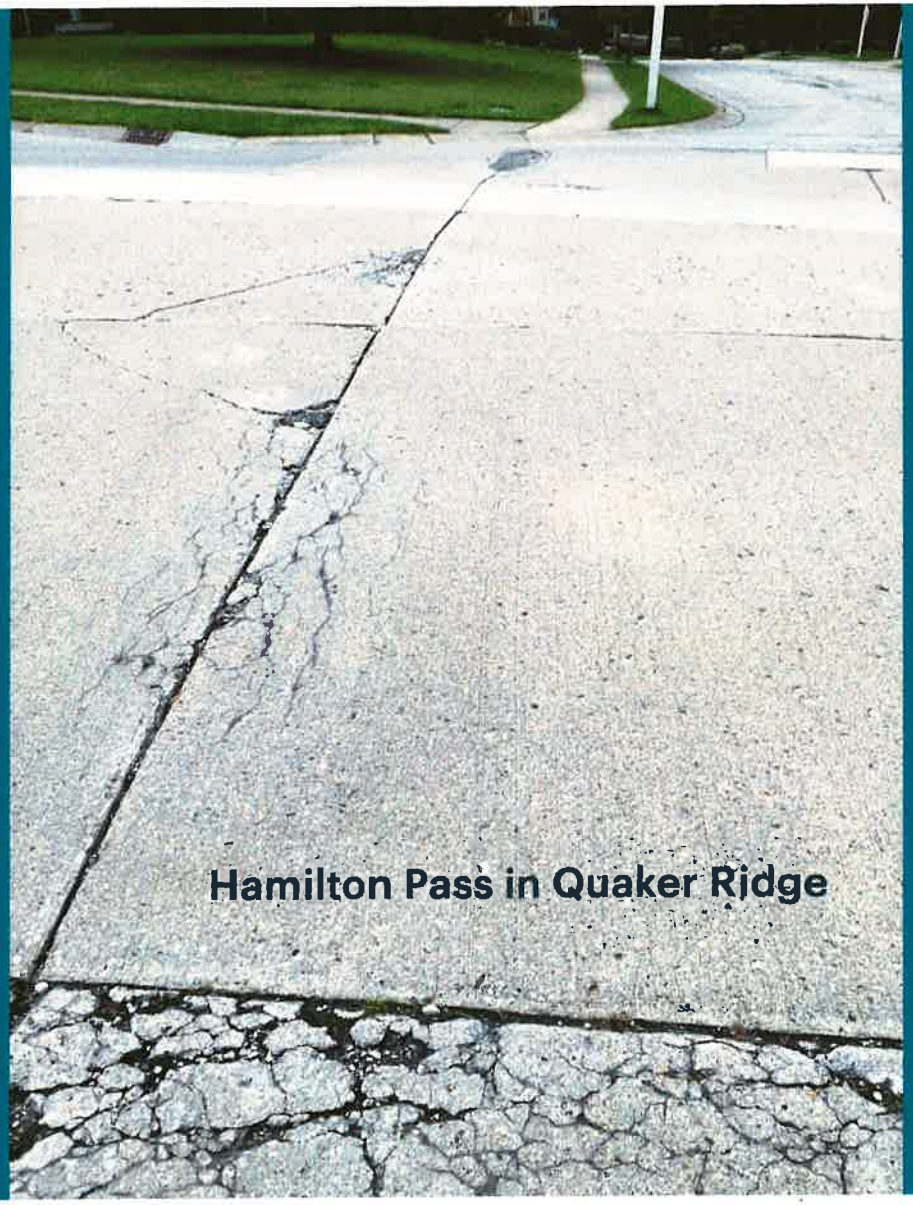
HAMILTON PASS

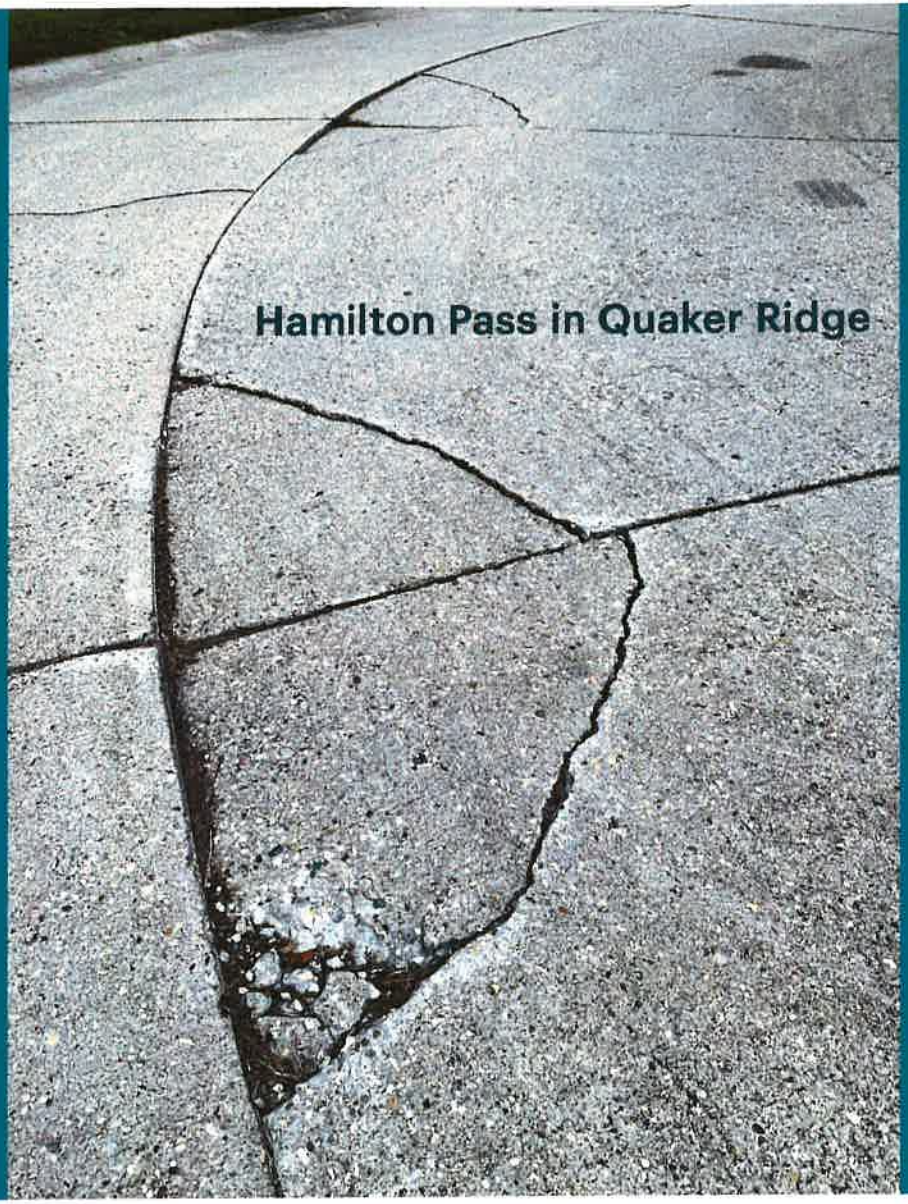
STREET REPAIR NEEDED

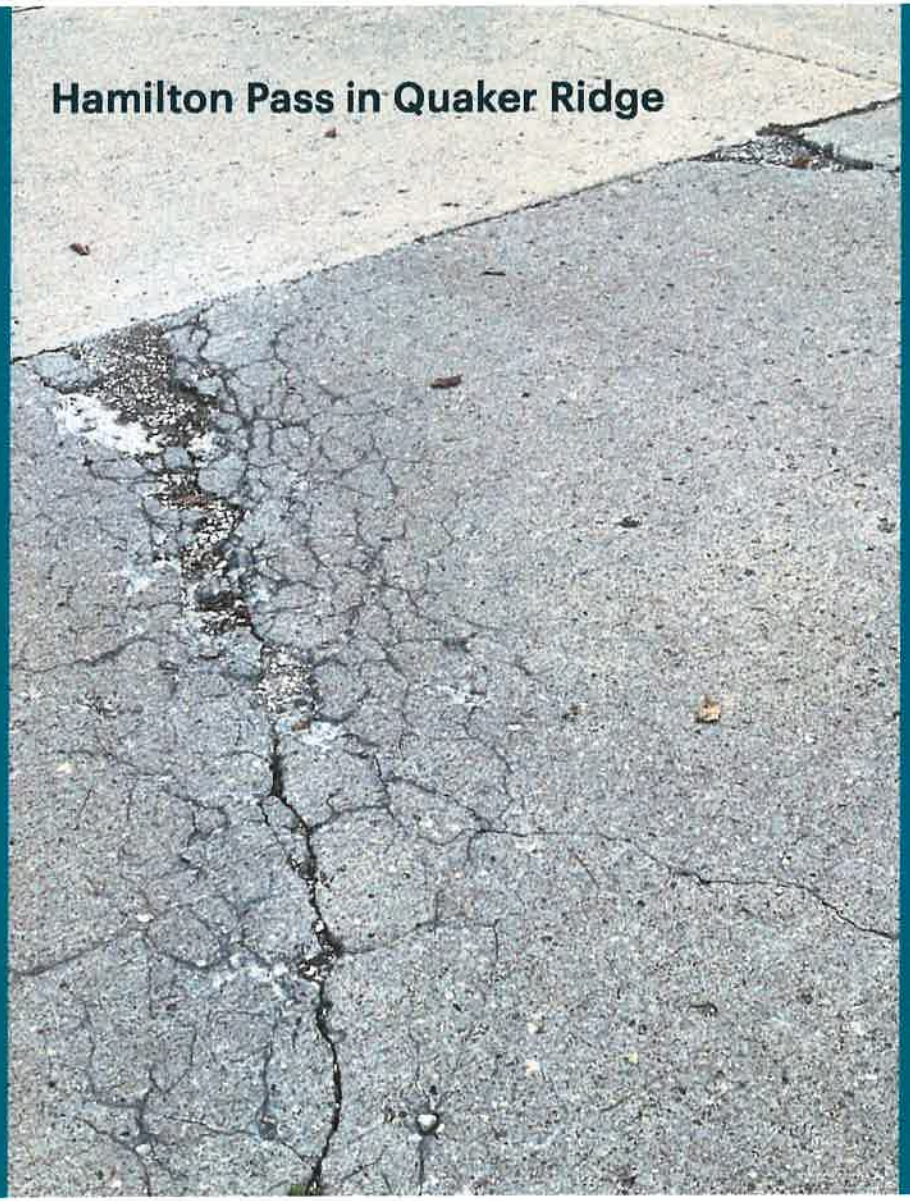
Robert C. Evans

8/21/2023

Hamilton Pass in Quaker Ridge


Hamilton Pass in Quaker Ridge


Hamilton Pass in Quaker Ridge


Hamilton Pass in Quaker Ridge

Council Action Form

MEETING DATE	September 18, 2023			
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	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☒Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☐Final Reading
	Ordinance #:		Resolution #: R091823	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☒ Assistant/Deputy Department Head	☒ Controller's Office
	☒ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Corresponding Department Heads
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	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". 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. 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. 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.

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 *Deny Approval* 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

Form Revised: 03/20/2019

City of Fishers

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG / ACCOUNT	OBJECT	PROJ	ORG DESCRIPTION / LINE 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			
2023 09	8	09/19/2023	DPWpks	R091823	BUA PksOpsSupp	1	1			
1	10109013	43100		General Fund - PW Parks	Professional Services		859,837.88	-40,000.00	819,837.88	
	1010.901.93.000.43100.				Parks Ops Supplies	09/19/2023				
2	10109013	42200		General Fund - PW Parks	Operating Supplies		480,183.79	40,000.00	520,183.79	
	1010.901.93.000.42200.				Parks Ops Supplies	09/19/2023				
					** JOURNAL TOTAL			0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2023 09	323	09/19/2023	DPW	R091823	BUA FctyPSPksO	1	1			
1	10109012	41114		General Fund - PW Buildings	PT Salaries		53,438.00	-30,000.00	23,438.00	
	1010.901.92.000.41114.				Transfer to pay for expenses	09/19/2023				
2	10109012	43100		General Fund - PW Buildings	Professional Services		2,944,590.58	30,000.00	2,974,590.58	
	1010.901.92.000.43100.				Transfer to pay for expenses	09/19/2023				
3	10109013	41114		General Fund - PW Parks	PT Salaries		262,860.00	-100,000.00	162,860.00	
	1010.901.93.000.41114.				Transfer to pay for expenses	09/19/2023				
4	10109013	43100		General Fund - PW Parks	Professional Services		859,837.88	100,000.00	959,837.88	
	1010.901.93.000.43100.				Transfer to pay for expenses	09/19/2023				
5	10109013	43100		General Fund - PW Parks	Professional Services		859,837.88	-50,000.00	809,837.88	
	1010.901.93.000.43100.				Transfer to pay for expenses	09/19/2023				
6	10109013	42200		General Fund - PW Parks	Operating Supplies		480,183.79	50,000.00	530,183.79	
	1010.901.93.000.42200.				Transfer to pay for expenses	09/19/2023				
					** JOURNAL TOTAL			0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2023 09	351	09/19/2023	DPW	R091823	BUA FcltyProSv	1	1			
1	10109012	42200		General Fund - PW Buildings	Operating Supplies		720,785.00	-100,000.00	620,785.00	
	1010.901.92.000.42200.				Transfer to pay expenses	09/19/2023				
2	10109012	43100		General Fund - PW Buildings	Professional Services		2,944,590.58	100,000.00	3,044,590.58	
	1010.901.92.000.43100.				Transfer to pay expenses	09/19/2023				
					** JOURNAL TOTAL			0.00		

City of Fishers

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3		ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2023 9 8										
BUA 10109013-43100						Professional Services	5			40,000.00
09/19/2023	PksOpsSupp	DPWpks	R091823		T	Parks Ops Supplies				
BUA 10109013-42200						Operating Supplies	5		40,000.00	
09/19/2023	PksOpsSupp	DPWpks	R091823		T	Parks Ops Supplies				
						JOURNAL 2023/09/8 TOTAL			.00	.00
2023 9 323										
BUA 10109012-41114						PT Salaries	5			30,000.00
09/19/2023	FctyPSPksO	DPW	R091823		T	Transfer to pay for expenses				
BUA 10109012-43100						Professional Services	5		30,000.00	
09/19/2023	FctyPSPksO	DPW	R091823		T	Transfer to pay for expenses				
BUA 10109013-41114						PT Salaries	5			100,000.00
09/19/2023	FctyPSPksO	DPW	R091823		T	Transfer to pay for expenses				
BUA 10109013-43100						Professional Services	5		100,000.00	
09/19/2023	FctyPSPksO	DPW	R091823		T	Transfer to pay for expenses				
BUA 10109013-43100						Professional Services	5			50,000.00
09/19/2023	FctyPSPksO	DPW	R091823		T	Transfer to pay for expenses				
BUA 10109013-42200						Operating Supplies	5		50,000.00	
09/19/2023	FctyPSPksO	DPW	R091823		T	Transfer to pay for expenses				
						JOURNAL 2023/09/323 TOTAL			.00	.00
2023 9 351										
BUA 10109012-42200						Operating Supplies	5			100,000.00
09/19/2023	FcltyProSv	DPW	R091823		T	Transfer to pay expenses				
BUA 10109012-43100						Professional Services	5		100,000.00	
09/19/2023	FcltyProSv	DPW	R091823		T	Transfer to pay expenses				
						JOURNAL 2023/09/351 TOTAL			.00	.00

City of Fishers

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 **

City of Fishers

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG ACCOUNT	OBJECT	PROJ	ORG DESCRIPTION / LINE 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

2023 09 417 09/19/2023 PD R091823 BUA '23Addlhir 1 1

LN	ORG ACCOUNT	OBJECT	PROJ	ORG DESCRIPTION / LINE DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
1	10103012	41113		General Fund - P & Z	FT Salaries		443,073.00	-16,000.00	427,073.00	
	1010.301.32.000.41113.				Additional Hires in 2023	09/19/2023				
2	10108015	43100		General Fund - Support	Professional Services		224,800.00	8,000.00	232,800.00	
	1010.801.85.000.43100.				Additional Hires in 2023	09/19/2023				
3	10108012	43100		General Fund - Patrol	Professional Services		17,500.00	4,000.00	21,500.00	
	1010.801.82.000.43100.				Additional Hires in 2023	09/19/2023				
4	10108011	43200		General Fund - Police Admin	Comms And Transportation		26,800.00	4,000.00	30,800.00	
	1010.801.81.000.43200.				Additional Hires in 2023	09/19/2023				

** JOURNAL TOTAL 0.00

City of Fishers

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3		ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2023 9 417										
BUA 10103012-41113						FT Salaries	5			16,000.00
09/19/2023	'23Addlhir PD		R091823		T	Additional Hires in 2023				
BUA 10108015-43100						Professional Services	5		8,000.00	
09/19/2023	'23Addlhir PD		R091823		T	Additional Hires in 2023				
BUA 10108012-43100						Professional Services	5		4,000.00	
09/19/2023	'23Addlhir PD		R091823		T	Additional Hires in 2023				
BUA 10108011-43200						Comms And Transportation	5		4,000.00	
09/19/2023	'23Addlhir PD		R091823		T	Additional Hires in 2023				
						JOURNAL 2023/09/417 TOTAL			.00	.00

City of Fishers

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 **

RESOLUTION NO. R091823

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 18th day of September, 2023.

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

R091823

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of September,2023 at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ September 18, 2023
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey M. 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 M. Bennett

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	2024 Budget Ordinance			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller Department: Controller			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒1st Reading	☐2nd Reading	☒Public Hearing	☐3rd Reading ☐Final Reading
	Ordinance #: 091823		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☒ Finance Committee
	☒ Deputy Mayor	☐ Technical Advisory Committee
	☒ Mayor	☐ Other: Fiscal Consultant, Mike Reuter
	☒ Legal Counsel – *Name of Reviewer:*	
BACKGROUND (Includes description, background, and justification)	As required by Indiana Law this is the public hearing of the 2024 City of Fishers budget. The budget has been duly advertised to taxpayers on the Gateway System as is required under Indiana Law.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	
	Narrative:	The 2024 Budget was introduced to City Council and residents at the August Council Meeting. The 2024 will be presented to City Council for public hearing and first reading at the September 18, 2023 City Council Meeting. Changes or modifications can be made as long as they do not exceed the budget amounts advertised in Gateway. After first reading, the 2024 Budget will be sent to the October meeting for Final Reading and Adoption.
OPTIONS (Include *Deny Approval* Option)	1.	Approve this ordinance as proposed and send to October for final reading
	2.	Approve with changes and send to October for final reading
	3.	Provide alternate direction
	4.	
PROJECT TIMELINE	Once approved in October the 2024 budget will be submitted to the Department of Local Government Finance (DLGF) for state approval.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Vote to approve and sign adoption	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Exhibit A - 2024 Budget Advertisement	

Form Revised: 03/20/2019

NOTICE TO TAXPAYERS

The **Notice to Taxpayers is available online at www.budgetnotices.in.gov** or by calling (888) 739-9826.

Complete details of budget estimates by fund and/or department may be seen by visiting the office of this unit of government at **3 Municipal Drive.**

Notice is hereby given to taxpayers of **FISHERS CIVIL CITY, Hamilton County**, Indiana that the proper officers of **Fishers Civil City** will conduct a public hearing on the year **2024** budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of **Fishers Civil City** not more than seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy to which taxpayers object. If a petition is filed, **Fishers Civil City** shall adopt with the budget a finding concerning the objections in the petition and testimony presented. Following the aforementioned hearing, the proper officers of **Fishers Civil City** will meet to adopt the following budget:

Public Hearing Date	Monday, September 18, 2023
Public Hearing Time	7:00 PM
Public Hearing Location	Launch Fishers, 12175 Visionary Way

Adoption Meeting Date	Monday, October 9, 2023
Adoption Meeting Time	7:00 PM
Adoption Meeting Location	Launch Fishers, 12175 Visionary Way

Estimated Civil Max Levy	$37,226,576
Est. Fire Max Levy	$0
Est. Fire Territory Max Levy	$0
Est. School Operations Max Levy	$0
Property Tax Cap Credit Estimate	$3,393,000

1 Fund Name	2 Budget Estimate	3 Maximum Estimated Funds to be Raised (including appeals and levies exempt from maximum levy limitations)	4 Excessive Levy Appeals	5 Current Tax Levy	6 Levy Percentage Difference (Column 3 / Column 5)
0101-GENERAL	$93,007,292	$38,850,615	$0	$30,778,320	26.23%
0181-DEBT PAYMENT	$5,324,424	$6,475,102	$0	$4,662,074	38.89%
0182-BOND #2	$878,000	$1,295,020	$0	$820,180	57.89%
0184-BOND #4	$22,775,501	$25,900,410	$0	$19,710,212	31.41%
0185-BOND #5	$455,025	$431,673	$0	$276,271	56.25%
0205-COUNTY WHEEL TAX	$2,379,077	$0	$0	$0	
0706-LOCAL ROAD & STREET	$2,337,500	$0	$0	$0	
0708-MOTOR VEHICLE HIGHWAY	$4,375,845	$0	$0	$0	
0801-HEALTH	$4,187,009	$1,295,020	$0	$863,347	50.00%
1151-CONTINUING EDUCATION	$70,600	$0	$0	$0	
2379-CUMULATIVE CAPITAL IMP (CIG TAX)	$280,000	$0	$0	$0	
2391-CUMULATIVE CAPITAL DEVELOPMENT	$4,573,127	$5,180,082	$0	$4,316,735	20.00%
2402-ECONOMIC DEVELOPMENT	$8,500,000	$0	$0	$0	
9500-PARK IMPACT FEES	$250,000	$0	$0	$0	
9501-ROAD IMPACT FEES	$1,000,000	$0	$0	$0	
9502-BRIDGE IMPACT FEES	$207,000	$0	$0	$0	
9503-Certified Tech Park	$250,000	$0	$0	$0	
9504-Forfeiture	$20,000	$0	$0	$0	
9505-COURT RECORD PERPETUATION	$63,000	$0	$0	$0	
9506-COURT DEFERRAL USER FEE	$50,000	$0	$0	$0	
9507-Health Dept - State Funds	$965,026	$0	$0	$0	
Totals	$151,948,426	$79,427,922	$0	$61,427,139	

Council Action Form

MEETING DATE	9/18/2023			
TITLE	Request to Approve the 2024 Salary Ordinance			
SUBMITTED BY	Name & Title: Ethan Lee, Director of Human Resources Department:			
MEETING TYPE	☒Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☐Final Reading
	Ordinance #: 091823C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☒ Mayor	☐ Other:
	☒ Legal Counsel – *Name of Reviewer:* Lindsey Bennett	

BACKGROUND (Includes description, background, and justification)	Due to new and updated job functions, industry market standards, and annual wage increases, the proposed 2024 Salary Ordinance reflects the following changes: • ADMINISTRATION - Add new position title Chief of Staff; Change City Attorney title to Corporation Counsel • HEALTH - Add new position title Deputy Director of Finance & Operations • COMMUNITY CENTER - Add new position titles Director of Community Center and Membership Manager • FLEET/PUBLIC WORKS - Update position title Director of Fleet and Inventory Control; Add new position title Inventory Control Specialist • IT - Update position title Chief Information Security Officer; Add new position titles: Help Desk Technician I, II, and Coordinator; Move System Administer and Senior System Administrator to higher salary grade • POLICE - Add new position title Part-Time School Resource Officer • POLICE & FIRE - Increase maximum Longevity Pay to $5000 per year • ALL CITY - 5% increase to maximum bi-weekly salary amounts for all position titles, including elected officials

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Approve as proposed
	2.	Approve with changes
	3.	Deny request
	4.	

