



The public may [stream the meeting online](#).

Members of the public may [submit comments online](#) before 12pm on Monday, January 1, 2023.

BOARD/COMMISSION: City Council Meeting

DATE: 2/20/2023

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**
5. **Council Committee Reports**
 - a. Finance Committee Report - MEETING WAS CANCELLED
6. **Department Reports**
 - a. Health Department Report - REPORT
7. **Council Business**
8. **Consent Agenda**
 - a. Request to approve the previous meeting minutes from January 17, 2023.
 - b. R022023 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: Council Action Form I Exhibit A I Resolution

9. Regular Agenda - Government/Miscellaneous

- a. 011723 - An Ordinance Amending Chapter 30 of the City of Fishers Code of Ordinances (Council Committees) - 2 nd Reading: Council Action Form I Exhibit A I Ordinance

10. Regular Agenda - Planning & Zoning

- a. Wood Property Annexation: R022023A - Request to approve a resolution adopting the Fiscal Plan for the Wood property Annexation (ANX22-16) : Council Action Form I Exhibit AI Resolution
- b. Wood Property Annexation: 011723A - Request to approve a voluntary annexation of 8 acres, known as the Wood Property. Subject site is located at a common address of 11359 Cumberland Rd. Case #ANX-22-16 - Final Reading: Council Action Form I Ordinance
- c. Miscellaneous: 011723B - Update to Fishers 2040 Housing & Neighborhoods to add in recommendations from the 2022 Housing Study. Case #TA-23-1 - Final Reading: Council Action Form I Exhibit A I Exhibit B I Ordinance
- d. Miscellaneous: 022023A - Request to approve a voluntary annexation of 0.48 acres, known as the Ren property. Subject site is located at 10031 E. 126th St. Case #ANX-23-1 - 1 st Reading and Public Hearing : Council Action Form I Ordinance
- e. Miscellaneous: 022023B - Request to approve a vacation of a portion of an existing sanitary easement to allow for a building addition to the IU Health Fishers Hospital. Subject site is located at 13000 E. 136th St. Case #VAC-23-1 - Public Hearing - 1 st , 2nd, & 3rd Reading: Council Action Form I Ordinance
- f. Miscellaneous: 022023C - Consideration of a text amendment to the Unified Development Ordinance (UDO). Case #TA-23-2 - 1st Reading: Council Actions Form I Ordinance
- g. Miscellaneous: 022023D - Consideration of a rezone to Open Space for the Geist Waterfront Park. Case #RZ-23-1 - 1 st Reading: Council Action Form I Ordinance

11. Regular Items - Any other Unfinished / New Business

12. Regular Items - Community Comment

13. Regular Items - Meeting Adjournment



Fishers Health Department Update - 2/20/2022

Annual Report

- 2022 annual report due March 31, 2023.

Clinic Services (January 2023)

- 218 patients seen for non-COVID-19 immunizations and tuberculosis (TB) tests. Observing increased demand for TB tests likely due to availability (walk-ins allowed) and affordability of service at FHD clinic.
- 553 COVID-19 vaccines administered. Booster uptake 21.3%.
- COVID-19 testing support from Indiana Department of Health ended 12/31/22. Contract for services from LabCorp signed, testing to resume soon.
- Planning for additional services to be added is actively underway.

Community Health Assessment:

- Secondary data collection ongoing, complete for 64/100 indicators on health, built environment, economy, education, environment, social environment, and transportation.
- Completed analyses of emergency room presentations for mental health and substance use. Hospital system data analyses ongoing.

Emergency Preparedness:

- Emergency preparedness nurse led on-site clinic for TB testing at area business due to onsite exposure. Tested 44 individuals on-site, notified by mail an additional 58 of exposure with referral to testing services.

Environmental Health & Inspections

- 2023 inspections underway with new grading system in place. Graded 84 facilities to date (81 received letter grade A). At present, 279 more facilities in process of being inspected and graded. Grades to be posted publicly on September 30, 2023.
- Making final changes to public facing GIS dashboard for any member of the public to view and access all facilities and associated inspection reports, grades, etc.

Grants and Funding:

- Environmental Health team awarded two more FDA grants totaling \$17,500 to support training and standardization for department food inspection process.