PROJECT TIMELINE	Effective January 1, 2024
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve as proposed
SUPPLEMENTAL INFORMATION (List all attached documents)	Ordinance and Exhibit

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Status
ADMINISTRATION			
Administrative Assistant	$2,147.65	1820	NE
Assistant City Attorney	$4,057.44	N/A	EX
Assistant Director	$3,918.24	N/A	EX
Corporation Counsel	$7,226.87	N/A	EX
Chief of Staff	$4,902.69	N/A	EX
Clerk/Receptionist	$1,951.59	1820	NE
Customer Support Specialist	$2,147.65	1820	NE
Deputy Clerk	$2,602.10	1820	NE
Deputy Mayor	$7,226.87	N/A	EX
Director of Economic and Community Development	$7,226.87	N/A	EX
Director of Employee and Customer Success	$3,918.24	N/A	EX
Director of Human Resources	$4,422.96	N/A	EX
Director of Recreation and Wellness	$7,226.87	N/A	EX
Economic Development Specialist	$3,070.60	1820	NE
Human Resources Assistant	$2,602.10	1820	NE
Human Resources Coordinator	$3,223.50	1820	NE
Mayor's Executive Assistant	$2,730.28	1820	NE
Office Manager	$2,602.10	1820	NE
Paralegal	$2,730.28	1820	NE
Training Manager	$3,223.50	1820	NE
BUSINESS SOLUTIONS GROUP			
Application & Process Coordinator	$3,223.50	1820	NE
Business Analyst	$3,384.63	1820	NE
Chief Information Officer	$4,902.69	N/A	EX
Director of Business Solutions Group	$3,918.24	N/A	EX
Program Manager	$3,749.95	N/A	EX
Project Manager	$2,363.75	1820	NE
COMMUNITY CENTER			
Director of Community Center	$4,422.96	N/A	EX
Membership Manager	$3,070.60	1820	NE
COMMUNITY AND PUBLIC RELATIONS			
Assistant Director	$3,918.24	N/A	EX
Community Outreach Manager	$2,602.10	1820	NE
Community Engagement Coordinator	$2,480.02	1820	NE
Director of Community and Public Relations	$4,642.21	N/A	EX
Marketing and Public Relations Manager	$2,602.10	1820	NE
Volunteer Coordinator	$2,480.02	1820	NE
Marketing and PR Coordinator	$2,147.65	1820	NE
PLANNING AND ZONING			
Administrative Assistant	$2,147.65	1820	NE
Assistant Director	$3,918.24	N/A	EX
Director of Planning & Zoning	$4,902.69	N/A	EX
Office Manager	$2,602.10	1820	NE
Planner	$2,253.10	1820	NE
Senior Planner	$3,070.60	1820	NE
Project Analyst	$2,602.10	1820	NE

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Status
CONTROLLER'S OFFICE			
Budget Analyst I	$2,253.10	1820	NE
Budget Analyst II	$2,602.10	1820	NE
Budget Manager	$3,070.60	1820	NE
Business Process Coordinator	$2,602.10	1820	NE
City Controller	$7,226.87	N/A	EX
Controller Staff I	$2,147.65	1820	NE
Controller Staff II	$2,363.75	1820	NE
Controller Staff III	$2,730.28	1820	NE
Deputy Controller	$3,918.24	N/A	EX
Revenue Analyst	$3,070.60	1820	NE
Senior Controller Staff	$3,749.95	1820	NE
Utility Manager	$3,223.50	1820	NE
ENGINEERING			
Asset Manager	$3,223.50	1820	NE
Assistant Engineer	$3,384.63	1820	NE
Chief Infrastructure Inspector	$3,223.50	1820	NE
Director of Engineering	$7,226.87	N/A	EX
Engineering Assistant Director	$4,422.96	N/A	EX
GIS Analyst	$2,730.28	1820	NE
Infrastructure Inspector	$2,602.10	1820	NE
Office Manager	$2,602.10	1820	NE
Senior Infrastructure Inspector	$2,866.82	1820	NE
Clothing Allowance	$370/year max.		
FIRE AND EMERGENCY SERVICES			
Administrative Services Manager	$3,070.60	1820	NE
Battalion Chief	$4,594.27	2904	NE
Captain	$4,303.56	2904	NE
Chief of Fire	$7,226.87	N/A	EX
Community Risk Reduction Specialist	$2,480.02	1820	NE
Deputy Chief	$4,642.21	N/A	EX
Division Chief	$4,214.30	N/A	EX
External Affairs Officer	$3,070.60	1820	NE
Fire Inspector	$2,866.82	1820	NE
Firefighter	$3,555.48	2904	NE
Firefighter/Medic	$3,773.42	2904	NE
Lieutenant	$4,021.01	2904	NE
Project Manager	$2,363.75	1820	NE
Staff Captain	$3,647.66	1820	NE
Clothing Allowance	$1300/year max.		
FLEET			
Director of Fleet and Inventory Control	$4,214.30	N/A	EX
Fleet Technician I	$2,480.02	1820	NE
Fleet Technician II	$2,480.02	1820	NE
Fleet Technician III	$3,070.60	1820	NE
Office Manager	$2,602.10	1820	NE
Superintendent	$3,384.63	1820	NE
Clothing Allowance	$345/year max.		

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Status
HEALTH DEPARTMENT			
Community Health Advocate	$2,147.65	1820	NE
Culture of Health Ambassador	$2,480.02	1820	NE
Environmental Health Supervisor	$3,070.60	1820	NE
Epidemiologist	$3,384.63	N/A	EX
Deputy Director of Finance and Operations	$3,918.24	N/A	EX
Health Educator	$2,730.28	1820	NE
Nurse	$3,070.60	1820	NE
Project Manager	$2,363.75	1820	NE
Public Health Director	$7,226.87	N/A	EX
Social Worker	$3,223.50	1820	NE
INFORMATION TECHNOLOGY			
Application & Process Coordinator	$3,223.50	1820	NE
Assistant Director	$3,918.24	N/A	EX
Chief Information Security Officer	$3,918.24	N/A	EX
Director of Information Technology	$5,147.75	N/A	EX
GIS Analyst	$2,730.28	1820	NE
GIS Coordinator	$3,384.63	1820	NE
Help Desk Technician I	$2,480.02	1820	NE
Help Desk Technician II	$2,730.28	1820	NE
Help Desk Technician Coordinator	$2,866.82	1820	NE
Network Engineer	$3,749.95	1820	NE
Senior System Administrator	$3,647.66	1820	NE
System Administrator	$3,070.60	1820	NE
PARKS & RECREATION			
AgriPark Manager	$3,749.95	1820	NE
Aquatics Manager	$2,866.82	1820	NE
Assistant Director	$3,918.24	N/A	EX
Director of Parks & Recreation	$4,422.96	N/A	EX
Naturalist	$2,480.02	1820	NE
Office Manager	$2,602.10	1820	NE
Operations and Administration Manager	$3,384.63	1820	NE
Parks & Recreation Coordinator	$2,480.02	1820	NE
Parks & Recreation Manager	$2,866.82	1820	NE
Clothing Allowance	$250/year max.		
PERMITTING & INSPECTIONS			
Building Commissioner & Environmental Health Services Coor	$4,642.21	N/A	EX
Assistant Building Commissioner	$3,070.60	1820	NE
Building Inspector I	$2,480.02	1820	NE
Building Inspector II	$2,866.82	1820	NE
Code Enforcer	$2,253.10	1820	NE
Office Manager	$2,602.10	1820	NE
Permits Manager	$2,363.75	1820	NE
Residential Plans Examiner	$2,480.02	1820	NE
Utility Locator	$2,480.02	1820	NE
Clothing Allowance	$370/year max.		

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Status
POLICE			
Accreditation Manager	$3,384.63	1820	NE
Administrative Assistant	$2,147.65	1820	NE
Assistant Records Manager	$3,384.63	1820	NE
Assistant Chief	$4,642.21	N/A	EX
Captain	$4,214.30	N/A	EX
Chief of Police	$7,226.87	N/A	EX
Criminal Forensics Investigator	$3,070.60	2080	NE
Detective	$3,070.60	2080	NE
Humane Officer	$3,070.60	1820	NE
Intelligence Analyst I	$2,730.28	1820	NE
Intelligence Analyst II	$3,070.60	1820	NE
Lieutenant	$3,749.95	2080	NE
Major	$4,422.96	N/A	EX
Office Manager	$2,602.10	1820	NE
Police Officer	$3,070.60	2080	NE
Property Room Manager	$2,602.10	1820	NE
Records Clerk	$1,951.59	1820	NE
Records Quality Assurance Technician	$2,602.10	1820	NE
Records Manager	$3,384.63	1820	NE
Sergeant/Investigations	$3,384.63	2080	NE
Sergeant/USD	$3,384.63	2080	NE
Clothing Allowance	$1300/year max.		
PUBLIC WORKS			
Asset Management Coordinator	$2,480.02	1820	NE
Assistant Director	$3,918.24	N/A	EX
Assistant Superintendent - Maintenance	$3,223.50	1820	NE
Director of Public Works	$5,147.75	N/A	EX
Director of Water Quality	$4,214.30	N/A	EX
Engineer	$3,749.95	1820	NE
Foreman	$2,730.28	1820	NE
HVAC Technician	$2,730.28	1820	NE
Inspector	$2,253.10	1820	NE
Inspector - Water Quality	$2,363.75	1820	NE
Inventory Control Assistant Manager	$2,866.82	1820	NE
Inventory Control Manager	$3,223.50	1820	NE
Inventory Control Specialist	$2,363.75	1820	NE
Laboratory Manager	$3,223.50	1820	NE
Laboratory Technician	$2,363.75	1820	NE
Laborer	$1,951.59	1820	NE
Maintenance Technician I	$1,951.59	1820	NE
Maintenance Technician II	$2,730.28	1820	NE
Safety Director	$3,647.66	1820	NE
Senior Laborer	$2,363.75	1820	NE
Senior Maintenance Technician	$3,223.50	1820	NE
Stormwater Technician	$2,480.02	1820	NE
Superintendent	$3,384.63	1820	NE
Utility Analyst	$3,223.50	1820	NE
Wastewater Plant Operator	$2,480.02	1820	NE
Water Quality Engineer	$3,384.63	1820	NE
Clothing Allowance	$340/year max.		

2024 Salary Ordinance

	2024 Maximum Bi-Weekly Salary	Annual Hours	Status
COURT			
Deputy Clerk of the Court	$2,602.10	1820	NE
Clothing Allowance	$50/year max.		
ELECTED			
Council Member	$934.12	N/A	N/A
City Clerk	$2,839.15	N/A	N/A
Judge	$3,313.50	N/A	N/A
Mayor	$6,264.62	N/A	N/A
Part-Time and Temporary Miscellaneous Positions			
Part-Time Office Support	UP TO $30.00/HOUR	N/A	NE
Part-Time Field Support	UP TO $35.00/HOUR	N/A	NE
Part-Time Health Department Support	UP TO $45.00/HOUR	N/A	NE
Part-Time Bailiff	UP TO $25.00/HOUR	N/A	NE
Part-Time School Resource Officer	UP TO $50.00/HOUR	N/A	NE

Incentive/Specialty Pays	Annual Amount
Certified Network Engineer	$500
Bilingual (Police)	$1,500
Data Base Administrator	$500
Detective	$1,500
Dive Team (Police)	$1,750
Emergency Response Team (ERT) - PD Only	$1,750
Evidence Technician (ET)	$1,000
Field Training Officer (FTO)	$80/shift
Master ASE	$1,000
On-call (Police)	$1,500
On-call (Crime Reconstruction)	$1,000
Paramedic (Fire)	$4,500
Paramedic (Police)	$2,250
Systems Administrator	$500

Sworn Police & Fire Longevity Pay	
$200/year	$5000/year max

ORDINANCE NO. 091823C
THE 2024 SALARY ORDINANCE FOR THE
CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, pursuant to Ind. Code §36-4-7-3, subject to the approval of the city legislative body, the city executive shall fix the compensation of each appointive officer, deputy, and other employees of the City;

WHEREAS, consistent with state statutes, the Council, upon due deliberation, desires to adopt 2024 salaries for officers and employees.

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

Section 1. The 2024 Salary Ordinance for elected and non-elected employees of the City of Fishers is hereby established in accordance with the maximum base bi-weekly salary or hourly rate as set forth in Exhibit A attached hereto and made a part hereof.

Section 2. This Ordinance shall be in full force and effect from and upon its adoption in accordance with the law effective with the payrolls becoming due and payable after January 1, 2024. All Ordinances or parts thereof in conflict herewith are hereby repealed.

ALL OF WHICH IS SO ORDAINED this _____ day of _____ 2023.

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

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia C. Coble, Vice President		
	Brad DeReamer, Member		
	David Giffel, Member		
	Crystal Neumann, Member		
	C. Pete Peterson, Member		
	Selina Stoller, Member		
	Jocelyn Vare, Member		
	Todd Zimmerman, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____2024, 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

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	A Resolution of the Common Council of the City of Fishers, Indiana Approving Certain Matters in Connection with an Amendment to the Declaratory Resolution for the Consolidated Fishers/I-69 Economic Development Area, the Creation of a New Allocation Area and the Approval of a Plan Amendment for Said Area (DISTRICT SOUTH)			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #: R091823A	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☒ Controller's Office
	☐ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – *Name of Reviewer:* Rick Hall, Barnes and Thornburg, LLP	

BACKGROUND (Includes description, background, and justification)	The Redevelopment Commission and the Plan Commission have approved the designation of the site of the District South Project as an allocation area and have further approved a related amendment to the economic development plan for the Consolidated Fishers/I-69 Economic Development Area to provide for the capture of TIF revenues from the project. The proposed resolution provides the Common Council's approval of the creation of the new allocation area and the amendment to the economic development plan.	
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 *Deny Approval* Option)	1.	Approve Resolution
	2.	Deny Approval of Resolution
	3.	
	4.	
PROJECT TIMELINE	Following approval of the Council, the Redevelopment Commission will consider final approval of the creation of the allocation area.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the Common Council approve the Resolution at this meeting.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A - Resolution of the Redevelopment Commission 3. Exhibit B - Resolution of the Plan Commission	

Form Revised: 03/20/2019

RESOLUTION NO. FRC 02R090523

RESOLUTION OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED FISHERS/I-69 ECONOMIC DEVELOPMENT AREA AND APPROVING AN AMENDMENT TO THE DEVELOPMENT PLAN FOR SAID AREA

WHEREAS, the City of Fishers Redevelopment Commission (the "Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department"), previously adopted and amended resolutions (collectively, the "Declaratory Resolution") establishing and expanding an economic development area known as the "Consolidated Fishers/I-69 Economic Development Area" (the "Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act (collectively, the "Allocation Areas"), which Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the "Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution, pursuant to Sections 15-17.5 of the Act, to (i) remove the area described on Exhibit A attached hereto from the Downtown Allocation Area, (ii) designate the area described on Exhibit B attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the District South Allocation Area (the "District South Allocation Area"), and (iii) amend the Plan as described in Exhibit C attached hereto (the "Plan Amendment") (clauses (i), (ii), and (iii), collectively, the "Amendments"); and

WHEREAS, the Commission has thoroughly studied that portion of the City of Fishers, Indiana (the "City") described on Exhibit A, and Exhibit B attached hereto; and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the District South Allocation Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the District South Allocation Area, the parts of the District South Allocation Area to be devoted to public ways, levees, sewerage, and other public purposes under the Plan as amended herein, and lists of the owners of any parcels proposed to be acquired, together with an estimate of the cost of acquisition and redevelopment; and

WHEREAS, the Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of "economic development areas" and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17.5, 39, 41, and 43 of the Act to the Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FISHERS, INDIANA REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Amendments promote significant opportunities for the gainful employment of its citizens, attract major new business enterprises to the City, retain and expand significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of conditions that lower the value of the land below that of nearby land, lack of development, age, and other similar conditions, including without limitation the cost of the projects contemplated by the Amendments.

3. The public health and welfare will be benefited by accomplishment of the Amendments, and it will be of public utility and benefit to amend the Declaratory Resolution and the Plan as set forth herein.

4. The accomplishment of the Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan Amendment conforms to the plan of development for the City.

6. The Plan Amendment does not contemplate the acquisition of property as a part of the economic development strategy, and the Department does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the District South Allocation Area. If in the future, the Department proposes to acquire specific parcels of land, the required procedures under the Act will be followed.

7. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan Amendment, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

8. The Commission hereby adopts the specific findings set forth in the Plan Amendment, and the Plan Amendment is hereby in all respects approved. The secretary of this Commission is hereby directed to file a copy of the Plan Amendment with the minutes of this meeting.

9. The area described on Exhibit A hereto is hereby removed from the Downtown Allocation Area effective as of the assessment date of January 1, 2023.

10. The Declaratory Resolution is hereby amended to hereby designate the area described in Exhibit B hereto as a separate "allocation area" pursuant to Section 39 of the Act, to be known as the "District South Allocation Area," for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under IC 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the District South Allocation Area hereby designated as the "District South Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

11. The allocation provisions in Section 10 hereof shall apply to all of the District South Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the District South Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit C hereto. The base assessment date for the District South Allocation Area is January 1, 2023.

12. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and subject to the Act, the allocation provisions herein shall expire on the date that is twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the District South Allocation Area.

13. The Commission hereby finds and determines that the foregoing Amendments to the Declaratory Resolution and the Plan (as described in Sections 1-12 above) are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act, and that the Declaratory Resolution and Plan, with the proposed Amendments, conform to the comprehensive plan for the City.

14. Except as set forth above, the terms of the Declaratory Resolution remain in full force and effect.

15. This Resolution, together with any supporting data and together with the Plan Amendment, shall be submitted to the Plan Commission and the Common Council as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

16. The officers of the Commission are hereby authorized to publish notice of such meetings and hearings as are necessary to carry out the purposes of this Resolution and the Plan, and to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 5th day of September, 2023.

CITY OF FISHERS REDEVELOPMENT COMMISSION

President

Vice President

Secretary

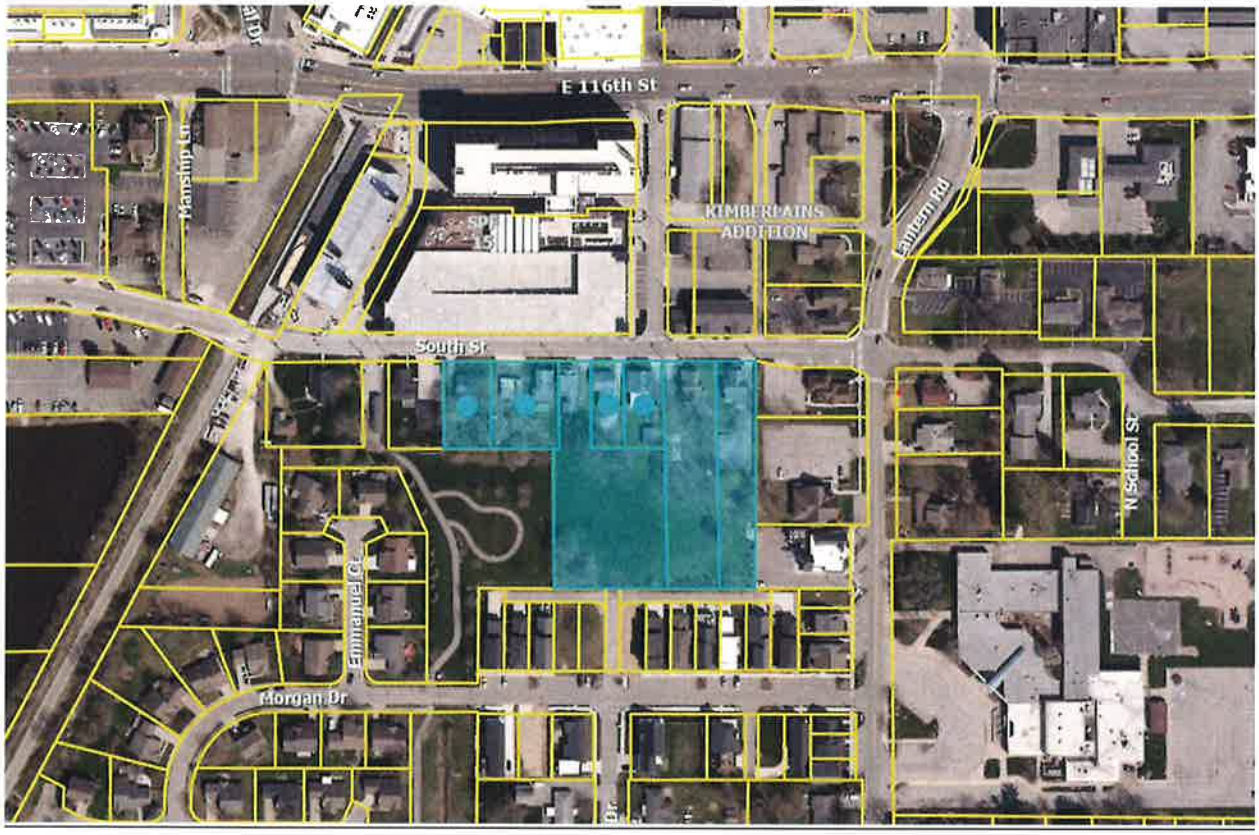
Member

Member

EXHIBIT A

Area to be Removed from the Downtown Allocation Area

The area identified in light blue in the below map is to be removed from the Downtown Allocation Area



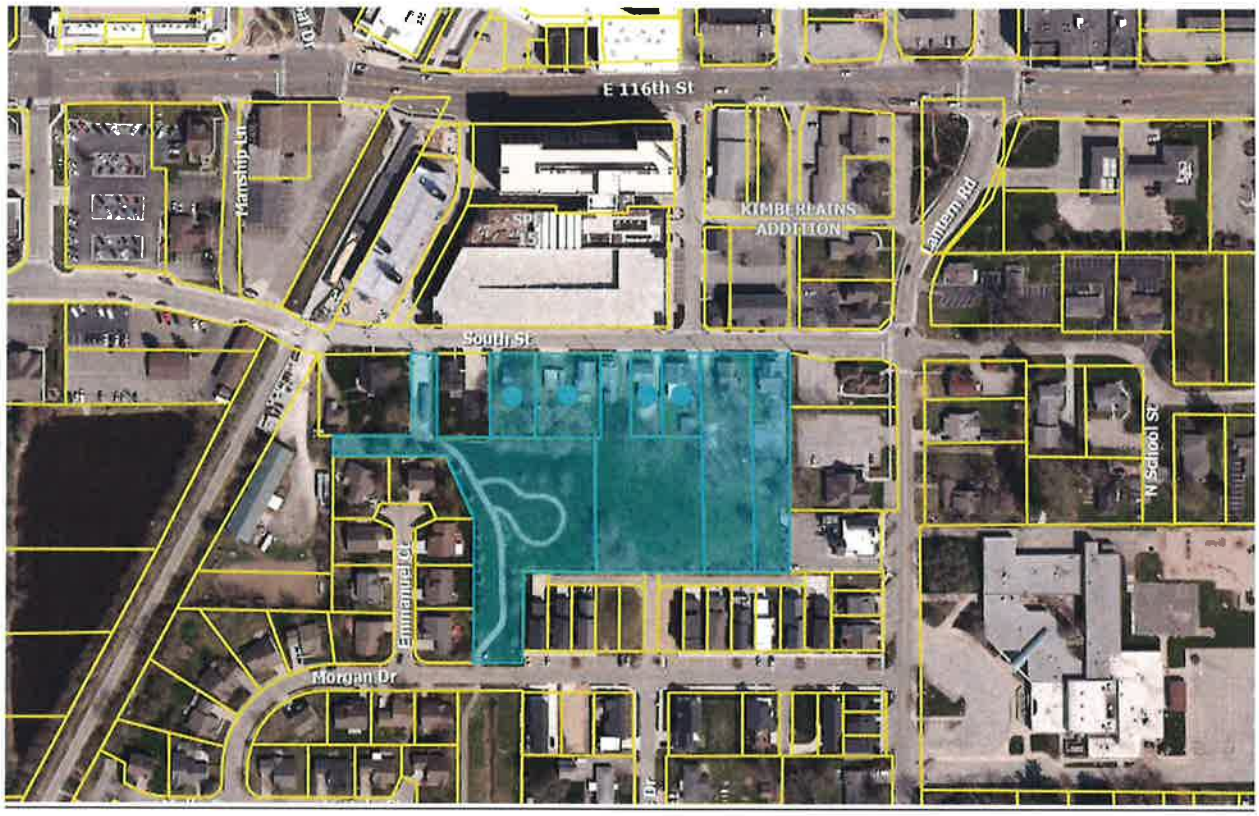
Parcel No.

15-14-01-02-02-005.000
15-14-01-02-02-006.000
15-14-01-02-02-007.000
15-14-01-02-02-008.000
15-14-01-02-02-009.000
15-14-01-02-02-010.000
15-14-01-02-02-011.000

EXHIBIT B

Area to be Designated as the District South Allocation Area

The area identified in light blue in the below map is to be designated as the District South Allocation Area.



Parcel No.	15-14-01-02-02-005.000
	15-14-01-02-02-006.000
	15-14-01-02-02-007.000
	15-14-01-02-02-008.000
	15-14-01-02-02-009.000
	15-14-01-02-02-010.000
	15-14-01-02-02-011.000
	15-14-01-02-12-001.000

EXHIBIT C

Plan Amendment

To foster economic development in the City, the City of Fishers, Indiana, the Fishers Economic Development Commission, the City of Fishers Redevelopment Commission, and, Rebar South Street, LLC (the "Developer") entered into an Economic Development Agreement (the "Economic Development Agreement"), with respect to the development of the District South Allocation Area. Pursuant to the Economic Development Agreement, the Developer has committed to invest approximately $23,000,000 to pay the costs of the acquisition, construction, renovation and equipping of a new mixed-use development, including multi-family residential units and commercial and office spaces all to be located in the District South Allocation Area (the "Project"). The Project will be constructed on land owned by the Developer and the City. The City and the Commission have agreed to assist the completion of the Project through the payment of certain costs of the Project from the proceeds of bonds payable from the tax increment revenues from the District South Allocation Area and other legally available revenues (the "Bonds"). Based on the findings below, the Amendments to the Plan provide for creation of the District South Allocation Area, the completion of the Project, and the issuance of the Bonds, all as further described in the Economic Development Agreement.

Statutory Findings.

The Amendments meet the following required findings under the Act:

(i) The Amendments promote significant opportunities for the gainful employment of the citizens of the City, attract new business enterprise to the City, retain or expand a business enterprise existing in the City, or meet other purposes of Sections 2.5, 41 and 43 of the Act.

The Amendments allow for the completion of a mix of commercial and office spaces, which will add needed commercial space in the downtown area of the City. The Developer has already secured tenant commitments which will bring more than eighty (80) full time employee roles in the new commercial space. Additionally the development has space for a range of other businesses that will employ citizens of the City. The construction of multi-family housing will further attract new families and residents to the City, providing an additional contribution to the local economy.

(ii) Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The land in the District South Allocation Area has lagged behind surrounding properties in scale and quality of development as the downtown area of the City has rapidly developed to more intensive uses. By facilitating the Project under the Economic Development Agreement, the Amendments enable the use of land in the District South Allocation Area that was previously underdeveloped and provide the required incentives which are necessary for development commensurate to the surrounding area.

(iii) The public health and welfare will be benefited by accomplishment of the Amendments.

By providing required support of the Project, the Amendments create new opportunities for employment through the new commercial development, and as a result will also benefit the public health and welfare for the citizens of the City.

(iv) The Amendments will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

As described above, the Project contemplated by the Amendments will be of public utility and benefit by creating jobs through new commercial development, and the new development created by the Project will increase the property tax base.

(v) The Plan, as amended by the Amendments conforms to other development and redevelopment plans for the City.

The Plan, as amended by the Amendments, conforms with the intended development of the Area as prescribed by the City of Fishers Plan Commission.

(vi) The Amendments are reasonable and appropriate when considered in relation to the original Declaratory Resolution and Plan and the purposes of the Act.

The Amendments and the completion of the Project are consistent with the existing Plan which contemplates commercial development in the area of the District South Allocation Area and the use of tax increment allocation areas and bonds to finance infrastructure, real property acquisition, real property improvements, and equipment throughout the Economic Development Area.

(vii) The designation of the District South Allocation Area will result in new property taxes that would not have been generated but for the adoption of the allocation provision.

The designation of the District South Allocation Area allows for the capture of tax increment revenues from the Project, and the use of those revenues to pay debt service on the Bonds, which finance portions of the Project. The Developer has expressed to the Commission that without such use of the tax increment revenues, the Project would not be completed and the additional tax revenue resulting from the Project would not be generated.

ORDER OF THE CITY OF FISHERS PLAN COMMISSION DETERMINING THAT A RESOLUTION AND PLAN AMENDMENT APPROVED AND ADOPTED BY THE CITY OF FISHERS REDEVELOPMENT COMMISSION CONFORM TO THE COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION AND PLAN AMENDMENT

WHEREAS, the City of Fishers Redevelopment Commission (the "Redevelopment Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department"), previously adopted and amended resolutions (collectively, the "Declaratory Resolution") establishing and expanding an economic development area known as the "Consolidated Fishers/I-69 Economic Development Area" (the "Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act (collectively, the "Allocation Areas"), which Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the "Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, on September 5, 2023, the Redevelopment Commission approved and adopted Resolution No. FRC 02R090523 (the "Resolution"), which (i) removed the area described on Exhibit A attached to the Resolution from the Downtown Allocation Area, (ii) designated a portion of the Area described on Exhibit B attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the District South Allocation Area, and (iii) amended the Plan as described in Exhibit C attached to the Resolution (clauses (i), (ii), and (iii), collectively, the "Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FISHERS PLAN COMMISSION, as follows:

1. That the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the "City").

2. That this Plan Commission hereby approves the Resolution and the Amendments.

3. That this Order hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to Section 16 of the Act.

4. That the Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.

Passed by the City of Fishers Plan Commission this 6th day of September, 2023.

CITY OF FISHERS PLAN COMMISSION

President

ATTEST:

Secretary

DMS 27467127.1

RESOLUTION NO. R091823A

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA APPROVING CERTAIN MATTERS IN CONNECTION WITH AN AMENDMENT TO THE DECLARATORY RESOLUTION FOR THE CONSOLIDATED FISHERS/I-69 ECONOMIC DEVELOPMENT AREA, THE CREATION OF A NEW ALLOCATION AREA AND THE APPROVAL OF A PLAN AMENDMENT FOR SAID AREA (DISTRICT SOUTH)

WHEREAS, the City of Fishers Redevelopment Commission (the "Redevelopment Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department"), previously adopted and amended resolutions (collectively, the "Declaratory Resolution") establishing and expanding an economic development area known as the "Consolidated Fishers/I-69 Economic Development Area" (the "Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act (collectively, the "Allocation Areas"), which Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the "Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, on September 5, 2023, the Redevelopment Commission approved and adopted Resolution No. FRC 02R090523 (the "Resolution"), which (i) removed the area described on Exhibit A attached to the Resolution from the Downtown Allocation Area, (ii) designated a portion of the Area described on Exhibit B attached to the Resolution as a separate allocation area pursuant to Section 39 of the Act to be known as the District South Allocation Area, and (iii) amended the Plan as described in Exhibit C attached to the Resolution (clauses (i), (ii), and (iii), collectively, the "Amendments"); and

WHEREAS, September 6, 2023, the Fishers Plan Commission approved and adopted a resolution (the "Approving Order") approving the Resolution and the Amendments and determining that the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the "City"), and has submitted the Approving Order to the Common Council of the City (the "Council"); and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the Resolution and the Amendments to this Council.

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

SECTION 1. Pursuant to Section 16(b) of the Act, the Council hereby approves in all respects the Resolution, the Amendments, and the Approving Order.

SECTION 2. This Resolution shall be in full force and effect immediately from and after its passage.

DULY PASSED AND ADOPTED by the Common Council of the City of Fishers on this _____ day of _September 19_, 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **R091823A**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __18th___ day of _September__2023, at _____p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____**September 18, 2023**_____
Scott A. Fadness, Mayor _____ **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Richard J. Hall, Barnes & Thornburg LLP, 11 South Meridian, Indianapolis, IN 46204.

"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." /s/ Richard J. Hall.
DMS 27578372.1

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Ordinance Of The Common Council Of The City Of Fishers, Indiana, Establishing Municipal Riverfront Development Project Areas Within The City Of Fishers			
SUBMITTED BY	Name & Title: Megan Baumgartner, Director of Economic and Community Development			
	Department: Economic Development			
MEETING TYPE	☐Work Session ☐Executive	**X** Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	**X** Ordinance	☐ Resolution	**X** Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	**X** 1st Reading	**X** 2nd Reading	Public Hearing	**X** 3rd Reading ☐Final Reading
	Ordinance #: 091823E		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐ Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		**X No contract** for this item	
	X Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		X Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	X Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:* Jennifer C. Messer	
BACKGROUND (Includes description, background, and justification)	Indiana Code § 7.1-3-20-16.1 (the "Act") authorizes the legislative body of a city to designate and establish the boundaries of a municipal riverfront development project area (the "Area") within its territorial boundaries. If an Area is established, the Act then allows the Indiana Alcohol and Tobacco Commission to issue a three-way, two-way, or one-way permit for proprietors within the designated area to sell alcoholic beverages for on-premises consumption. Permits issued within the Area do not count against an area's permit quota. To encourage private investment within the Area and specifically to encourage investment by new restaurant proprietors, the City desires to establish the riverfront development project area for all projects included in the subject ordinance, which projects have been funded, in part, with state and city funds.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	Not an additional budget item
	Expenditure $:	None
	Source of Funds:	None
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include *Deny Approval* Option)	1.	Approve the Ordinance
	2.	Reject the Ordinance
	3.	
	4.	
PROJECT TIMELINE	Established upon approval of the Ordinance	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Ordinance	
SUPPLEMENTAL INFORMATION (List all attached documents)		

Form Revised: 03/20/2019

ORDINANCE NO. 091823E

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA, ESTABLISHING MUNICIPAL RIVERFRONT DEVELOPMENT PROJECT AREAS WITHIN THE CITY OF FISHERS

Synopsis: Pursuant to Indiana Code § 7.1-3-20-16.1, this ordinance establishes Riverfront Development Project Areas within the City of Fishers.

WHEREAS, Indiana Code § 7.1-3-20-16.1 (the "Act") authorizes the legislative body of a city or town within the State of Indiana to designate and establish the boundaries of a municipal riverfront development project within its territorial boundaries; and

WHEREAS, the Act allows the Indiana Alcohol and Tobacco Commission to issue a three-way, two-way, or one-way permit to sell alcoholic beverages, for on premises consumption only, to an applicant who is the proprietor, as owner or lessee of a restaurant within a municipal riverfront development project funded in part with state and city money, without regard to any permit quotas as required by Indiana Code § 7.1-3-22 all in furtherance of economic development; and

WHEREAS, the Fishers Common Council has determined that it is in the best interest of the City of Fishers (the “City”) to designate and establish the boundaries of municipal riverfront development projects for the purposes of Indiana Code § 7.1-3-20-16(d), in order to encourage private investment within the municipal riverfront development projects and specifically to encourage investment by new restaurant proprietors; and

WHEREAS, all municipal riverfront development projects set forth in Exhibit A, attached hereto and incorporated herein by reference, are located within the territorial boundaries of the City, and are also located within and around an economic development area, a redevelopment project area, an urban renewal area, or a redevelopment area established under IC 36-7-14, IC 36-7-14.5, or IC 36-7- 15.1; and

WHEREAS, as required by Indiana Code § 7.1¬3-20-16.1(b)(4), all municipal riverfront development projects have been funded in part with both State and City funds, which are described in greater detail in Exhibit B, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, the Common Council ordains, and states as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The areas identified as Municipal Riverfront Development Projects in Exhibit A, are hereby designated as Municipal Riverfront Development Projects pursuant to Indiana Code §§7.1-3-20- 16 and 16.1.

Section 3. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

EXHIBIT A

Proposed Riverfront District

June 5, 2023

- Proposed Riverfront District
- Undevelopable Area (IC 7.1-3.20-16.1.b.2.A)
- Sand Creek / Mud Creek Waterways

1:9,600

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

EXHIBIT B

State and City-Funded Projects in and Around the Riverfront District

Project Description and Location	Total Funding Amount
106th and Cumberland Roundabout	$1,092,000 (Federal)
106th Street and I-69 Interchange	$36,000,000 (State)
South Street connection over the Nickel Plate Trail	$1,000,000 (State, CCMG)
116th Street resurfacing from Commercial Drive to the west	$1,000,000 (State, CCMG)
Cumberland Road improvements between 106th and 116th	$4,530,000
96th and Lantern Roundabout	$130,000 in CE funds and $2,328,000 in CN funds

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Consideration of a text amendment to the Sandstone/Gray Eagle PUD to allow a barrier netting system. (TA-23-3)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 061923B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND
(Includes description, background, and justification)

This text amendment amends the Sandstone / Gray Eagle PUD (Ordinance 100996B).

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC requests a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9. The current allowed uses on Parcel 9 is limited to a Golf Club.

New Building & Restaurant – An Illustrative Architectural Exhibit for the new building is incorporated into this text amendment. These elevations were approved by the PUD Committee at their September 7, 2022 meeting. The new building will feature 1st and 2nd story hitting days and restaurant and bar.

Barrier Netting System - The barrier netting system would be allowed as an accessory structure to support the new golf club. The maximum height permitted would be 160 feet and includes large nets and support poles.

Lighting - An Illustrative Lighting Exhibit has been included in the text amendment and shows a maximum light level of 0.2 foot -candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).

See Ordinance for additional details.

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 *Deny Approval* Option)		
	1.	Approve
	2.	Deny
	3.	Continue
	4.	

PROJECT TIMELINE

June 19, 2023 - 1st Reading - City Council
August 2, 2023 - Public Hearing / Recommendation - Plan Commission
September 6, 2023 - Public Hearing / Recommendation - Plan Commission
September 18, 2023 - Proposed Final Reading - City Council

STAFF RECOMMENDATION

Staff recommends that Council hold final reading and approve.

Form Revised: 03/20/2019

(Board reserves the right to accept or deny recommendations)	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Staff Report 2. Ordinance

City Council
Staff Report

Meeting Date: September 18, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary, Director Planning & Zoning, hillearyr@fishers.in.us	TA-23-3
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC	12500 Brooks School Rd

REQUEST:
Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

EXISTING ZONING:	**PROPOSED ZONING:**	**FISHERS 2040:**
Sandstone / Gray Eagle PUD	Sandstone / Gray Eagle PUD	Open Space
LOT SIZE: 38 acres		

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve ☐ Deny ☐ Continue

PETITION OVERVIEW:

Stephanie J. Truchan, as agent for Gray Eagle Golf, LLC requests a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9. The current allowed uses on Parcel 9 is limited to a Golf Club.

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Lighting - An Illustrative Lighting Exhibit has been included in the text amendment and shows a maximum light level of 0.2 foot -candles at the property line of the adjacent residential properties (UDO allows for 0.5 foot-candles).

See Ordinance for additional details.

SURROUNDING LAND USE & ZONING:

North: R2 Residential – Single Family
East: PUD-M (Sandstone Gray Eagle PUD) – Single Family
South: PUD-R (Graystone PUD) – Single Family
West: R3 Residential – Brooks School Elementary

Zoning Map

PLAN COMMISSION AND PUBLIC COMMENTS:

July 13th – Neighborhood meeting at Saxony Hall with Gray Eagle HOA and residents. Notice was posted on the HOA website. Residents who live directly adjacent to the golf course in Gray Eagle were mailed an additional letter. 22 people attended the meeting.

August 23rd – Neighborhood meeting with Graystone. The meeting minutes are provided as an attachment on the agenda. Questions about traffic and drainage were brought up from residents.

Petitioner has been in contact with several individuals directly and made site visits to discuss landscaping commitments through a private MOU.

At the time of writing this staff report we have received **four (4) written public comments:**
John Manning (12796 Whitebridge Dr) – Supportive of the project.
Lee Jackson (unknown address) – Concerned with height of nets and lighting. Staff provided lighting details to resident.
Julie Putman (12623 Broadmoor Ct S) – Feels the height of the nets is not appropriate for a residential area.
Danielle Stimac-Davis (12616 Chargers Ct) – Feels the a "Top Golf Experience" brings an unwanted aesthetic to the neighborhood, concerns on pedestrian/cycling safety with increased traffic.

On September 7, 2023, the Advisory Plan Commission, by a vote of 8 favor and 0 opposed; voted to send a favorable recommendation to City Council.

STAFF RECOMMENDATION:

The Fishers 2040 Plan identifies this area as Open Space. This designation is intended for lands that serve a recreational, public open space or ecological function. Lands in this designation are primarily publicly owned but can be in private ownership. Lands intended for the open space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries and large water bodies.

Staff is supportive of the proposed text amendment to allow for a barrier netting system and restaurant use on Parcel 9 of the Sandstone / Gray Eagle PUD.

STAFF RECOMMENDATION

☒ Approve ☐ Deny ☐ Continue

Ordinance No. 061923B

AN ORDINANCE AMENDING THE TEXT OF THE SANDSTONE / GRAY EAGLE PD ORDINANCE NO. 100996B OF FISHERS, INDIANA

SECTION 1. DECLARATION

This is an ordinance approving a text amendment to the Sandstone / Gray Eagle PD Ordinance. The legal description of the subject portion of Parcel 9 is attached hereto and incorporated herein as Exhibit A (the "Real Estate").

SECTION 2. PURPOSE AND INTENT

This ordinance acknowledges that the Sandstone / Gray Eagle PD exists at the time of approval of this ordinance. This ordinance is intended to amend and expand the language of the existing Sandstone / Gray Eagle PD regarding development standards specifically pertaining to Parcel 9. This ordinance shall effect no change to the existing Sandstone / Gray Eagle PD unless those changes are explicitly outlined within this ordinance.

SECTION 3. ZONING

The zoning classification of the Real Estate shall remain PUD-R as previously approved by the City.

SECTION 4. USE REGULATIONS AND DEVELOPMENT STANDARDS

Exhibit C Development Guidelines is hereby amended to include the following as a new Section D. GOLF CLUB USE REGULATIONS AND DEVELOPMENT STANDARDS:

A. **General Regulations**: Section 3.2.3 R2 Residential District Standards shall not apply.

B. **Use Regulations**: The regulations of *Chapter 5. Use Regulations* shall apply, except as modified herein.

1. **Article 5.1 Allowed Property Uses and Maintenance Standards**: Shall apply except as modified below:
   i. **Section 5.1.5 Permitted Use Table**: shall apply, except as modified below:
      1. Outdoor Recreation Uses shall be a permitted use on the Real Estate. Bar/Restaurant Uses shall be a permitted use on the Real Estate. Specifically, the Real Estate may be developed as a golf practice facility, golf course, golf driving range (including Barrier Netting System, as defined herein), clubhouse, and restaurant.
2. **Article 5.2 Residential Uses**: Shall not apply.
3. **Article 5.3 Public & Institutional Uses**: Shall not apply.
4. **Article 5.4 Commercial Uses**: Shall apply.
5. **Article 5.5 Industrial Uses**: Shall not apply.
6. **Article 5.6 Open Uses**: Shall not apply.
7. **Article 5.7 Accessory Uses**: Shall apply.
8. **Article 5.8 Temporary Uses**: Shall apply.

C. **Development Standards**: The regulations of *Chapter 6. Development Standards* shall apply, except as modified herein.

1. **Article 6.1 General Provisions**: Shall apply.
2. **Article 6.2 Accessory Structure Standards**: Shall apply except as modified below:
   i. A Barrier Netting System up to one hundred sixty (160) feet in height from the

base of the pole as installed on the ground, as shown on the Illustrative Netting Exhibit attached hereto and incorporated herein as Exhibit B shall be permitted. For purposes hereof, the term "Barrier Netting System" shall mean a system of specially-designed large nets that are attached together and to support poles, which system is primarily intended to contain golf balls that are hit from a golf driving range from straying beyond the designated golf driving range field. By way of example, the system may include nets, supporting poles, other necessary related appurtenances and lighting. Barrier Netting Systems are a permitted accessory use to the golf course and driving range located on the Real Estate.

ii. **Sec. 6.2.5 Outdoor Dining Structures**: Shall apply except as modified below:
   1. Outdoor dining areas shall be adjacent to their tenant space.
   2. Outdoor dining shall be accessed through the primary tenant space.
   3. The dining area may be enclosed by a fence or wall enclosure that is complementary to the architecture of the primary structure and, if provided, shall be no less than 30 inches and no more than four (4) feet tall.
   4. To maintain a six-foot (6') wide sidewalk, where a sidewalk is provided adjacent to the dining area, in accordance with Article 6.12. Pedestrian Accessibility Standards, a wider sidewalk shall be installed to meet that development standard.

3. **Article 6.3 Architectural Design Standards**: Shall apply except as modified below.
   i. The Illustrative Architectural Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of the combined clubhouse and restaurant located on the Real Estate. The final architectural plans may vary from the Illustrative Architectural Exhibit; however, the location and quality of the combined clubhouse and restaurant shall be substantially similar in quality and character to that shown in the Illustrative Architectural Exhibit.
4. **Article 6.4 Entrance and Driveway Standards**: Shall apply.
5. **Article 6.5. Exterior Lighting Standards**: Shall apply except as modified below:
   i. The Illustrative Lighting Exhibit, attached hereto as Exhibit D, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the lighting on the Real Estate. The final lighting plan may vary from the Illustrative Lighting Exhibit; however, the location and direction of lighting and the quality and quantity of fixtures shall be substantially similar in quality and character to that shown in the Illustrative Lighting Exhibit.
6. **Article 6.6 Height Standards**: Shall apply except as modified below:
   i. The maximum height for any barrier netting poles shall be one hundred sixty (160) feet from the base of the pole as installed on the ground.
7. **Article 6.7 Landscaping Standards**: Shall apply.
8. **Article 6.8 Lot Standards**: Shall apply.
9. **Article 6.9 Non-Residential Open Space**: Shall not apply.
10. **Article 6.10 Outdoor Display & Storage Standards**: Shall apply.
11. **Article 6.11 Parking & Loading Standards**: Shall apply.
12. **Article 6.12. Pedestrian Accessibility Standards**: Shall apply.
13. **Article 6.13 Permitted Non-Residential Structure Standards**: Shall apply.
14. **Article 6.14 Property Identification Standards**: Shall apply.
15. **Article 6.15 Public Art Standards**: Shall not apply.
16. **Article 6.16 Setback Standards**: Shall not apply.
17. **Article 6.17 Signage Standards**: Shall apply.

18. **Article 6.18 Wall & Fence Standards**: Shall apply.
19. **Article 6.19 Water & Sewer Standards**: Shall apply.
20. **Article 6.20 Vision Clearance Standards**: Shall apply.

SECTION 5. PROCEDURES AND APPROVALS

The Sandstone / Gray Eagle PD, as hereby amended by this Amendment to the Sandstone / Gray Eagle PD, shall remain in full force and effect.

SECTION 6. APPROVAL

This Amendment to the Sandstone / Gray Eagle PD shall be in full force and effect from and after its passage by the City Council.

Adopted by the City Council of the City of Fishers, Indiana on this ____ day of _____, 2023.

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

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	Brad DeReamer, Member		
	David Giffel, Member		
	Crystal Neumann, Member		
	Pete Peterson, Member		
	Selina Stoller, Member		
	Jocelyn Vare, Member		
	Todd Zimmerman, Member		

I hereby certify that the foregoing Ordinance/Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___ day of _____, 2023, at _____.m.

ATTEST _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor Date

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor Date

This instrument prepared by: Stephanie J. Truchan, Krieg DeVault LLP, One Indiana Square, Suite 2800, Indianapolis, Indiana 46204.

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. *Stephanie J. Truchan*

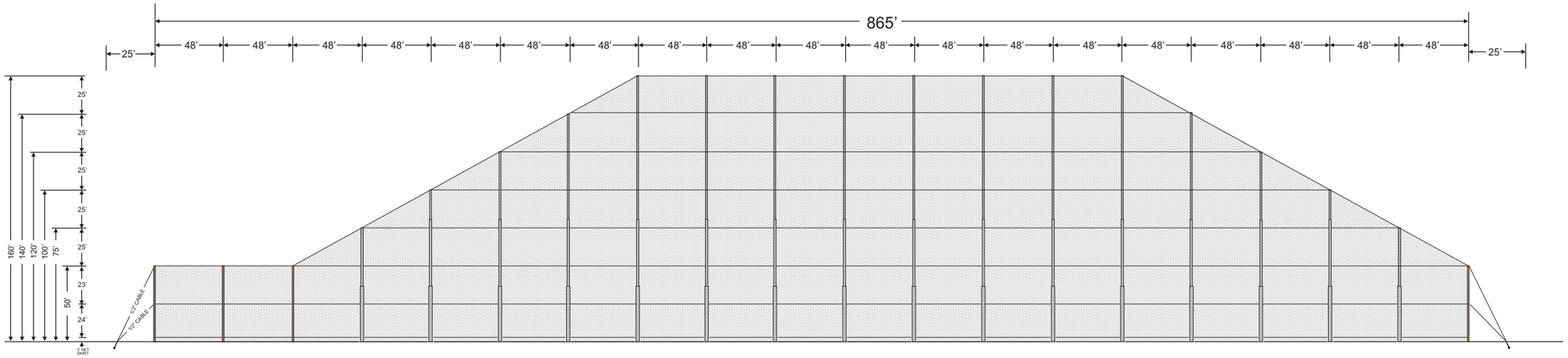
Exhibit A
Legal Description

Part of the East Half of the Northeast Quarter of Section 34, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana and described as follows:

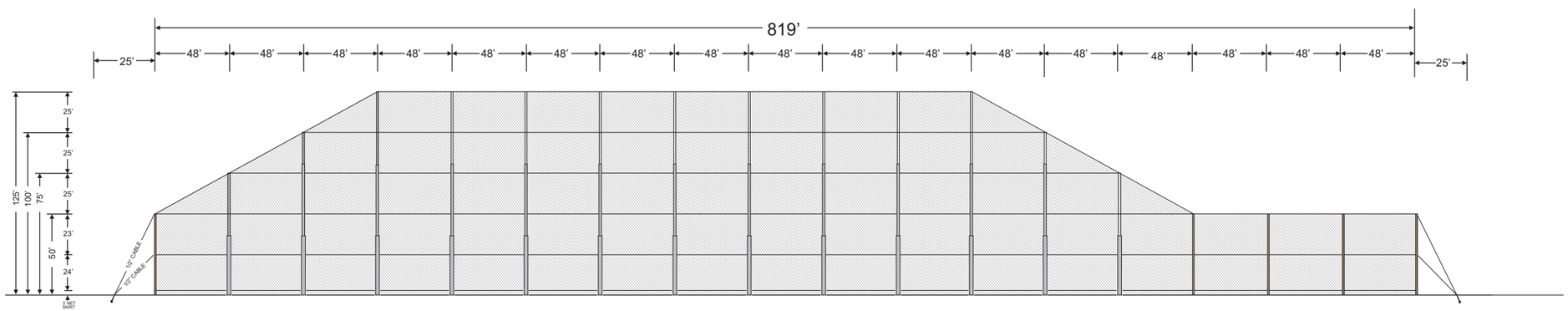
Beginning at the Northeast corner of the East Half of said Northeast Quarter; thence South 00 degrees 02 minutes 53 seconds East (bearings are based on a survey by Evergreen Planners, dated July 6, 1995 and recorded in the Office of the Hamilton County Recorder as Inst. No. 9165579) along the East line of said East Half a distance of 1311.00 feet to the extension of the southerly line of a tract of land conveyed to Mays Property management by Warranty Deed, recorded as Inst. No. 9506264 in the Office of the Hamilton County Recorder; thence South 89 degrees 25 minutes 19 seconds West along said southerly line of Mays and the extension of said line 1325.64 feet to the West line of the East Half of said Northeast Quarter; thence North 00 degrees 02 minutes 07 seconds West along said West line 1311.00 feet to the Northwest corner of said East Half; thence North 89 degrees 25 minutes 19 seconds East along the North line of said East Half a distance of 1325.35 feet to the Point of Beginning and containing 39.891 acres more or less.