Health Conditions Under Watch:

- Influenza-like illness remains low after December 2022 peak.
- Reported COVID-19 cases in Fishers remain flat over the last two weeks. CDC Community Level is 'Low'.
- CDC issued a [health advisory](#) for outbreak of drug-resistant bacteria associated with 10 brands of artificial tears.

Mental Health

- [Credible Mind](#) launch scheduled for XXX. Platform hosts over 16,000+ self-care resources and evidence-based interventions to assist individuals with mental health inquiries, needs, assessment and referral, etc.

Open Positions

- Offers accepted for Health Educator and Social Worker positions.
 - Health Educator to start full-time at end of May.
 - Social Worker starts in role on April 10. Grant funded position through June 30, 2025.



CDC COVID-19 COMMUNITY LEVEL

LOW



INDICATOR	DESCRIPTION
48.5	New COVID-19 cases per 100,000 people in the past 7 days
4.3	New COVID-19 admissions per 100,000 population (7-day total)
1.4%	Percent of staffed inpatient beds occupied by COVID-19 patients (7-day average)

► = increasing
◄ = decreasing
■ = no change

Updated on 02/17/2023

Fishers City Council
Minutes
January 17, 2023

BOARD/COMMISSION: City Council Meeting

DATE: 1/17/2023

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

- The meeting was called to order by President John Weingardt. Present were Cecilia Coble, Pete Peterson, Todd Zimmerman, Selina Stoller, Brad DeReamer, David Giffel, Crystal Neumann and Jocelyn Vare. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Lisa Bradford, Ashley Elrod, Megan Vukusich, Chief Ed Gebhart, Tracy Gaynor, Lucas Gannon, Tony David, Jake Reardon McSorey, Todd Riatt, Rick Lawrence, Ross Reinhardt, Rachel Quade, Jesse Pohlman, John DeLucia, Robert C. Evans, Tiffanie Ditlevson, Matt Rapp, Jeremy Ferris, John A. Vassallo, Dayna Colbert, Edward Redd and Mike Colby.

2. Announcements:

- a. **Service Awards:** 20 years – Dean Mucha and Matt Ruhnnow
- Chief Ed Gebhart presented the officers with their service awards.

3. Proclamations: *NONE*

4. Presentations: *NONE*

5. Council Committee Reports:

- a. Finance Committee Report - *NONE*
- b. Rules Committee Report - *REPORT*

6. Department Reports

- a. Health Department Report - *REPORT*

7. Council Business

- a. 2023 - Selection of Council Leadership & Appointments to Non-Standing Committees: [Exhibit A](#)
- Pete Peterson made a motion to approve the Council Leadership & Appointments to Non-Standing Committees. John Weingardt seconded the motion. John Weingardt, Cecilia Coble, Todd Zimmerman, Pete Peterson, Selina Stoller, Brad DeReamer, David Giffel and Crystal Neumann voted Yay. Jocelyn Vare voted Nay. The vote was 8-YAY and 1-NAY. The motion passed.

8. Consent Agenda:

- a. Request to approve the previous meeting minutes for the [December 19, 2022 Work Session and Regular Council Meeting](#).
- b. **R111723** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds: [Council Action Form](#) | [Exhibit A](#) | [Resolution](#) ***SIGNED ADOPTION***
- Pete Peterson 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.

REGULAR AGENDA

Budget/Financial

9. **R011723A** - Request to approve a resolution to appropriate additional funds - **Public Hearing:**
[Council Action Form](#) | [Exhibit A](#) | [Exhibit B](#) | [Resolution](#) **SIGNED ADOPTION**

- Lisa Bradford made her presentation to the council members
- John Weingardt opened the meeting for a **Public Hearing**. Mike Colby came forward. Mike asked if the event centers information was on the city website. No one else came forward and the **Public Hearing** was closed.
- Jocelyn Vare asked how much has been invested so far in the event center. 1.8 million has been invested for the full scope and design.
- Pete Peterson made a motion to approve **R011723A**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

10. **011723C** - An Ordinance Amending Ordinance No. 052019H with respect to the City of Fishers, Indiana Taxable Economic Development Revenue Bond Anticipation Notes, Series 2023A - **1st, 2nd, and 3rd Reading:** [Council Action Form](#) | [Ordinance](#) **SIGNED ADOPTION**