Tax Parcel No. 19-11-34-00-00-005.000

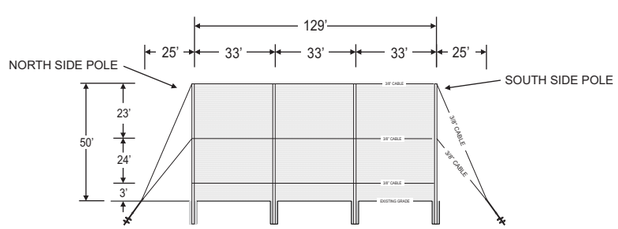
Exhibit B
Illustrative Netting Exhibit



ELEVATION SOUTH SIDE



ELEVATION NORTH SIDE



ELEVATION EAST SIDE

PROJECT NAME:

GRAY EAGLE

Fishers, Indiana

DATE: 3-27-2023 | **REVISIONS:** NONE

CONCEPT DESIGN: GOLF RANGE NETTING

NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM GOLF RANGE NETTING

GOLF RANGE Netting
40351 U.S. Highway19 North Suite 303
Tarpon Springs, Florida 34689
727.938.4448 fax 727.938.4135

Exhibit C
Illustrative Architectural Exhibit

Kimley»Horn

GRAY EAGLE CLUBHOUSE

SITE EXHIBIT
FISHERS, INDIANA
June 15, 2023

0' 30' 60' 120' 180'

NORTH

browning day

EXTERIOR REDESIGN | ENTRY VIEW

Gray Eagle Golf Course | Project #20038 | August 19, 2022 | 1

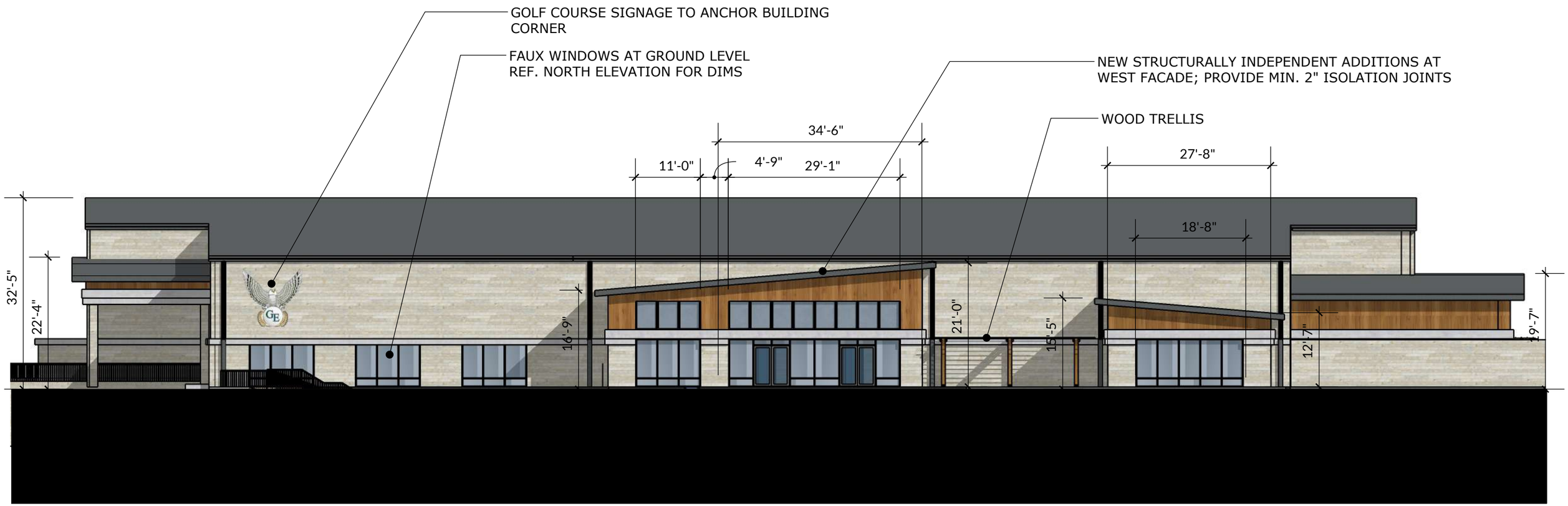
browning day

EXTERIOR REDESIGN | SOUTH VIEW

Gray Eagle Golf Course | Project #20038 | August 19, 2022 | 2

browning day

EXTERIOR REDESIGN | NORTH VIEW

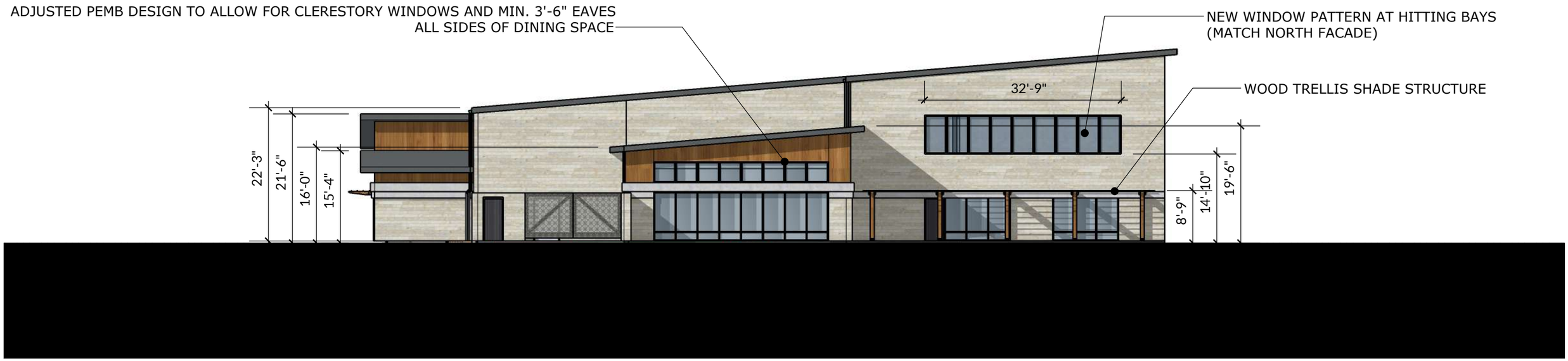


WEST ELEVATION | SCALE 1/16" = 1'-0"

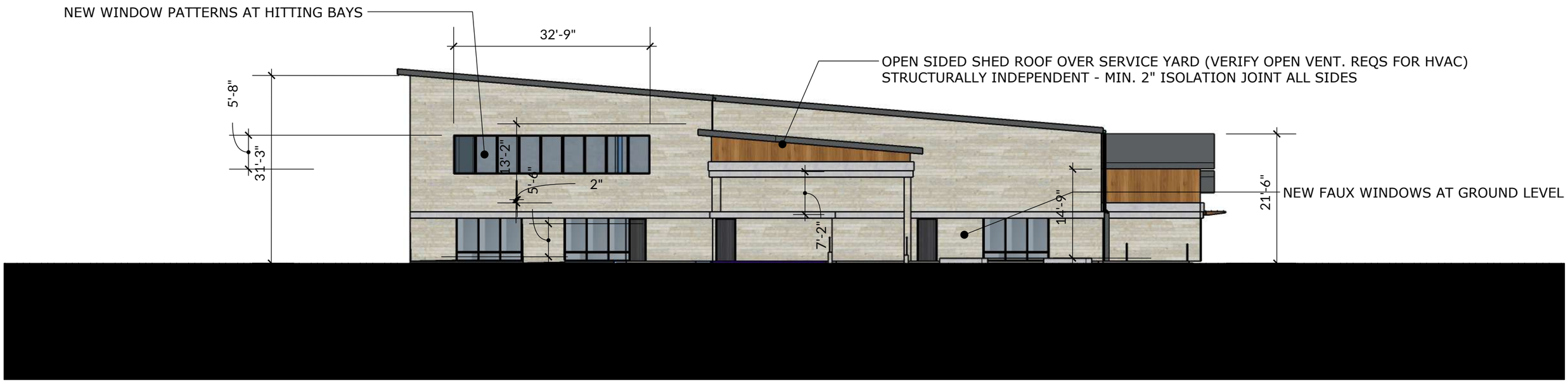
FACADE MATERIALS
- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)

browning day

EXTERIOR REDESIGN | ELEVATION



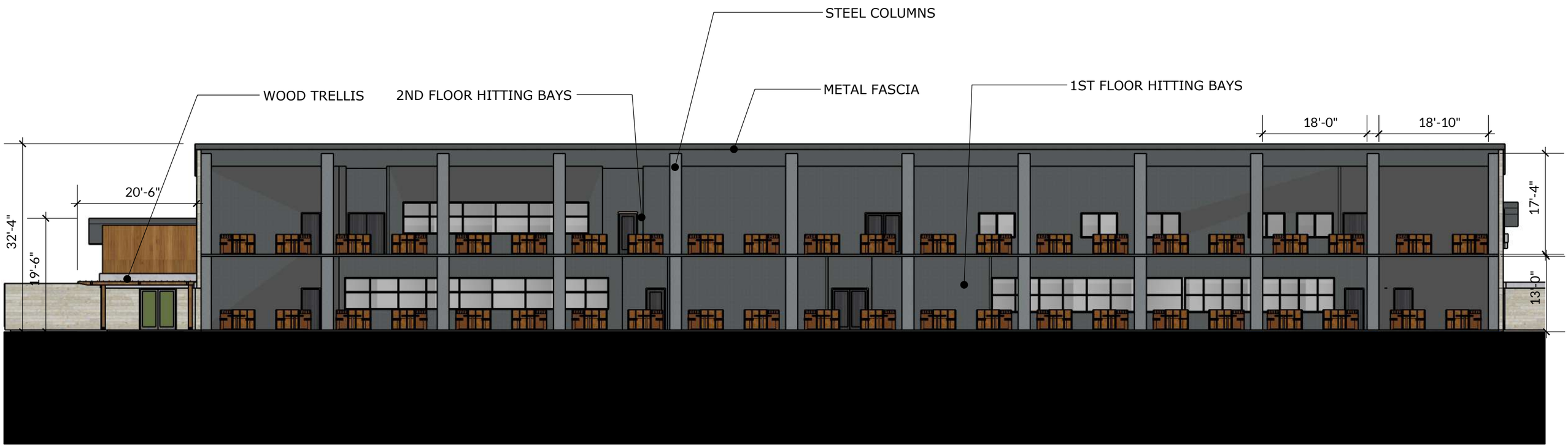
SOUTH ELEVATION | SCALE 1/16" = 1'-0"



NORTH ELEVATION | SCALE 1/16" = 1'-0"

browning day

EXTERIOR REDESIGN | ELEVATIONS



EAST ELEVATION | SCALE 1/16" = 1'-0"

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EXTERIOR REDESIGN | ELEVATION

Gray Eagle Golf Course | Project #20038 | August 19, 2022 | 6

THIN VENEER CAST STONE
LIMESTONE LOOK

THERMALLY MODIFIED
SHIPLAP WOOD
VERTICAL ORIENTATION

METAL FASCIA

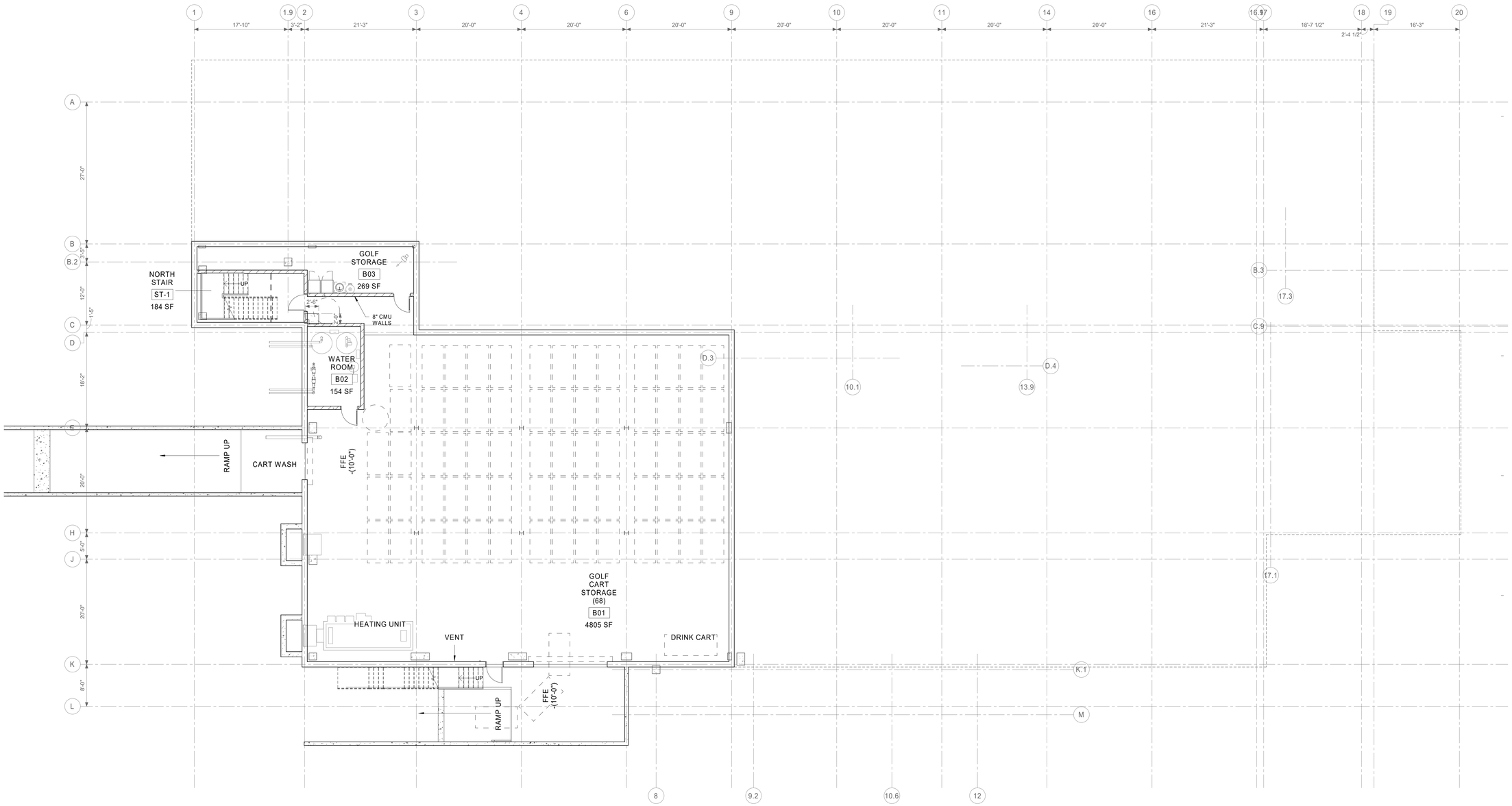
THIN VENEER CAST STONE
TRIM

METAL GATE FOR THE
MECHANICAL YARD

WOODEN TRELIS

STANDARD ALUMINUM STOREFRONT
DOORS AND WINDOWS

FACADE MATERIALS
- MAIN CLADDING: THIN VENEER CAST-STONE (LIMESTONE LOOK; LARGE PANELS)
- UPPER TRIM CLADDING: THERMALLY MODIFIED WOOD SHIPLAP VERTICAL ORIENTATION
- TRIM: THIN VENEER CAST-STONE (PRECAST CONCRETE LOOK; CONT. DESIGN)



NORTH 1 A1.00 Floor Plan

Basement Floor Plan

1/8" = 1'-0"

0' 5' 10' 15'
1/8" = 1'-0"

browning day

Architecture, Interior Design, Landscape Architecture
626 North Illinois Street
Indianapolis, Indiana 46204
P: 317.635.5030
F: 317.634.5409
W: www.browningday.com

R. N. Thompson Development Corporation
Owner

12500 Brooks School Road
Fishers, IN 46037
P: 317.845.2900
W:

Fink Roberts & Petrie, Inc.
Structural Engineer

3535 East 96th Street, Suite 126
Indianapolis, IN 46240
P: 317.872.8400
F: 317.876.2408
W: www.frpinc.com

Applied Engineering Services
MEP Engineer

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W: www.applied-e-s.com

Kimley-Horn
Civil Engineer

250 East 96th Street, Suite 580
Indianapolis, IN 46240
P: 317.218.9560
W: www.kimley-horn.com

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 08/ 19/ 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Basement Floor Plan

A1.00

\\bd-ept01\Projects\2020\20038_Gray Eagle GC\20A038\06_REVIT\20A038_GrayEagleGC - Architectural (R20).rvt

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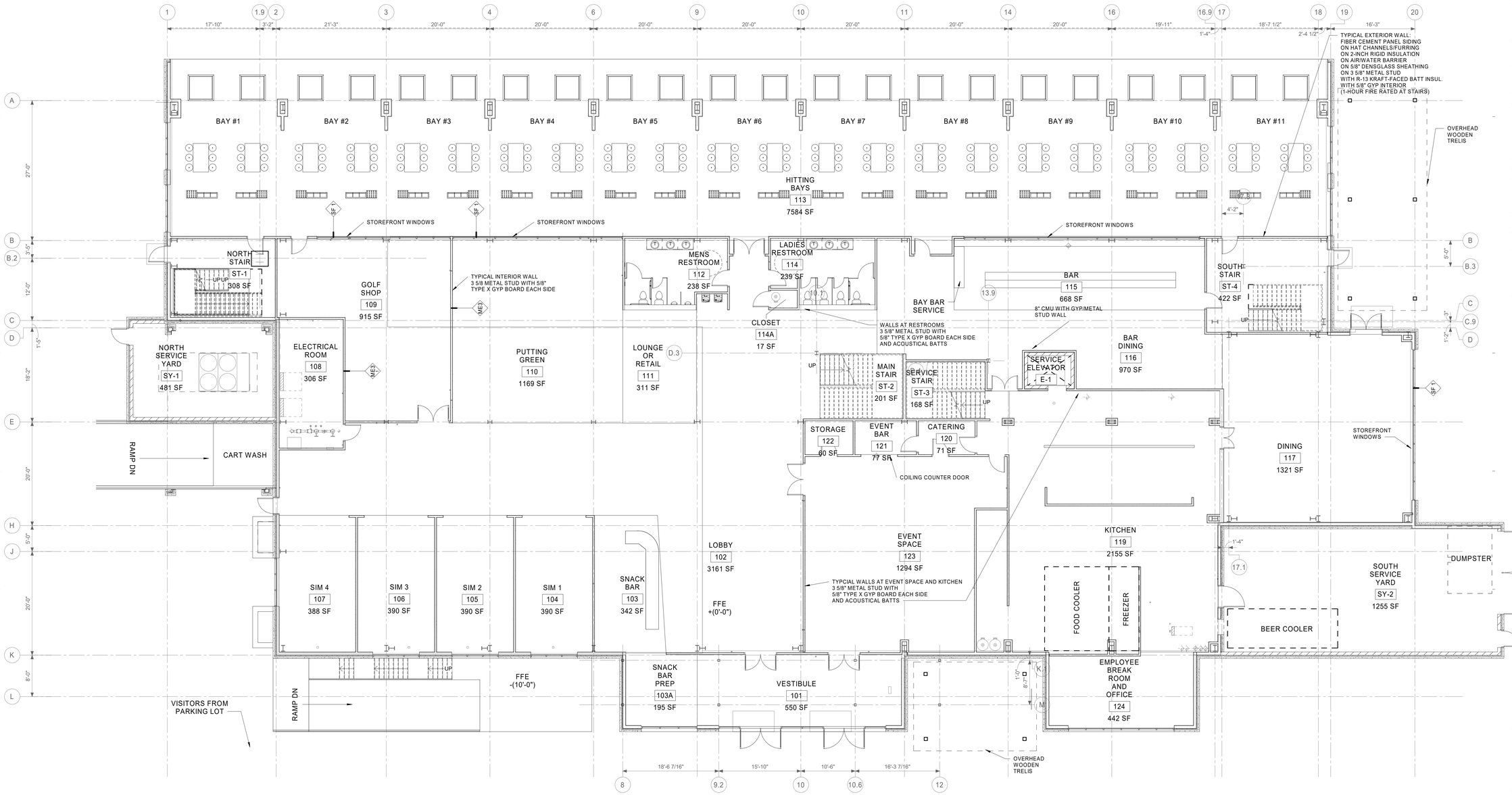

NORTH

1 A1.01 Floor Plan

1st Floor Plan

1/8" = 1'-0"

0' 5' 10' 15'

1/8" = 1'-0"

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CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: L. Chapman
Checked By: Checker
Scale: See Drawing
Issue Date: 08/ 19/ 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

1st Floor Plan

A1.01

\\bd-p011\Projects\2020\20038_Gray Eagle GC\20A038\06_REVIT\20A038_GrayEagleGC - Architectural (R20).rvt

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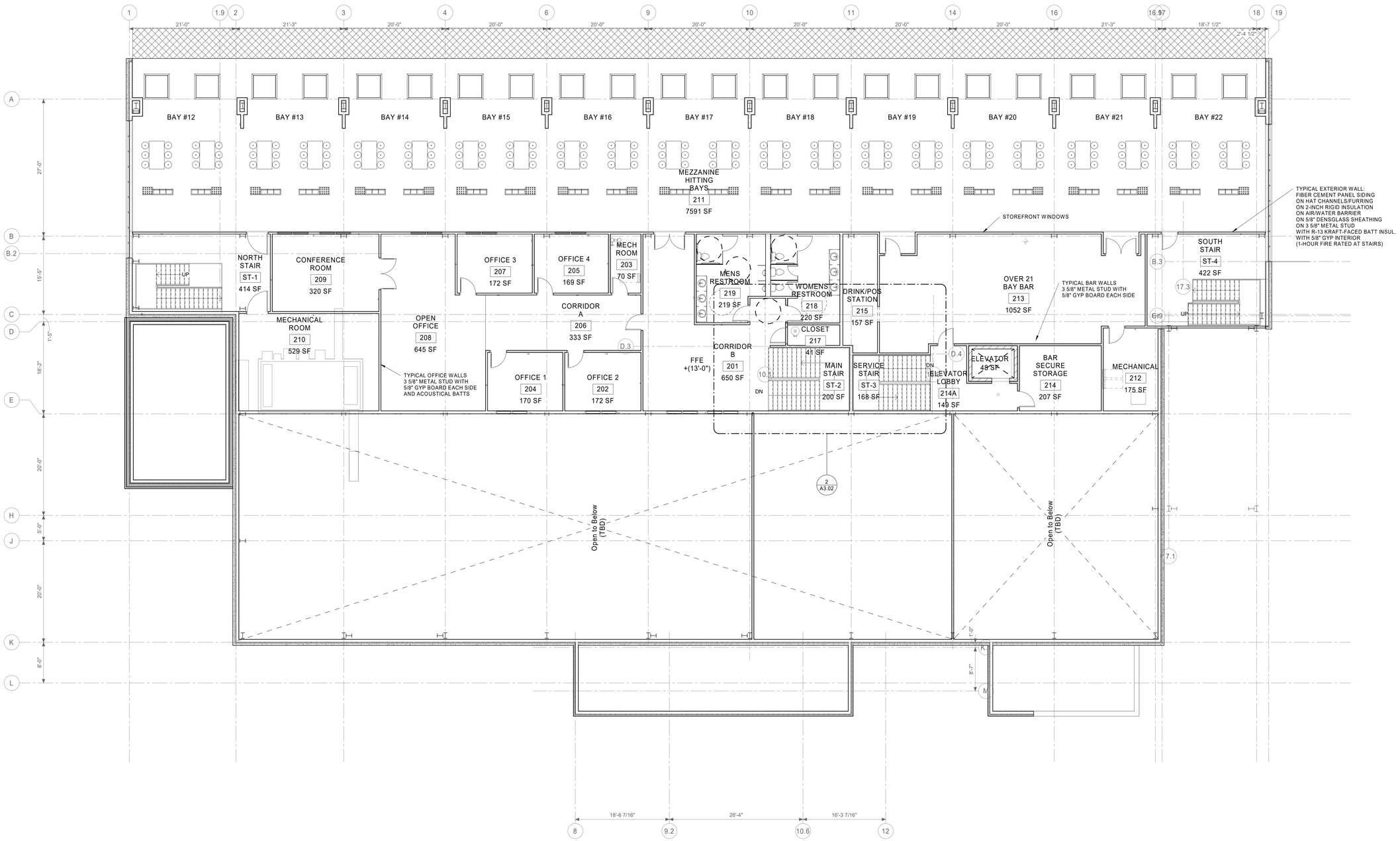

NORTH

1 A1.02 Floor Plan

2nd Floor Plan

1/8" = 1'-0"

0' 5' 10' 15'

1/8" = 1'-0"

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R. N. Thompson Development Corporation
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Structural Engineer

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Civil Engineer

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W: www.kimley-horn.com

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 08/ 19/ 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

2nd Floor Plan

A1.02

\\bd-ppd01\Projects\2020\20038_Gray Eagle GC\20A038\06_REVIT\20A038_GrayEagleGC - Architectural (R20).rvt

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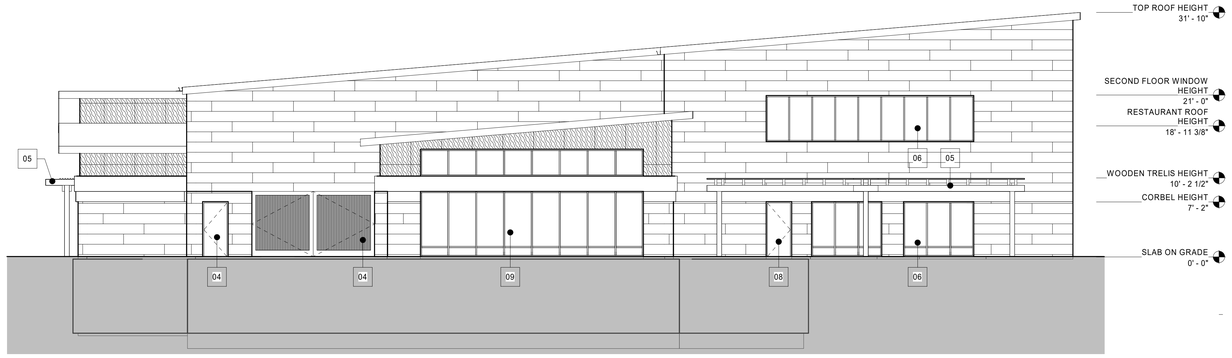
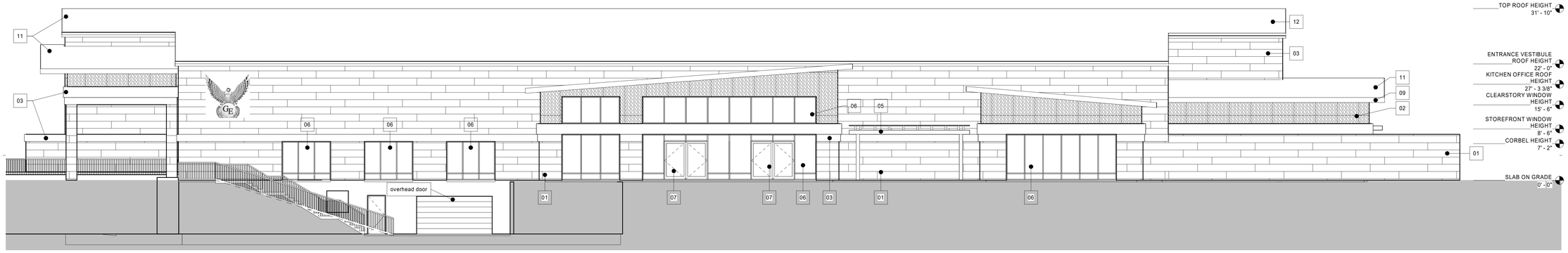
ELEVATION MATERIAL LEGEND			
ITEM	**MATERIAL**	**AREA (SF)**	**PERCENTAGE**
01	THIN VENEER CAST STONE	10,742	41
02	THERMALLY MODIFIED SHIPLAP WOOD	1421	5
03	THIN VENEER CAST STONE CORBELLING	1127	4.2
04	METAL GATE FOR MECHANICAL YARD	160	1
05	WOODEN TRELIS	3669	14
06	ALUMINUM STOREFRONT WINDOWS	6851	26
07	ALUMINUM STOREFRONT DOORS	111	.4
08	METAL DOORS	96	.4
09	METAL FASCIA	1311	5
10	STEEL COLUMNS	750	3
	TOTAL	**26,238**	**100%**
11	Roof	28,077	

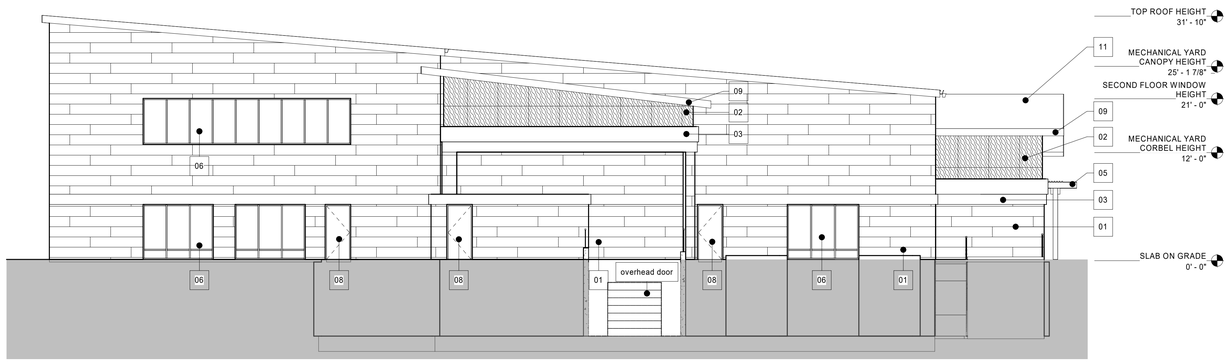


2 Exterior Elevation
South Elevation
A2.01 1/8" = 1'-0"



4 Exterior Elevation
West Elevation
A2.01 1/8" = 1'-0"

3 Exterior Elevation
East Elevation
A2.01 1/8" = 1'-0"



1 Exterior Elevation
North Elevation
A2.01 1/8" = 1'-0"

1/8" = 1'-0"

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NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 08/ 19/ 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Elevations

A2.01

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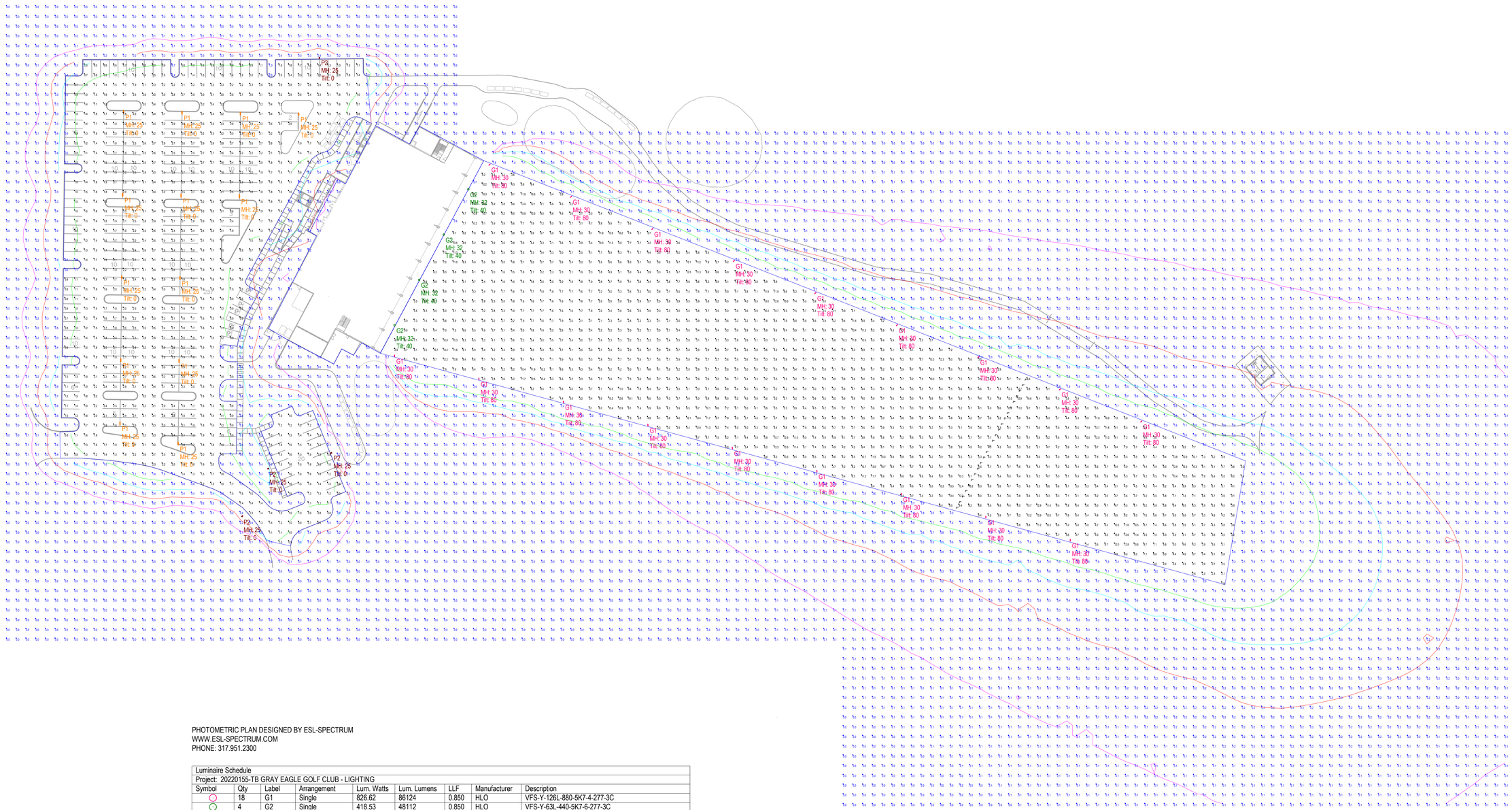
Exhibit D
Illustrative Lighting Exhibit



PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Luminaire Schedule								
Project: 20220155-TB GRAY EAGLE GOLF CLUB - LIGHTING								
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Manufacturer	Description
	18	G1	Single	826.62	86124	0.850	HLO	VFS-Y-126L-880-5K7-4-277-3C
	4	G2	Single	418.53	48112	0.850	HLO	VFS-Y-63L-440-5K7-6-277-3C
	13	P1	Back-Back	68.4	8988	0.850	HLO	ASL1-160L-70-3K7-3-U
	4	P2	Single	68.4	6162	0.850	HLO	ASL1-160L-70-3K7-3-BC

PLAN VIEW
Scale: 1 inch= 50 Ft.

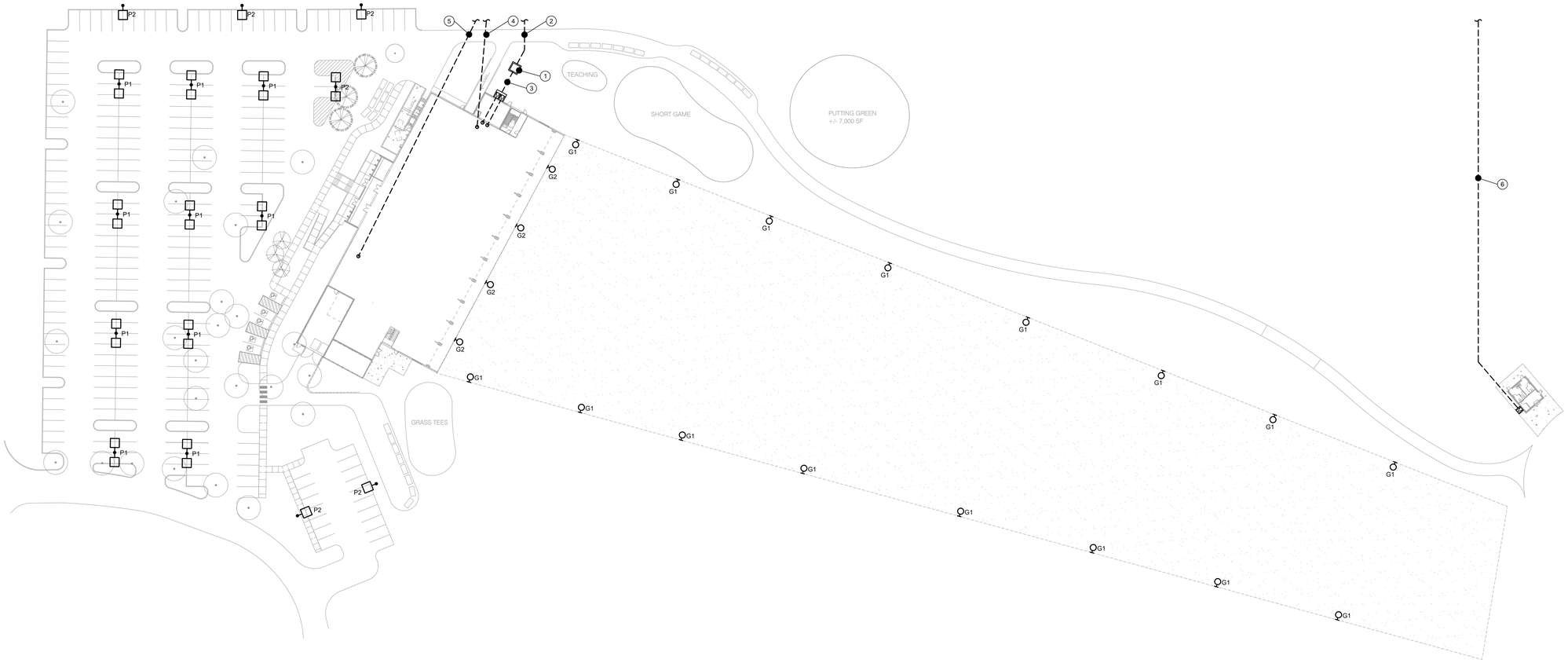
CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURE AS "MH"

Calculation Summary							
Project: 20220155-TB GRAY EAGLE GOLF CLUB - LIGHTING							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
600 FT CALC @ Vertical Surface	Illuminance	Fc	32.37	54.2	20.4	1.59	2.66
FAIRWAY @ GRADE	Illuminance	Fc	5.51	13.9	1.5	3.67	9.27
PARKING LOT @ GRADE	Illuminance	Fc	1.97	3.6	0.5	3.94	7.20
PERIMETER @ GRADE	Illuminance	Fc	0.26	5.7	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
Final design and illumination levels must be determined and specified by an electrical engineer.
Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:
line voltage variations, lamp performance, product manufacturing tolerances, and jobsite conditions.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.

ESL SPECTRUM
LIGHTING / CONTROLS / DESIGN



ELECTRICAL SITE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

GENERAL NOTES:

1. SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

PLAN NOTES:

1. PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
2. PROVIDE 4"C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
3. PROVIDE CABLE AND CONDUIT TO WIREWAY AT SERVICE METER BOXES. SEE SINGLE LINE DIAGRAM ON E701 FOR CONDUIT AND CABLE REQUIREMENTS.
4. PROVIDE (1) 4"C FROM UTILITY POLE TO MAIN ELECTRICAL ROOM FOR GOLF SHOP TELECOMMUNICATIONS.
5. PROVIDE (1) 4"C FROM UTILITY POLE TO SECOND FLOOR MECHANICAL / IT ROOM FOR TENANT TELECOMMUNICATIONS.
6. PROVIDE 4"C SECONDARY FROM UTILITY POLE-MOUNTED TRANSFORMER FOR ELECTRICAL SERVICE TO METER. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. SECONDARY CONDUIT AND CABLE PROVIDED BY CONTRACTOR; TERMINATIONS PROVIDED BY UTILITY.

browning day

626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

Owner's Name
Owner

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Structural Engineer's Name
Structural Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

MEP Engineer's Name
MEP Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Civil Engineer's Name
Civil Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

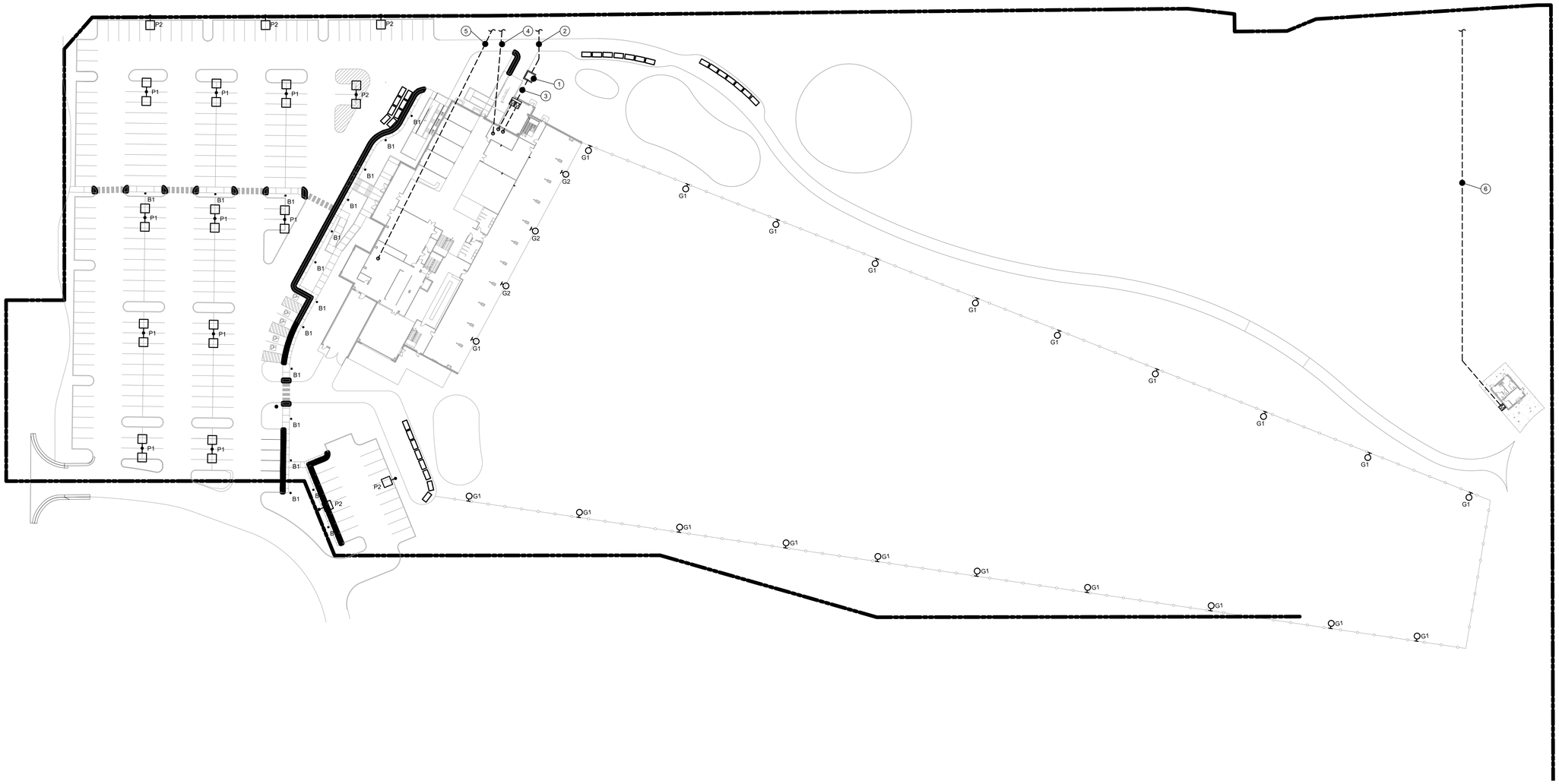
REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

ELECTRICAL SITE PLAN

E2.01

C:\Revit\2020\21-157_Gray Eagle Golf Club_MEP2020_gregaxox.rvt

6/10/2022 7:03:40 AM



ELECTRICAL SITE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

GENERAL NOTES:

1. SEE DRAWING E001 FOR SYMBOLS AND GENERAL NOTES.
2. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH UTILITY COMPANY PRIOR TO BEGINNING WORK.

PLAN NOTES:

1. PROVIDE BASE FOR UTILITY TRANSFORMER. COORDINATE BASE REQUIREMENTS WITH UTILITY STANDARDS.
2. PROVIDE 4"C TO UTILITY POLE FOR ELECTRICAL SERVICE. COORDINATE POLE LOCATION AND CONDUIT REQUIREMENTS WITH UTILITY. PRIMARY CONDUIT PROVIDED BY CONTRACTOR; PRIMARY CABLE AND TERMINATIONS PROVIDED BY UTILITY.
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browning day

626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

Owner's Name
Owner

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Structural Engineer's Name
Structural Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

MEP Engineer's Name
MEP Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

Civil Engineer's Name
Civil Engineer

Street Number and Name
City, State and Zip
Phone: (012) 345-6789
Website: www.website.com

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/01/2022

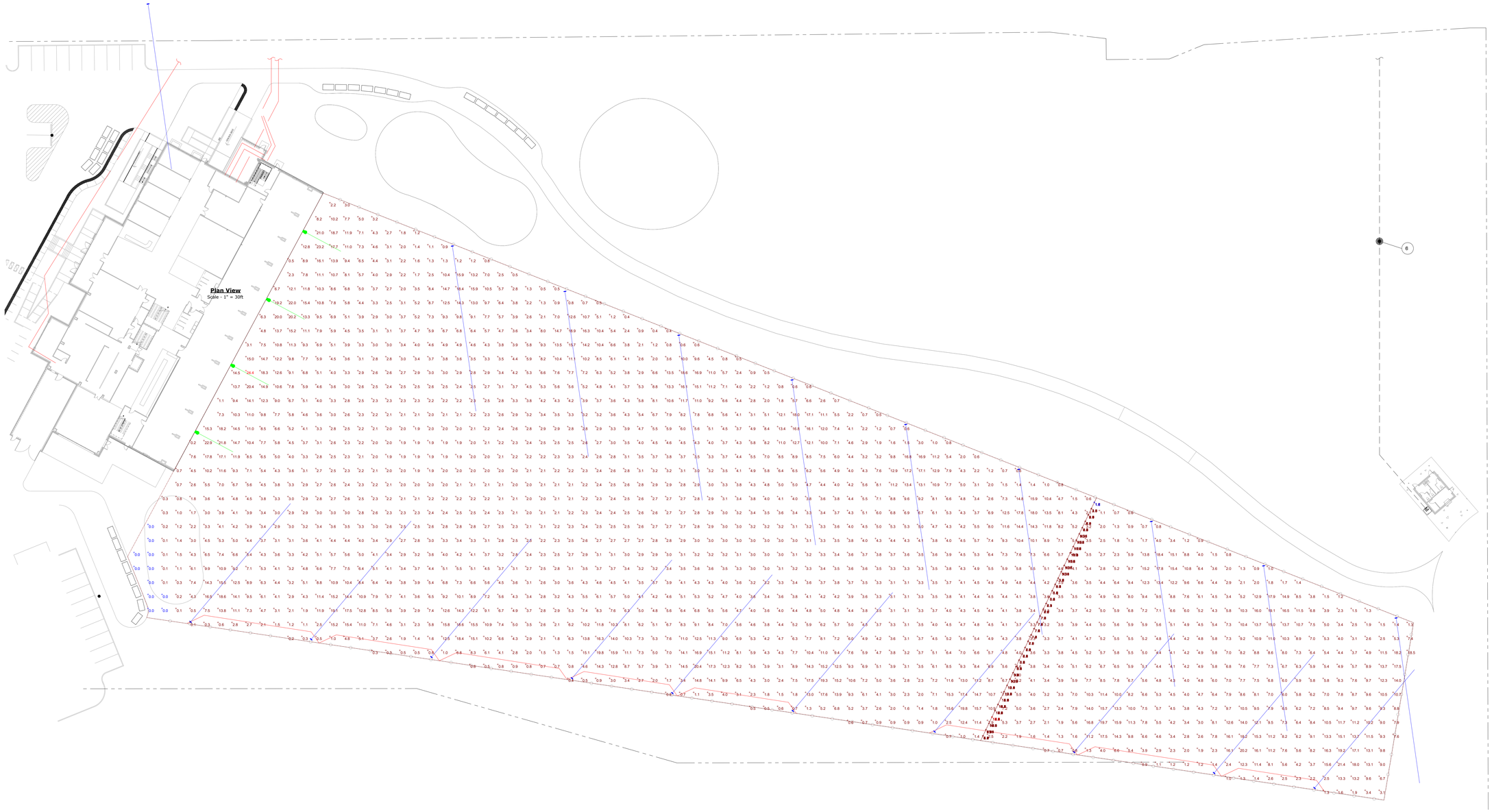
REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

ELECTRICAL SITE PLAN

E2.01

C:\Revit\2020\21-157_Gray Eagle Golf Club_MEP2020_gregaxox.rvt

6/10/2022 7:03:45 AM



Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		20	HUBBELL LIGHTING	VFS-Y-126L-880-3K7-6-277-3C	SPORTS LIGHT 3K 126LEDS 6X6	1	86356	1	837.06	Max: 58823cd
	B		4	HUBBELL LIGHTING	VFS-Y-63L-440-3K7-6-277-3C	SPORTS LIGHT 3K 63LEDS 6X6	1	43178	1	418.53	Max: 29412cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
RANGE	+	5.5 fc	24.4 fc	0.0 fc	N/A	N/A
600 FT VERT	+	9.3 fc	18.2 fc	1.6 fc	11.4:1	5.8:1

VISUAL

GRAY EAGLE GOLF COURSE

Designer

Date
04/11/2023
Scale
Not to Scale
Drawing No.

Summary

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

INTERCEPT® VFS

AREA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40°C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver

RELATED PRODUCTS

SLS HID | Matrix MAF

IP66

See Certification Specifications

CONTROL TECHNOLOGY

NX DISTRIBUTED™ INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with ¼" bolt
- Fixture comes with horizontal and vertical protractors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0–10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120–480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	35,000–96,000
Wattage Range	440–880
Efficacy Range (LPW)	87–115
Weights lbs. (kg)	100 (45)

INTERCEPT VFS SPEC PAGE | INSTRUCTIONS SHEET | BROCHURE

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

AIRO Micro Strike

AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The Airo includes a universal mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 1.5G rated for high vibration applications including bridges and overpasses

RELATED PRODUCTS

RAR1 Ratio | RAR2 Ratio | Cimaron LED

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED™ INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- 80, 160, or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Universal mounting block works with #2 drill pattern
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONTINUED)

- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#25O-24 for wet locations and 40°C ambient temperatures
- DLC (DesignLights Consortium Qualified)with some Premium Qualified configurations.Please refer to the DLC website for specificproduct qualifications at www.designlights.org
- 1.5G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 Year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,200–36,000
Wattage Range	25–255
Efficacy Range (LPW)	118–148
Weight lbs. (kg)	14.5–17.5 (6.6–8.0)

PHOTOMETRY | CONFIGURATIONS

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HUBBELL Lighting

KW

RTSP

Round Tapered Steel Poles

Pole Shaft

The pole shaft is a one section design, each section being fabricated from standard 11 gauge (0.1196") steel. The pole shaft material is a weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full length longitudinal weld and is cylindrical in cross-section having a uniform taper of 0.14 inches of diameter change per foot of length.

Base Plate

The anchor base is fabricated from commercial quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.
Bolt Circle: 10.5 (in.) **Dimension :** 11.0 (in.) **Thickness:** 0.88 (in.) **Conduit Opening:** 6 (in.)
Consult KW representative for non-standard dimensions.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole

An oval reinforced gasketed handhole, having a nominal 4 " x 6.5 " inside opening, located at 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish

Standard - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry tight micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with **RHINO®**, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B117).

Series: **RTSP** - *Round Tapered Steel Poles*
Nominal Height: **30'** Base Diameter: **7.5"** Gauge: **11**
Finish: **BRZ** - *Standard - Bronze*

Height (ft.)	Pole Shaft (in.) x (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship WT. (lbs.)
30	7.5 x 3.3 x 30	11	4 x 6.5	1.00 x 36 x 4	10.5	22.1	17.5	13.9	265
RTSP30-7.5-11-BRZ									

Print This Page Main Menu

KW

Terms and Conditions of Sale

TERMS
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

PRICES
Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the Company and accepted by the Purchaser if the order involves an item or items covered by special quotation. THE MINIMUM INVOICE CHARGE SHALL BE $50.00 NET.

DELIVERY
All goods sold are deliverable F.O.B. KW Industries, Inc., Sugar Land, Texas 77478.

TAXES

1 **SITE LIGHTING SPECIFICATION - FIXTURES G1 G2**
Scale: NTS

2 **SITE LIGHTING SPECIFICATION - FIXTURES P1 P2**
Scale: NTS

3 **SITE LIGHTING SPECIFICATION - LIGHTING POLE**
Scale: NTS

browning day

626 North Illinois Street
Indianapolis, Indiana 46204
Phone: (317) 635-5030
Website: www.browningday.com

R. N. Thompson Development Corporation

12500 Brooks School Road
Fishers, IN 46037
P: 317.845.2900
W:

Fink Roberts & Petrie, Inc.
Structural Engineer

3535 East 96th Street, Suite 126
Indianapolis, IN 46240
P: 317.872.8400
F: 317.876.2408
W: www.frpinc.com

Applied Engineering Services
MEP Engineer

5975 Castle Creek Pkwy N Drive, Suite 300
Indianapolis, IN 46250
P: 317.810.4141
W: www.applied-e-s.com

Kimley-Horn
Civil Engineer

250 East 96th Street, Suite 580
Indianapolis, IN 46240
P: 317.218.9560
W: www.kimley-horn.com

NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

Gray Eagle Golf Course

Fishers, IN 46037

Project No.: 20A038
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: 07/ 01/ 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Electrical Schedules

E6.01

C:\Revit\2020\21-157_Gray Eagle Golf Club_MEP2020_gregjacox.rvt

6/30/2022 4:45:29 PM

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

INTERCEPT® VFS

ARENA/SPORTS FLOODLIGHT

FEATURES

- The Intercept® low glare shields provide industry leading glare reduction with minimal effect on light output
- Delivered lumens up to 90,000
- Scalable LED modules allow for an optimized configuration for various lumen output targets
- Up to 40˚C ambient temperature rating
- Built in surge suppression adds an additional layer of protection for the luminaire's driver

IP66

BUY AMERICAN SOLUTIONS

See Certification Specifications

RELATED PRODUCTS

SLS HID Matrix MAF

CONTROL TECHNOLOGY

NX DISTRIBUTED™ INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Heavy duty die-cast aluminum housing
- Light engine is thermally isolated from driver components
- UV stabilized polyester powder paint finish
- Horizontal and vertical aiming

INSTALLATION

- Heavy duty steel yoke mount secured with ¾" bolt
- Fixture comes with horizontal and vertical protractors
- If a fixture is intended to be aimed above 90 degrees the glare control shields must be removed as they will fill with debris

ELECTRICAL

- Five distributions to maximize performance: 2x2, 3x3, 4x4, 5x5, 6x6
- -40°C TO 40°C operating temp range
- 20kA surge protection device standard
- 0–10V dimming driver standard, dimming leads must be extended for connection to control systems (CD option)
- 120–480V configurations 50/60Hz
- Driver RoHS compliant

CERTIFICATIONS

- IP66, listed to UL1598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	35,000–96,000
Wattage Range	440–880
Efficacy Range (LPW)	87–115
Weights lbs. (kg)	100 (45)

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

ORDERING GUIDE

Example: VFS–Y–63L-440–3K7–2–120–6C–CD–LGC

CATALOG #

Family		Mount		Engine Watts		CCT		Distribution		Voltage		Cord	
VFS	Flood Sports Lighting	**Y**	Yoke	**63L-440**	440W, 45,000 lm	**3K7**	3000K, 70 CRI	**2**	2x2	**120**	120V	**3C**	3' Prewired SEOWA cord
		UMY	Under Mount Yoke	**84L-660**	660W, 60,000 lm	**4K7**	4000K. 70 CRI	**3**	3x3	**208**	208V	**6C**	6' Prewired SEOWA cord
				126L-880	880W, 90,000 lm	**5K7**	5000K. 70 CRI	**4**	4x4	**240**	240V	**12C**	12' Prewired SEOWA cord[2]
						57K7	5700K. 70 CRI	**5**	5x5	**277**	277V		
						4K8	4000K, 80 CRI	**6**	6x6	**347**	347V		
						5K8	5000K, 80 CRI	**AV**	Aviation Optics[1]	**480**	480V		
						57K8	5700K, 80 CRI						
						4K9	4000K, 90 CRI						
						5K9	5000K, 90 CRI						
						57K9	5700K, 90 CRI						

Control Options		Options	
CD	Continuious dimming	**LGC**	Less Glare Control
NXWE	NX Fixture Module	**SF**	Single Fuse
DMX	DMX/RDM	**DF**	Double Fuse
		GL	Glass Lens

Notes:
1 Includes glass lens
2 12' cord is default option

OPTIONS AND ACCESSORIES

Accessories (Ordered Separately)		
☐	**VFSVISOR**	Top Visor
☐	**93093927**	Laser Aiming Assembly
☐	**93101964**	Safety Cable
☐	**ACC-O-HLOL-VFS-MTG-SF-LGS**	Intercept Slip-Fit Adapter

DELIVERED LUMENS

					5K (5000K NOMINAL, 70 CRI)			4K (4000K NOMINAL, 70 CRI)			3K (3000K NOMINAL, 70 CRI)		
SERIES	NOMINAL WATTS	NEMA	BEAM ANGLE	FIELD ANGLE	LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER
VFS	440	2x2	13°x13°	29°x29°	39462	96	488476	38737	94	488476	35710	87	452279
		3x3	22°x22°	34°x34°	41852	101	278250	41083	99	278250	38042	92	278250
		4x4	45°x45°	62°x62°	43076	104	81987	42285	102	81987	39155	95	81987
		5x5	40°x40°	71°x71°	43202	105	77823	42408	103	77823	39269	95	77823
		6x6	75°x79°	104°x104°	48118	115	31763	47234	113	31763	43738	105	31763
	660	2x2	13°x13°	29°x29°	52616	94	488476	51649	93	488476	47826	86	488476
		3x3	22°x22°	34°x34°	55803	100	278250	54777	98	278250	50722	91	278250
		4x4	45°x45°	62°x62°	57435	103	81987	56380	101	81987	52206	94	81987
		5x5	40°x40°	71°x71°	57602	103	77823	56544	102	77823	52358	94	77823
		6x6	75°x79°	104°x104°	64158	115	31763	62978	113	31763	62978	113	31763
	880	2x2	13°x13°	29°x29°	70966	86	488476	77474	94	488476	71739	87	488476
		3x3	22°x22°	34°x34°	83704	101	278250	82166	99	278250	76084	92	278250
		4x4	45°x45°	62°x62°	86153	104	81987	84570	102	81987	78309	95	81987
		5x5	40°x40°	71°x71°	86403	105	77823	84816	103	77823	78537	95	77823
		6x6	75°x79°	104°x104°	96237	115	31763	94468	113	31763	87475	105	31763

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

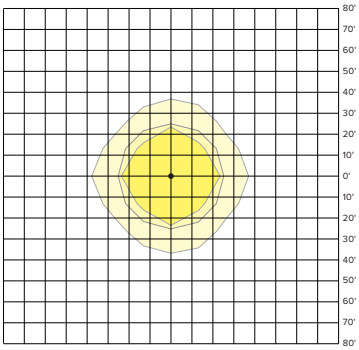
CATALOG #:

INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

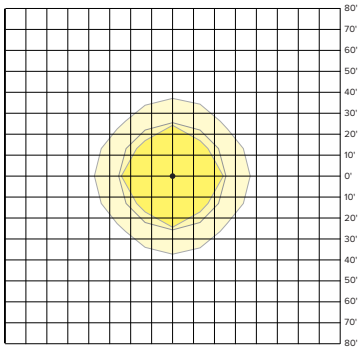
PHOTOMETRY

VFS-Y-126L-880-2



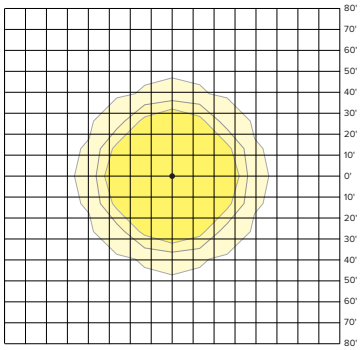
Mounting Distance: 60'

VFS-Y-126L-880-3



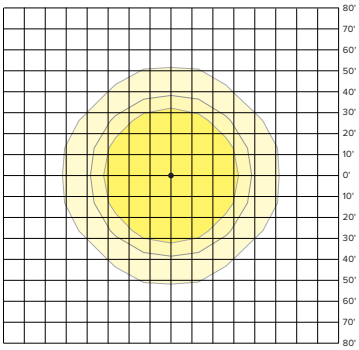
Mounting Distance: 60'

VFS-Y-126L-880-4



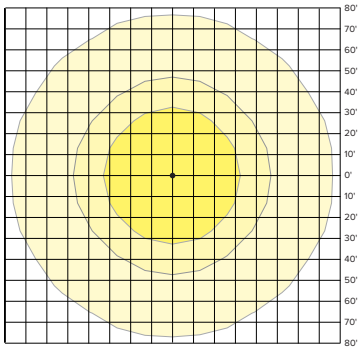
Mounting Distance: 60'

VFS-Y-126L-880-5



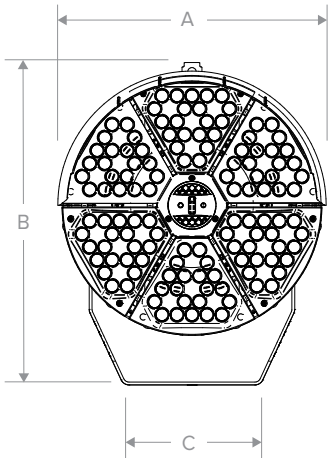
Mounting Distance: 60'

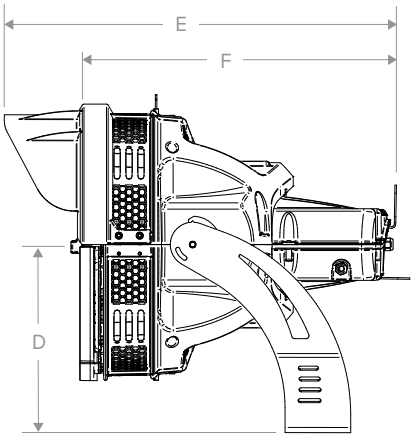
VFS-Y-126L-880-6



Mounting Distance: 60'

DIMENSIONS





A	B	C	D	E	F	Weight	EPA
23.5"	28.3"	12.0"	15.6"	32.66"	26.32"	100 lbs	4.2 (with visor)
597 mm	719 mm	305 mm	401 mm	812 mm	668 mm	45 kg	3.9

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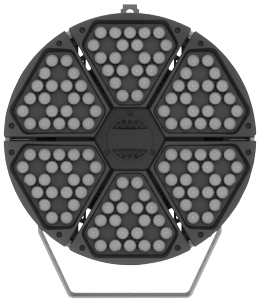
INTERCEPT® VFS

ARENA/SPORT FLOODLIGHT

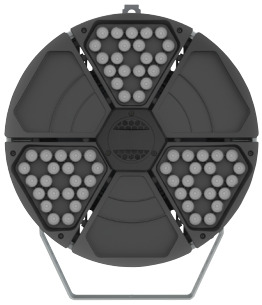
ADDITIONAL INFORMATION

MODULE TYPES



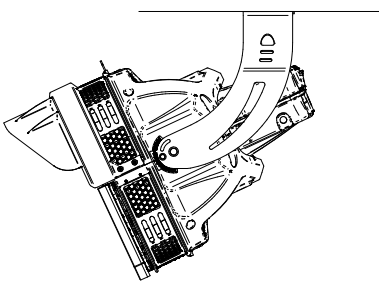
Six Modules

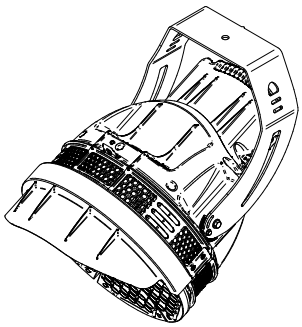
Four Modules



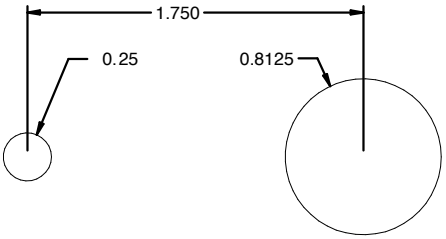
Three Modules

UNDER MOUNT YOKE

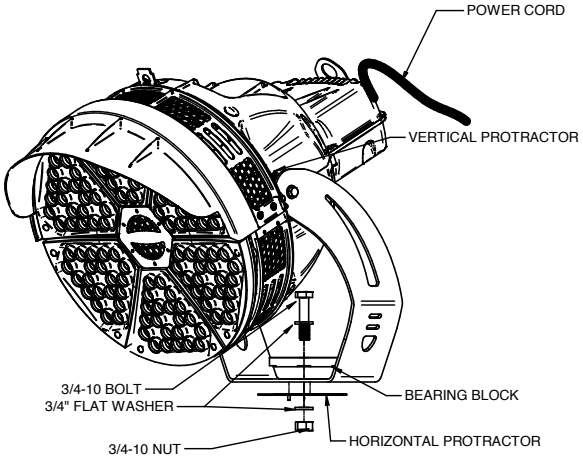




INSTALLATION DETAILS



Mounting pattern used for crossarm installation. Secondary hole is used to keep the horizontal protractor stationary. See instruction sheet for additional mounting details.



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Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Consideration of a text amendment to the Cove at Thorpe Creek PUD (generally located west and east of Florida Road) to allow for maximum height of 40' in Grand Estates District, add Masterpiece Collection homes to Designer District and update Illustrative Architectural Exhibit with Masterpiece Collection (TA-23-5)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☐Final Reading
	Ordinance #: 091823A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	This text amendment amends the Cove at Thrope Crek PUD (Ordinance 071921A) Nick Weber of Faegre Drinker request a text amendment to allow for a maximum height of 40' in the Grad Estates District, to add the Masterpiece Collection homes to the Designer District, and update the Illustrative Architectectual Exhibit with the Masterpiece Collection. See Ordinance for additional details.

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 *Deny Approval* Option)	1.	Hold 1st Reading
	2.	Continue
	3.	
	4.	

PROJECT TIMELINE	September 18, 2023 - Proposed 1st Reading - City Council November 1, 2023 - Elevation Approval - PUD Committee November 1, 2023 - Public Hearing - Plan Commission November 20, 2023 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold first reading.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance

Form Revised: 03/20/2019

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 106.90 ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS THE COVE AT THORPE CREEK PLANNED UNIT DEVELOPMENT DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-21-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its August 4, 2021 meeting sent a _____ recommendation to the Common Council by a vote of ____ (_) in favor and ____ (_) opposed.

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. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-R.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2021.

ORDINANCE NO. _____

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

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023, 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: Mindy Westrick, Counsel, Faegre Drinker Biddle & Reath, 300 North Meridian St., Suite 2500, Indianapolis, IN 46204

"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." Nick Weber

Exhibit A – Real Estate Description and Depiction

20 Acre Tract

20 acres off the North end of West Half of the Southeast Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Hamilton County, Indiana described as follows:

Beginning at the northwest Corner of said Southeast Quarter Section; thence along the thereof North 89 degrees 30 minutes 58 seconds East (bearings based on State Plane Coordinates) 1323.80 feet to the Northeast Corner of the West Half of said Quarter Section; thence along the East line of said Half-Quarter Section South 00 degrees 14 minutes 49 seconds East 658.11 feet; thence parallel with the North line of said Quarter Section South 89 degrees 30 minutes 58 seconds West 1324.17 feet to the West line of said Quarter section; thence along last said West line North 00 degrees 12 minutes 52 seconds West 658.11 feet to the Point of beginning of this described tract containing 20.00 acres, more or less, subject to all rights-of-way, easements and restrictions.

86.902 Acre Tract

Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, described as follows:

Commencing at a stone marking the Northeast Corner of said quarter-section and thence running South 00 degrees 12 minutes 52 seconds East (bearings based on State Plane Coordinates) along the East line of said quarter-section 330.00 feet to the Point of Beginning of the tract described herein; thence continuing South 00 degrees 12 minutes 52 seconds East along the East line of said quarter-section 1427.25 feet; thence South 89 degrees 35 minutes 44 seconds West 2656.10 feet to an existing 3/8” rebar set on the west line of said quarter-section; thence North 00 degrees 05 minutes 15 seconds East along the West line of said quarter-section 1427.16 feet to a 1/2" rebar which lies 330.00 feet southerly from a stone marking the Northwest corner of said quarter-section; thence North 89 degrees 35 minutes 21 seconds East 1328.60 feet to a 1/2” rebar; thence North 89 degrees 35 minutes 46 seconds East parallel with the North line of said quarter-section 1320.63 feet to the Point of Beginning containing 86.902 acres, more or less, subject to all easements and rights-of-way and restrictions.

Prepared by Jeffrey D. Knarr, P.S. Projects Plus, 1257 Airport Parkway Suite A, Greenwood, IN. (317) 882-5003 ex 301.

REAL ESTATE

ORDINANCE NO. _____

2023

Exhibit B – The Cove at Thorpe Creek PUD

Planning & Zoning Department

City of Fishers

Ordinance:

FISHERS
EST. 1872

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

1. Declaration

a. Ordinance No. _____ (this "Ordinance")
b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, 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 and depicted in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development - Residential District (PUD-R) and shall hereafter be known as "The Cove at Thorpe Creek 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.

3. Applicability

The following standards shall apply: (i) the standards of the UDO applicable to the *R3 Residential District* shall apply to the development of the Grand Estates District, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance; and (ii) the standards of the UDO applicable to the *R5 Residential District* shall apply to the development of the Designer District and the Patio District, as shown on the Concept Plan, 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.

4. Allowed Uses

All uses permitted in the R3 Residential District shall be permitted in the Grand Estates District. All uses permitted in the R5 Residential District shall be permitted in the Designer District and the Patio District. Two-family dwellings shall not be permitted.

B. Concept Plan

The Concept 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 Cove at Thorpe Creek 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.

C. Standards

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The maximum number of lots may vary within each district by up to ten percent (10%); however, the total maximum number of lots within The Cove at Thorpe Creek PUD shall not exceed 192 lots.

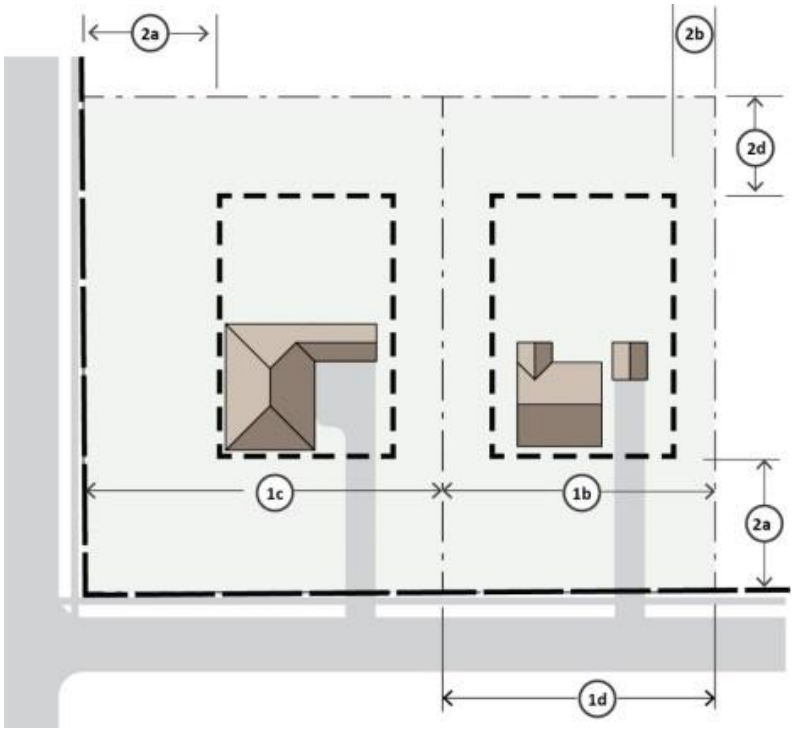
a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

b. ***Article 3.2. Residential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.2.4. R3 Residential District:* Shall not apply. Instead the following shall apply to the Grand Estates District:

Grand Estates District

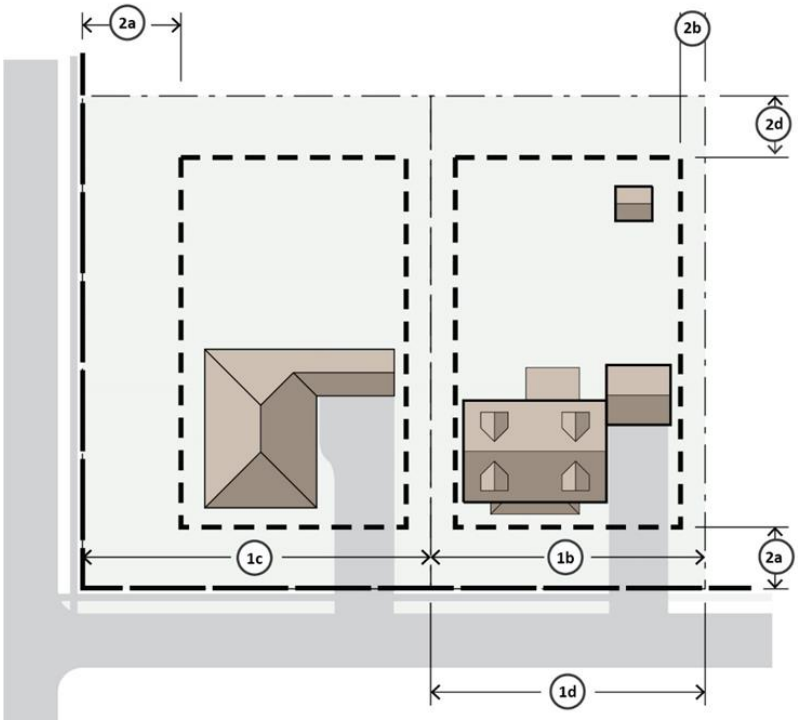
1. Minimum Lot Dimensions	
1a. Lot area	12,000 sf
1b. Lot width at building line – standard	100'
1c. Lot width at building line – corner	100’
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	25' / 25'
2b. Side, primary structure / dwelling with attached side-load or rear-load garage	10’ / 10’
2c. Side, Aggregate	20’
2d. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	40'
4. Square Feet Per Residential Unit	
4a. 1-story ranch (min)	2,000 sf
4b. multi-story (min)	2,400 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	45%
5c. Alternative standards	*Sec. 8.4.7. Conservation Development*
5d. Total structures per lot	*Sec. 6.8.1.G. Structures Per Lot*
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	15



(2) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead the following shall apply to the Designer District:

Designer District

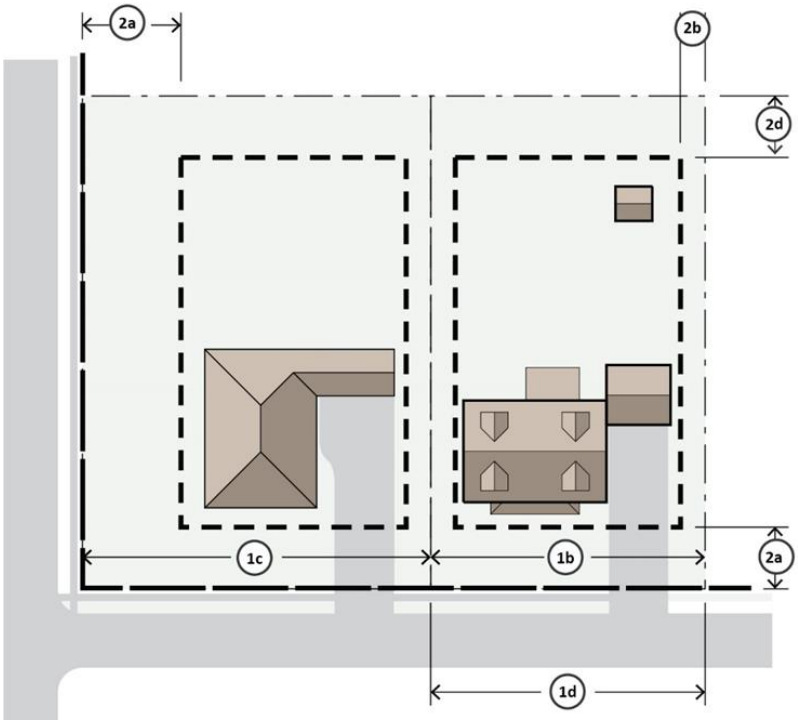
1. Minimum Lot Dimensions	
1a. Lot area	7,800 sf
1b. Lot width at building line – standard	65'
1c. Lot width at building line – corner	80’
1d. Lot frontage	40'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	25' / 25'
2b. Side	10’
2c. Aggregate Side	20’
2d. Rear	25'
3. Maximum Building Height	
3a. Primary structure	35'
4. Minimum Living Unit Area	
4a. 1-story ranch	1,800 sf
4b. 2-story	2,000 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious surface coverage (max)	55%
5c. Alternative standards	*Sec. 8.4.7. Conservation Development*
5d. Total structures per lot	*Sec. 6.8.1.G. Structures Per Lot*
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	103



(3) *Sec. 3.2.6. R5 Residential District:* Shall not apply. Instead the following shall apply to the Patio District:

Patio District

1. Minimum Lot Dimensions	
1a. Lot area	7,200 sf
1b. Lot width at building line – standard	60'
1c. Lot width at building line – corner	80’
1d. Lot frontage	35'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	25' / 25'
2b. Side	10’
2c. Aggregate Side	20’
2d. Rear	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Minimum Living Unit Area	
4a. 1-story ranch only	1,500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious surface coverage (max)	55%
5c. Alternative standards	*Sec. 8.4.7. Conservation Development*
5d. Total structures per lot	*Sec. 6.8.1.G. Structures Per Lot*
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	74



c. ***Article 3.3. Nonresidential Districts:*** Shall not apply.

d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*:** Shall apply, except as modified below:

(1) *Subsection 6.2.4.B. Common Community Structures*: Shall not apply. The developer intends to install individual mailboxes for each home; however, if the post office requires cluster mailbox units for outdoor centralized mail delivery, then they shall be placed on an architecturally decorative and landscaped concrete pad. If required, then the pad and cluster mailboxes shall be erected prior to the issuance of the first Certificate of Occupancy for a home in each respective district.

c. ***Article 6.3. Architectural Design Standards*:** Shall not apply; instead the following shall apply:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.

(2) Roof Standards.

(i) All dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on all main rooflines. Depth shall be determined prior to the installation of masonry. This shall not apply to front porches or dormers.

(3) Residential Materials.

(i) Aluminum, heavy-gauge vinyl, and vinyl shall not be permitted as a siding material.

(ii) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.4**, shall incorporate at least one (1) of the following features: (i) a rear covered porch; (ii) a rear covered patio; (iii) a rear morning room; (iv) a rear pergola; (v) a brick or stone wrap wainscot on all elevations up to the sill of the lowest first floor window; or (vi) any other rear façade extension.

(4) Garage Design.

(i) Each garage door shall include a decorative design substantially similar in quality and character as illustrated in the Garage Door Exhibit, attached hereto as **Exhibit B.5**.

d. ***Article 6.4. Entrance & Driveway Standards*:** Shall apply.

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

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

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, the required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial installation of street trees planted in a front yard of an individual homeowner's property shall be required to be native species.

h. ***Article 6.8. Lot Standards*:** Shall apply, except as modified by this Ordinance.

i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.

j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.

k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.

l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply, except as modified below:

(1) *Section 6.12.2. Residential*: Shall not apply. Instead, sidewalks and paths shall be provided as generally shown on the Pedestrian Connectivity Exhibit, attached hereto as **Exhibit B.6**, or as otherwise approved by the City's Engineering Department at a narrower width than what is shown on **Exhibit B.6**.

m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.

n. ***Article 6.14. Property Identification Standards*:** Shall apply.

o. ***Article 6.15. Public Art Standards*:** Shall apply.

p. ***Article 6.16. Setback Standards*:** Shall apply, except as modified by this Ordinance.

q. ***Article 6.17. Signage Standards*:** Shall apply.

r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.

s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.

t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

u. ***Additional Development Standards:*** Additional development standards, attached hereto as **Exhibit B.7**, shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 8.1. General Provisions*:** Shall apply.

b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply, except as modified below:

(1) *Subsection 8.2.3.C.2. Blocks; Block Perimeters; Block Standards*: Shall apply, except that in the Grand Estates District, the maximum length for a dead-end street shall be 900 feet.

(2) *Section 8.2.6. Pedestrian Network*: Shall apply, except that the location and width of sidewalks and paths shall be provided as generally shown on the Pedestrian Connectivity Exhibit, attached hereto as **Exhibit B.6**, or as otherwise approved by the City's Engineering Department at a narrower width than what is shown on **Exhibit B.6**.

c. ***Article 8.3. Street & Alley Standards*:** Shall apply.

d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply, except as modified below:

(1) *Section 8.4.6. Open Space:* Shall not apply. Instead, Open Space shall be provided as generally shown on the Concept Plan.

(2) As part of the adjacent secondary plat, the developer shall dedicate a thirty (30) foot public trail right-of-way in the area generally identified as the "12' Geist Greenway Path" on the Pedestrian Connectivity Exhibit (**Exhibit B.6**) and a twenty (20) foot public trail right-of-way in the area generally identified as the "10' Geist Greenway Path" on the Pedestrian Connectivity Exhibit (**Exhibit B.6**). The City plans to construct the pedestrian bridge over Thorpe Creek, and the developer has agreed to construct the two (2) Geist Greenway Path segments (the southern path segment will include a fence to identify where the public path area begins and where an individual homeowner's property begins) pursuant to a Park Impact Fee Credit Agreement.

e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

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

11. Enforcement & Penalties

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

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. 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.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

20 Acre Tract

20 acres off the North end of West Half of the Southeast Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Hamilton County, Indiana described as follows:

Beginning at the northwest Corner of said Southeast Quarter Section; thence along the thereof North 89 degrees 30 minutes 58 seconds East (bearings based on State Plane Coordinates) 1323.80 feet to the Northeast Corner of the West Half of said Quarter Section; thence along the East line of said Half-Quarter Section South 00 degrees 14 minutes 49 seconds East 658.11 feet; thence parallel with the North line of said Quarter Section South 89 degrees 30 minutes 58 seconds West 1324.17 feet to the West line of said Quarter section; thence along last said West line North 00 degrees 12 minutes 52 seconds West 658.11 feet to the Point of beginning of this described tract containing 20.00 acres, more or less, subject to all rights-of-way, easements and restrictions.

86.902 Acre Tract

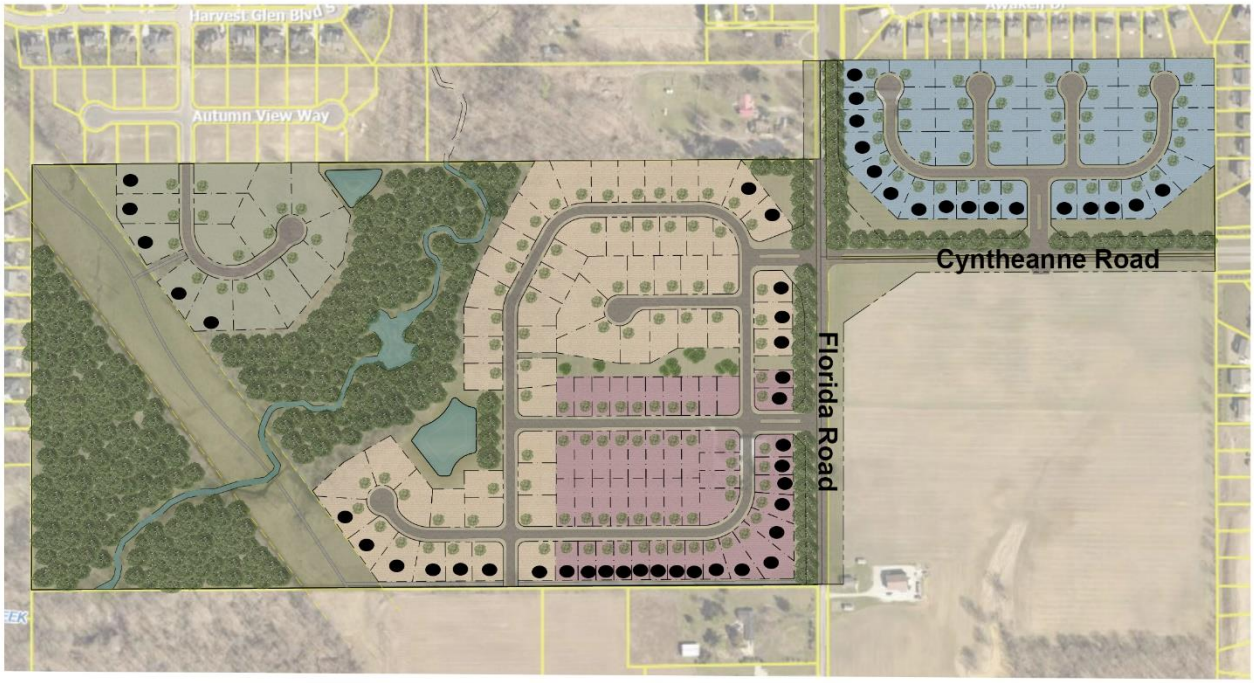
Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, described as follows:

Commencing at a stone marking the Northeast Corner of said quarter-section and thence running South 00 degrees 12 minutes 52 seconds East (bearings based on State Plane Coordinates) along the East line of said quarter-section 330.00 feet to the Point of Beginning of the tract described herein; thence continuing South 00 degrees 12 minutes 52 seconds East along the East line of said quarter-section 1427.25 feet; thence South 89 degrees 35 minutes 44 seconds West 2656.10 feet to an existing 3/8” rebar set on the west line of said quarter-section; thence North 00 degrees 05 minutes 15 seconds East along the West line of said quarter-section 1427.16 feet to a 1/2" rebar which lies 330.00 feet southerly from a stone marking the Northwest corner of said quarter-section; thence North 89 degrees 35 minutes 21 seconds East 1328.60 feet to a 1/2” rebar; thence North 89 degrees 35 minutes 46 seconds East parallel with the North line of said quarter-section 1320.63 feet to the Point of Beginning containing 86.902 acres, more or less, subject to all easements and rights-of-way and restrictions.

Prepared by Jeffrey D. Knarr, P.S. Projects Plus, 1257 Airport Parkway Suite A, Greenwood, IN. (317) 882-5003 ex 301

REAL ESTATE

Exhibit B.2 – Concept Plan



Additional Architecture

Grand Estates
Masterpiece or Designer
Designer
Patio

Exhibit B.3 – Illustrative Architectural Exhibit

GRAND ESTATES DISTRICT

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

DESIGNER DISTRICT

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

MASTERPIECE COLLECTION

MASTERPIECE COLLECTION

MASTERPIECE COLLECTION

“

PATIO DISTRICT

Exhibit B.4 – Additional Architecture Exhibit

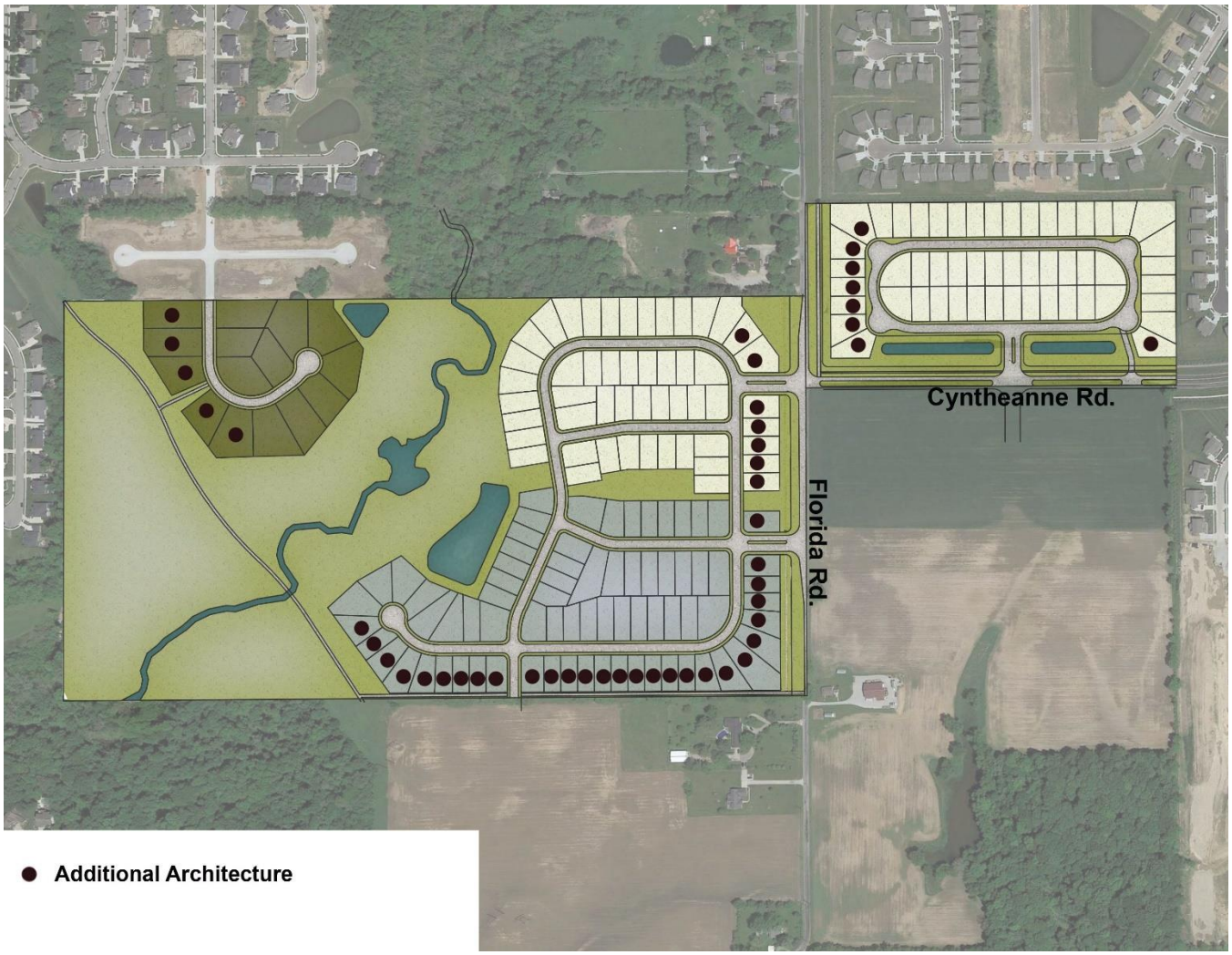


Exhibit B.5 – Garage Door Exhibit

Patio

Designer and Grand Estates

Exhibit B.6 – Pedestrian Connectivity Exhibit

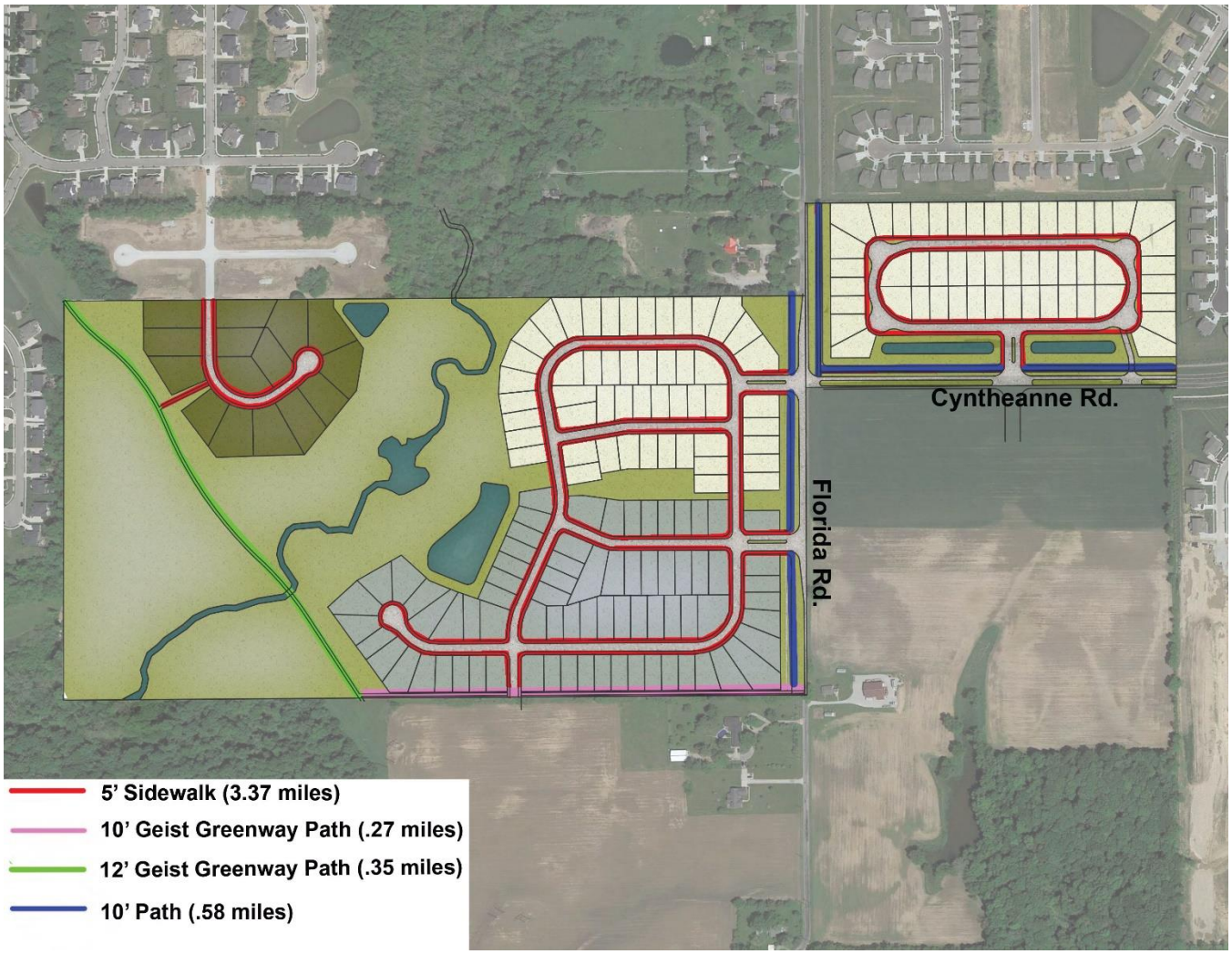


Exhibit B.7 – Additional Development Standards

Section 1. **Applicable Development Standards**. The following additional development standards shall apply to the Grand Estates District only:

1. Street trees shall be planted on both sides of all streets internal to the subdivision, except in those areas in which the City prohibits fences, walls, hedges, trees, or shrubs. The number of required street trees shall be the quotient equal to (i) the total lineal length of those segments of internal streets in which street trees are permitted to be planted divided by (ii) 50 feet. Street trees shall be placed approximately 50 feet on center, except in areas where utility regulations prohibit the placement of street trees. Street trees shall be a minimum of 2-inch caliper at planting, as measured 12 inches from the ground. Street trees shall be deciduous and selected from the City's approved List of Recommended Species. If, by reason of utility regulations, all of the required street trees cannot be planted in the UDO required location, then there shall be planted, within a common area within the Real Estate, street trees equal in number to the difference between (i) the required street trees and (ii) the number of street trees that are planted in the UDO required location.

2. The height of accessory structures shall not exceed fifteen (15) feet.

3. A standard landscaping package shall be included with each residence sold. This landscape package shall provide for trees and shrubs around the residence. In addition to the street tree requirement, each residence shall be planted with at least two (2) deciduous trees and/or evergreen trees, and a minimum of eleven (11) shrubs. The deciduous tree shall be of at least two-inch caliper at planting as measured twelve (12) inches from the ground, and the evergreen at least six (6) feet in height at planting.

4. Streetlights shall not exceed fifteen (15) feet in height, and shall be located at intersections throughout the subdivision. The height of such lights shall be measured from the ground. Each light shall have shielding to direct light downward in order to minimize light spillover.

5. All residences shall have a minimum two-car garage.

6. Lot Coverage shall not exceed forty-five (45) percent.

7. All lots shall have a minimum depth of one hundred twenty (120) feet.

8. Side load or courtyard entry garages shall have two (2) windows located on the front elevation of the garage.

9. Front loading garages protruding more than eight (8) feet shall also contain a window on the side of the garage closest to the entry to the residence.

10. A third car garage may be added to residences. Any three (3) car driveway must taper to a maximum of sixteen (16) feet wide at the lot line.

11. In order to achieve any of the following, one (1) driveway may serve two (2) residences, but not more than two (2) residences:

    A. Remove garage entrances from the street; and/or
    B. Provide distinctive open space opportunities; and/or

C. Take advantage of unique topography

12. Residences with either (i) brick on at least fifty (50) percent of the area of the front facade (windows, doors, garage doors, accompanying frames and any other opening are excluded from calculations of the area) or (ii) a covered front porch, with railings, of at least eight feet in width and four feet in depth or a minimum of thirty-two (32) square feet, shall have at least two (2) of the following significant architectural design features. Residences with neither (i) fifty (50) percent brick on the area of the front facade (windows, doors, garage doors, accompanying frames and any other opening are excluded from calculations of the area) nor (ii) a front porch of the preceding dimensions shall have a combination of four (4) or more of the following features.

    A. A reverse gable peak;
    B. A covered front porch, with railings on front and side, of at least eight (8) feet in width and four (4) feet in depth or a minimum of thirty-two (32) square feet;
    C. A thirty-two (32) inch brick or stone plinth with water table on all sides;
    D. Architectural treatment on gable ends;
    E. Two separate overhead garage doors for each two (2) car garage, and three (3) separate overhead garage doors for each three (3) car garage;
    F. Covered front stoop/steps with pathway leading from sidewalk or driveway;
    G. A bay-window on the front elevation;
    H. Architecturally treated entranceways for residences without a front porch;
    I. Garage doors containing windows of high standard and quality;
    J. Overhang or soffit of at least eight (8) inches from exterior walls;
    K. Transom windows;
    L. A veranda/balcony;
    M. Two or more roof planes;
    N. A brick accent area of at least twenty-five (25) percent of the area of the front elevation (windows, doors, garage doors, accompanying frames and any other openings are excluded from calculations of the area);
    O. At least two (2) dormers;
    P. At least two (2) feet of relief at two (2) or more points along the front facade elevation, excluding relief for doors and windows and garage;
    Q. Decorative shutters; or
    R. Architecturally-enhanced articulated trim moldings, such as fypons above windows.

13. Decorative Washington-style streetlights, or similar style streetlights, with reflectors, shields, and attached decorative street signs, shall be utilized and shall be maintained by the homeowner association that governs the Grand Estates District and/or neighborhood association designated by the developer.

14. Traffic control signage shall be mounted on decorative posts, similar in style to the decorative streetlights, and both signage and posts shall be maintained by the homeowner association that governs the Grand Estates District and/or neighborhood association designated by the developer. All traffic control signage shall be MUTCD compliant.

15. The colors utilized for exterior building materials, other than brick and stone, shall feature a base color with natural tones and subtle hues, and may be accented with brighter, more intense or complimentary contrasting tones.

16. All fences shall be subject to review and approval by the homeowner association that governs the Grand Estates District and/or neighborhood association designated by the developer, and shall comply with the following requirements:

    A. Front yard fences shall not exceed forty-two (42) inches in height and shall be a minimum of 50% open. Unless otherwise restricted or qualified in these standards, fences in all yards other than front yards shall not exceed six (6) feet in height.
    B. Stockade fences are prohibited.

17. Mini barns are prohibited.

18. Residences which are identical or substantially similar in appearance shall not be located on adjacent lots or directly across the street from each other.

19. Uniform mailboxes shall be used for each residence.

20. The permitted exterior building material shall be decorative precast panels, masonry, wood, composite lap, Hardi-Plank or similar type siding, or shingle siding. Vinyl is not permitted as an exterior building material; provided, however, that vinyl-clad windows and soffits shall be permitted.

21. The roofs on all primary structures shall be at a pitch of 6 vertical to 12 horizontal (6:12); provided, however, that ancillary roofs may have a lesser pitch.

22. The exterior building materials on all fireplace chases on the exterior of a residence shall be masonry; provided, however, that interior or direct vent fireplaces shall not require masonry exteriors.

23. The minimum square footage (i) for a ranch home with one occupiable floor shall be 2,000 square feet, exclusive of garages, porches, and basements, and (ii) for a multi-level residence shall be 2,400 square feet, exclusive of garages, porches, and basements.

24. All residences shall have either (i) a dusk to dawn garage-mounted coach light or (ii) a dusk to dawn yard light.

25. All residences shall have address stones or decorative address plaques.

Section 2. **Preservation Area Standards**. Preservation Areas shall include areas within the Floodway Zone AE and the 100-year Floodplain Zone AE, but not the 500-year Floodplain Zone AE. The following additional development standards shall apply to Preservation Areas as follows:

1. Preservation Areas shall be owned and maintained by the homeowner association that governs the Grand Estates District and/or neighborhood association designated by the developer as a common area, and residential construction shall not occur within the Preservation Areas. Except as noted immediately below, each builder and/or developer shall endeavor to preserve trees within the Preservation Areas, and the owners of lots or the homeowner association that governs the Grand Estates District and/or neighborhood association designated by the developer shall not remove trees within the Preservation Areas:

    A. The clearing of underbrush and dead trees shall be allowed;
    B. The removal of trees necessary for the installation of utilities, drainage improvements and infrastructure, and trails shall be allowed; and

C. The removal of trees for public health and safety shall be allowed.

Except as set forth in paragraphs A, B, and C immediately above, each tree within the Preservation Area which is badly damaged or destroyed by a lot owner or during the course of construction activities and which is greater than four (4) inches in diameter, measured six (6) inches above the ground, shall be replaced within one (1) year, by the person or entity causing such damage or destruction, with a tree which is at least two and one-half (2-1/2) inches in diameter measured six (6) inches above the ground. Any trees which are so replaced, and which die within one (I) year of their planting shall promptly be replaced with a substantially similar tree.

2. Subject only to alteration and tree removal in order to accommodate drainage, utilities, and trails, the flood plain along Thorpe Creek shall be maintained in its natural state, to the best of the developer's ability.

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Request to approve a resolution adopting the Fiscal Plan for the Nix Property Annexation (ANX-23-9)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #: R091823B	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	August 21, 2023 - 1st Reading and Public Hearing - City Council September 18, 2023 - Proposed Fiscal Plan Resolution - City Council September 18, 2023 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council approve the Fiscal Plan and hold final reading for the annexation the Nix Property.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Fiscal Plan

Form Revised: 03/20/2019

MEMORANDUM

Date: **September 18, 2023**

From: **Ross Hilleary, Director of Planning & Zoning**

To: **Members of the City Council**

Re: **Fiscal Plan – Nix Property**

This document shall serve as the official Fiscal Plan for the Nix Property, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surround areas adjacent to the new residential development.

B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.

C. Public Works Department – The City of Fishers currently maintains the portion of Mollenkopf Road along this property.

Trash collection is handled by private contractors and is not in the tax base.

When the property connects to sewer, sewage collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

The Public Works Department also will be responsible for maintenance of the storm sewer system.

D. Community Development Department – The Community Development Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.

E. Parks and Recreation – No new city parks are planned with this development and no direct additional costs will be incurred by the Parks and Recreation Department.

F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

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

The expenses for this development can be paid from the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recent assessed value for this property is in the chart below. Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

Parcel Number	Assessed Value (land & improvements)
13-15-08-00-025.006	$628,800.00

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

Sewer service = Fall 2023
Water service = Existing
Electricity service (Duke Energy) = Existing
Phone service (AT&T) = Existing
Cable service (Comcast) = Existing

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

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder's Office. The effective date of this annexation is anticipated to be approximately April 20, 2023.

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

All such services exist on the property or will be installed in Summer 2023.

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

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

	2022 Tax Rate	2023 Tax Rate	2024 Tax Rate	2025 Tax Rate	2026 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	n/a	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

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

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

	2022 (1 Home)	2023 (1 Home)	2024 (1 Home)	2025 (1 Home)	2026 (1 Home)
City revenue	$0	$0	$0	$4,531.02	$4,531.02

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

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

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

(A) <u>"The name of the owner of the parcel."</u>

Nix, Roger E & Anita L

(B) <u>"The parcel identification number."</u>

13-15-08-00-025.006

(C) <u>"The most recent assessed value of the parcel."</u>

Assessed Value Land (January 1, 2023): $326,600.00
Assessed Value Improvements (January 1, 2023): $302,200.00

RESOLUTION NO. R091823B

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

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 5.0 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around August 21, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

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

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

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

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

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 18th day of September, 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **R091823B**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia C. Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___18th____ day of __September___ 2023_, at _____ ____ pm.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____**September 18, 2023**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

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

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

Exhibit A
Legal Description of Real Estate

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST LINE OF SAID QUARTER QUARTER SECTION SOUTH 0 DEGREES 07 MINUTES 31 SECONDS WEST 906.76 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 27 MINUTES 24 SECONDS EAST 660.86 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 0 DEGREES 07 MINUTES 31 SECONDS WEST 411.96 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 27 MINUTES 24 SECONDS WEST 330.86 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 0 DEGREES 07 MINUTES 31 SECONDS EAST 165.00 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 27 MINUTES 24 SECONDS WEST 330.00 FEET TO THE WEST LINE OF SAID QARTER QUARTER SECTION; THENCE NORTH 0 DEGREES 07 MINUTES 31 SECONDS EAST 246.96 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, 5.00 ACRES.

10405 Mollenkopf Road Fishers, IN 46037
13-15-08-00-00-025.006

Exhibit B
Aerial Map

10405 Mollenkopf Road Fishers, IN 46037
13-15-08-00-00-025.006

Exhibit C

Fiscal Plan

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Request to approve a voluntary annexation of 5 acres known as the Nix Property. Subject site is generally located east of Mollenkopf Road, common address 10405 Mollenkopf Road (ANX-23-9)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 082123C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☒Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

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 *Deny Approval* Option)	1.	Hold 1st Reading and Public Hearing
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	August 21, 2023 - 1st Reading and Public Hearing - City Council September 18, 2023 - Proposed Fiscal Plan Resolution - City Council September 18, 2023 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the Nix Property Annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance

Form Revised: 03/20/2019

ORDINANCE NO. 082123C
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 5.0 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around August 21, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

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

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

WHEREAS, on or around September 18, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

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

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

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 5 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Nix Property Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to City Council District 1 and shall become a part thereof immediately upon the effective date of this ordinance.

ORDINANCE NO. 082123C

Section 3. **Effective Date.** This ordinance shall be in full force and effect October 22, 2023 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 18th Day of September 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **082123C**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___18th____ day of _September__ 2023, at _____ ____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____**September 18, 2023**_____
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, City Attorney

ORDINANCE NO. 082123C

<u>Exhibit A</u>
Legal Description of Real Estate

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST LINE OF SAID QUARTER QUARTER SECTION SOUTH 0 DEGREES 07 MINUTES 31 SECONDS WEST 906.76 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 27 MINUTES 24 SECONDS EAST 660.86 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 0 DEGREES 07 MINUTES 31 SECONDS WEST 411.96 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 27 MINUTES 24 SECONDS WEST 330.86 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 0 DEGREES 07 MINUTES 31 SECONDS EAST 165.00 FEET PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 27 MINUTES 24 SECONDS WEST 330.00 FEET TO THE WEST LINE OF SAID QARTER QUARTER SECTION; THENCE NORTH 0 DEGREES 07 MINUTES 31 SECONDS EAST 246.96 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, 5.00 ACRES.

10405 Mollenkopf Road Fishers, IN 46037
13-15-08-00-00-025.006

ORDINANCE NO. 082123C

EXHIBIT B
Graphic Depiction of Real Estate

10405 Mollenkopf Road Fishers, IN 46037
13-15-08-00-00-025.006

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Request to approve a voluntary annexation of 3.37 acres known as the Kaley Property. Subject site is located north of 126th Street, common address 8460 E 12th Street (ANX-23-10)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☐Ordinance	☒Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #:		Resolution #: R091823C	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	

OPTIONS (Include *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	August 21, 2023 - 1st Reading and Public Hearing - City Council September 18, 2023 - Proposed Fiscal Plan Resolution - City Council September 18, 2023 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council approve the Fiscal Plan and hold final reading for the annexation the Kaley Property.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Fiscal Plan

Form Revised: 03/20/2019

MEMORANDUM

Date: **September 18, 2023**

From: **Ross Hilleary, Director of Planning & Zoning**

To: **Members of the City Council**

Re: **Fiscal Plan – Kaley Property**

This document shall serve as the official Fiscal Plan for the Kaley Property, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(1) "The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency."

A. Police Department – Currently, the Hamilton County Sheriff's Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surround areas adjacent to the new residential development.

B. Fire Department – The Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.

C. Public Works Department – The City of Fishers currently maintains the portion of E 126th Street along this property.

Trash collection is handled by private contractors and is not in the tax base.

When the property connects to sewer, sewage collection system for this property will be handled by Fishers Sanitary System. Property owners pay the city to treat its effluent.

The Public Works Department also will be responsible for maintenance of the storm sewer system.

D. Community Development Department – The Community Development Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.

E. Parks and Recreation – No new city parks are planned with this development and no direct additional costs will be incurred by the Parks and Recreation Department.

F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

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

The expenses for this development can be paid from the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

The most recent assessed value for this property is in the chart below. Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

Parcel Number	Assessed Value (land & improvements)
14-10-25-00-00-009.000	$409,000.00

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

Sewer service = Fall 2023
Water service = Existing
Electricity service (Duke Energy) = Existing
Phone service (AT&T) = Existing
Cable service (Comcast) = Existing

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

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder's Office. The effective date of this annexation is anticipated to be approximately April 20, 2023.

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

All such services exist on the property or will be installed in Summer 2023.

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

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

	2022 Tax Rate	2023 Tax Rate	2024 Tax Rate	2025 Tax Rate	2026 Tax Rate
County	0.2611	0.2611	0.2611	0.2611	0.2611
Township	0.0225	0.0225	0.0225	0.0225	0.0225
School District	1.2457	1.2457	1.2457	1.2457	1.2457
City	n/a	n/a	0.7215	0.7215	0.7215
Library	0.0581	0.0581	0.0581	0.0581	0.0581
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

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

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

	2022 (1 Home)	2023 (1 Home)	2024 (1 Home)	2025 (1 Home)	2026 (1 Home)
City revenue	$0	$0	$0	$2,950.93	$2,950.93

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

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

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

(A) <u>"The name of the owner of the parcel."</u>

Kaley, Mark R & Gayle A Gingrich

(B) <u>"The parcel identification number."</u>

14-10-25-00-00-009.000

(C) <u>"The most recent assessed value of the parcel."</u>

Assessed Value Land (January 1, 2023): $153,200.00
Assessed Value Improvements (January 1, 2023): $255,800.00

RESOLUTION NO. R091823C

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

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 3.37 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around August 21, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

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

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

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

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

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this 18th day of September 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **R091823C**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia C. Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __18th_____ day of __September__ 2023__, at _____ ____ pm.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____**September 18, 2023**_____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

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

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

Exhibit A
Legal Description of Real Estate

DESCRIPTION OF REAL ESTATE INST. #2007063746

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 4 EAST, SAID POINT BEING SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST (ASSUMED BEARING) 1640.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (HARRISON MARKER FOUND); THENCE NORTH 00 DEGREES 25 MINUTES 15 SECONDS WEST 892.13 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF REAL ESTATE DESCRIBED AS TRACT 1, IN INSTRUMENT NO. 9014324 RECORDS OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 85 DEGREES 35 MINUTES 45 SECONDS EAST 538.78 FEET ON AND ALONG THE SOUTH LINE OF SAID TRACT OF REAL ESTATE TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING THE WESTERLY LINE OF SAID TRACT OF REAL ESTATE; (THE FOLLOWING THREE COURSES AND DISTANCE ARE ON A LINE TRAVERSING THE APPROXIMATE CENTER LINE OF SAID CREEK AND ARE FOR MATHEMATICAL CLOSURE ONLY, THE ACTUAL BOUNDARY OF THIS TRACT OF REAL ESTATE FOLLOWS THE MEANDERING OF SAID CREEK); (1) THENCE SOUTH 59 DEGREES 42 MINUTES 45 SECONDS WEST 27.89 FEET; (2) THENCE SOUTH 21 DEGREES 39 MINUTES 45 SECONDS WEST 144.90 FEET; (3) THENCE SOUTH 03 DEGREES 15 MINUTES 14 SECONDS EAST 75.42 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST 416.94 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS EAST 625.87 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.37 ACRES, MORE OR LESS.

8460 E 126th Street Fishers, IN 46038
14-10-25-00-00-009.000

Exhibit B
Aerial Map

8460 E 126th Street Fishers, IN 46038
14-10-25-00-00-009.000

Exhibit C

Fiscal Plan

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Request to approve a voluntary annexation of 3.37 acres known as the Kaley Property. Subject site is generally located north of 126th Street, common address 8460 E 126th Street (ANX-23-10)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐Work Session ☐Executive	☒Regular	☐Special	☐Retreat
AGENDA CLASSIFICATION	☐Consent	☒Ordinance	☐Resolution	☐Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐1st Reading	☐2nd Reading	☐Public Hearing	☐3rd Reading ☒Final Reading
	Ordinance #: 082123D		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐Contract **required** for this item		☐Signed copy of contract attached	
	☐Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐Document **must** be recorded with the County Recorder's Office ☐Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.

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 *Deny Approval* Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	August 21, 2023 - 1st Reading and Public Hearing - City Council September 18, 2023 - Proposed Fiscal Plan Resolution - City Council September 18, 2023 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading for the Kaley Property Annexation.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance

Form Revised: 03/20/2019

ORDINANCE NO. 082123D
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 3.37 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around August 21, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

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

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

WHEREAS, on or around September 18, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

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

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

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 3.37 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Kaley Property Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to City Council District 2 and shall become a part thereof immediately upon the effective date of this ordinance.

ORDINANCE NO. 082123D

Section 3. **Effective Date.** This ordinance shall be in full force and effect October 22, 2023 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 18th Day of September 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA **082123D**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the __18th_____ day of __September__ 2023, at _____ ____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ ____**September 18, 2023**___
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, City Attorney

ORDINANCE NO. 082123D

Exhibit A
Legal Description of Real Estate

DESCRIPTION OF REAL ESTATE INST. #2007063746

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BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 4 EAST, SAID POINT BEING SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST (ASSUMED BEARING) 1640.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (HARRISON MARKER FOUND); THENCE NORTH 00 DEGREES 25 MINUTES 15 SECONDS WEST 892.13 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF REAL ESTATE DESCRIBED AS TRACT 1, IN INSTRUMENT NO. 9014324 RECORDS OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 85 DEGREES 35 MINUTES 45 SECONDS EAST 538.78 FEET ON AND ALONG THE SOUTH LINE OF SAID TRACT OF REAL ESTATE TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING THE WESTERLY LINE OF SAID TRACT OF REAL ESTATE; (THE FOLLOWING THREE COURSES AND DISTANCE ARE ON A LINE TRAVERSING THE APPROXIMATE CENTER LINE OF SAID CREEK AND ARE FOR MATHEMATICAL CLOSURE ONLY, THE ACTUAL BOUNDARY OF THIS TRACT OF REAL ESTATE FOLLOWS THE MEANDERING OF SAID CREEK); (1) THENCE SOUTH 59 DEGREES 42 MINUTES 45 SECONDS WEST 27.89 FEET; (2) THENCE SOUTH 21 DEGREES 39 MINUTES 45 SECONDS WEST 144.90 FEET; (3) THENCE SOUTH 03 DEGREES 15 MINUTES 14 SECONDS EAST 75.42 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST 416.94 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS EAST 625.87 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.37 ACRES, MORE OR LESS.

8460 E 126th Street Fishers, IN 46038
14-10-25-00-00-009.000

ORDINANCE NO. 082123D

EXHIBIT B
Graphic Depiction of Real Estate

8460 E 126th Street Fishers, IN 46038
14-10-25-00-00-009.000

Council Action Form

MEETING DATE	September 18, 2023			
TITLE	Request to approve a voluntary annexation of 1.76 acres known as the Magnolia Grove Salon Annexation. Subject site is located at 13484 E 116th (ANX-22-11)			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1st Reading	☐ 2nd Reading	☒ Public Hearing	☐ 3rd Reading ☐ Final Reading
	Ordinance #: 091823B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐ Contract **required** for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐ Contract **over** $50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document **must** be recorded with the County Recorder's Office ☐ Wait 31 days **prior to** filing with the County Recorders' Office		☒ Document **does not need** recorded with the County Recorder's Office	

Form Revised: 03/20/2019

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – *Name of Reviewer:*	

BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance. This peition was orginaly presented for first reading on September 19, 2022 under ordinanace number 091922B. That ordinance number has expired and will be replaced with the ordinance number provided on the attached draft ordinance.

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 *Deny Approval* Option)	1.	Hold First Reading
	2.	Continue
	3.	Take no action
	4.	

PROJECT TIMELINE	September 18, 2023 - 1st Reading and Public Hearing - City Council October 9, 2023 - Proposed Fiscal Plan Resolution - City Council October 9, 2023 - Proposed Final Reading - City Council
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold First Reading and a public hearing.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance

Form Revised: 03/20/2019

ORDINANCE NO. 091823B
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.76 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the "Annexed Territory");

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around September 18, 2023, the City Council held a duly noticed public hearing regarding the Annexed Territory;

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

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

WHEREAS, on or around October 9, 2023, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as Magnolia Grove Salon.

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

Section 1. **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

Section 2. **Annexed Territory.** The real estate containing approximately 1.76 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Magnolia Grove Salon Annexation, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.

Section 2. **Council District.** The above-described real estate is hereby assigned to City Council District 4 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect November 10, 2023, and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 9th day of October 2023.

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

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2023, at _____ ____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

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

Exhibit A
Legal Description of Real Estate

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 208.71 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DUE WEST 208.71 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 208.71 FEET; THENCE DUE EAST 208.71 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS WEST 208.71 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS. FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE DUE WEST (ASSUMED BEARING) 208.71 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 208.71 FEET; THENCE DUE EAST 208.71 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS WEST 208.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, AND BEING A PART OF THE LAND OF INSTRUMENT NUMBER 9909939439, OFFICE OF THE RECORDER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 55 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 1,320.97 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTERQUARTER SECTION: THENCE NORTH 89 DEGREES 55 MINUTES 54 SECONDS WEST 208.71 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF THE GRANTOR'S LAND; THENCE NORTH O DEGREES 11 MINUTES 55 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 55 MINUTES 54 SECONDS EAST 208.71 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS WEST 50.00 FEET ALONG THE EAST LINE OF THE SAID QUARTER-QUARTER TO THE POINT OF BEGINNING AND CONTAINING 0.240 ACRES, MORE OR LESS.

13484 E 116th St, Fishers IN, 46037
13-11-35-00-00-041.001,
13-11-35-00-00-041.002

Exhibit B
Graphic Depiction of Real Estate

13484 E 116th St, Fishers IN, 46037
13-11-35-00-00-041.001,
13-11-35-00-00-041.002

Form Name:	Public Meeting Comment Form
Submission Time:	August 24, 2023 8:46 am
Browser:	Chrome 116.0.0.0 / Windows
IP Address:	74.203.204.10
Unique ID:	1134909193
Location:	38.0052, -84.423

Name	RYAN POST
Address	7503 Hickory Woods Dr S FISHERS, IN 46038
Email	RPostWVU@gmail.com
Subdivision or business name	Hickory Woods
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Aug 21, 2023
Project Name/Resolution Number	Agenda Feedback
Comment	Hello, A few months back I started attending Council meetings and last month, on the weekend before the normal scheduled time I found out the meeting had been moved up a week and had already occurred. Not a huge deal for me, but I was annoyed and then realized you can setup to receive updates for all kinds of things related to city meetings. Really cool--thanks! I signed up to get City Council Agenda Updates. Agenda for this past meeting 8/21/23 came out, I got an email, I read over it, all good. I have since received 7 emails about a modified agenda for 8/21/23. Most of the time, I load the agenda back up, and I have to read the entire thing because there's no indication of what the modification was. I have no issue with the modifications, it looks like some were additions of links to documents--that's nice. I would just like to request that a Table of Revisions be added with a brief description of the changes. Thanks, Ryan Post

Form Name:	Public Meeting Comment Form
Submission Time:	August 24, 2023 9:07 pm
Browser:	Firefox 116.0 / OS X
IP Address:	152.117.79.66
Unique ID:	1135191469
Location:	39.9564, -85.9651

Name	Brittany Luebke
Address	10063 Bent Tree Lane Fishers, IN 46037
Email	brittany.luebke@gmail.com
Subdivision or business name	Windermere - Woodlands
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Sep 18, 2023
Project Name/Resolution Number	HEPL Trustee Meetings
Comment	City Council Members, I would like to relay my disappointment and embarrassment at the conduct or our HEPL Trustee Board. To my knowledge, while your roles do not directly impact their actions, I hope that you are able to somewhat remedy the damage they have caused. Fishers is now in the national news for all the wrong reasons, and the economic impact of this charade could be felt for years as people choose not to move here, businesses decide not to build here, and the collected shortfall of tax dollars do not allow us to fulfill master plans. I hope you will take a minute to reach out to the Trustees with your residents' feedback, including mine. Sincerely, Brittany Luebke, Fishers resident, mother, library patron, and taxpayer

Form Name:	Public Meeting Comment Form
Submission Time:	August 30, 2023 8:32 am
Browser:	Chrome 116.0.0.0 / Windows
IP Address:	97.78.199.114
Unique ID:	1136861931
Location:	39.786, -86.1589

Name	
Address	FISHERS, IN 46038
Email	
Subdivision or business name	Hickory Woods
Please select the meeting to which you would like to submit a public comment	City Council
Meeting Date	Aug 21, 2023
Project Name/Resolution Number	General
Comment	I noticed the public comments attached to the agenda include the submitters Name, Physical Address and Email address. While I understand the usefulness of this information for the city's use, I feel the address and email address should be obscured in the public attachment so as to not dox these people, myself included right now.

Form Name:	Public Meeting Comment Form
Submission Time:	September 8, 2023 7:43 am
Browser:	Chrome 116.0.0.0 / Windows
IP Address:	99.145.37.20
Unique ID:	1139858940
Location:	40.0565, -86.0159

Name	Danielle Stimac-Davis
Address	12616 Chargers Ct FISHERS, IN 46037
Email	danielle.stimac@gmail.com
Subdivision or business name	Bristols
Please select the meeting to which you would like to submit a public comment	City Council Plan Commission Meeting
Meeting Date	Sep 18, 2023
Project Name/Resolution Number	TA-23-3
Comment	As a resident of an adjacent neighborhood, I do not approve of the design plans presented at the August planning commision meeting for the new building, barrier netting and lighting. This is not a good location for another Top Golf. It brings and unwanted aesthetic to this mostly quiet and mostly residential intersection. It would be an an eye sore seen from many residents backyards, negatively impact their property value. Another "Top Golf Experience" would welcome an increase traffic and would become less pedestrian, cycling, and family friendly. Families in this area would no longer be able to enjoy walks, runs or bike rides.
Would you like to receive email communications and updates from the City of Fishers?	Yes