- Lisa Bradford made her presentation to the council members
- Pete Peterson made a motion to suspend the rules and have the **1st, 2nd, and 3rd Reading** of ordinance **011723C**. 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 **011723C**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Government/Miscellaneous

11. **011723** – An Ordinance Amending Chapter 30 of the City of Fishers Code of Ordinances (Council Committees) - **1st Reading:** [Council Action Form](#) | [Ordinance](#)

- Chris Greisl made his presentation to remove the Not-for-profit Committee from the council committees.
- Crystal Neumann asked what happens to the grants for 2023. She thinks the committee should remain.
- Brad DeReamer feels the committee should remain in place. Todd Zimmerman, Pete Peterson, Selina Stoller and David Giffel feels the decision-making process should be left to the administration.
- Pete Peterson made a motion to have the **1st Reading**.

Planning & Zoning

14050 Allisonville Rd Annexation

12. **Ro11723B** - Request to approve a resolution adopting the Fiscal Plan for the (River Ridge) 14050 Allisonville Rd Annexation. Case #ANX-22-13: [Council Action Form](#) | [Fiscal Plan](#) | [Resolution](#) **SIGNED ADOPTION**

- Pete Peterson made a motion to approve resolution **Ro11723B**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

13. **121922A** - Request to approve a voluntary annexation of 5 acres, known as (River Ridge) 14050 Allisonville Rd. Subject site is located at a common address of 14050 Allisonville Rd. Case ANX-22-13- **Final Reading:** [Council Action Form](#) | [Ordinance](#) **SIGNED ADOPTION**

- Pete Peterson made a motion to approve ordinance **121922A**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Tolle Property Annexation

14. **Ro11723C** - Request to approve a resolution adopting the Fiscal Plan for the Tolle Property Annexation. Case #ANX-22-14: [Council Action Form](#) | [Fiscal Plan](#) | [Resolution](#) **SIGNED ADOPTION**

- Pete Peterson made a motion to approve resolution **Ro11723C**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

15. **121922B** - Request to approve a voluntary annexation of 0.59 acres, known as the Tolle Property. Subject site is located at a common address of 13880 E 116th. Case ANX-22-14 - **Final Reading:** [Council Action Form](#) | [Ordinance](#) **SIGNED ADOPTION**

- Pete Peterson made a motion to approve ordinance **121922B**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

McDermott Property Annexation

16. **Ro11723D** - Request to approve a resolution adopting the Fiscal Plan for the McDermott Property Annexation. Case #ANX-22-12: [Council Action Form](#) | [Fiscal Plan](#) | [Resolution](#) **SIGNED ADOPTION**

- Pete Peterson made a motion to approve resolution **Ro11723D**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

17. **121922C** - Request to approve a voluntary annexation of 1 acre, known as the McDermott property. Subject site has a common address of 11444 Timberlane Dr, Fishers, IN 46038. Case ANX-22-12 - **Final Reading:** [Council Action Form](#) | [Ordinance](#) **SIGNED ADOPTION**
- Pete Peterson made a motion to approve ordinance **121922C**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Miscellaneous

18. **111422** – Consideration of a rezone of 41.45 acres from Planned Unit Development-Commercial (PUD-C – Creekside Shoppes) to Planned Unit Development-Residential (PUD-R) for a 61-unit residential subdivision to be known as Cyntheanne Woods. Case #RZ-22-8 – **Final Reading:** [Council Action Form](#) | [Petitioner Packet](#) | [Staff Report](#) | [PUD Ordinance](#) **SIGNED ADOPTION**
- Megan Vukusich made her presentation to the council members.
 - Pete Peterson made a motion to approve ordinance **111422**. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
19. **121922E** - Consideration of a text amendment to the Unified Development Ordinance (UDO) for variance clean up items. Case #TA-22-38 - **Final Reading:** [Council Action Form](#) | [Ordinance](#) **SIGNED ADOPTION**
- Megan Vukusich made her presentation to the council members.
 - Pete Peterson made a motion to approve ordinance **121922E**. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
20. **011723A** - Request to approve a voluntary annexation of 8 acres, known as the Wood Property. Subject site is located at a common address of 11359 Cumberland Rd. Case #ANX-22-16 - **1st Reading and Public Hearing:** [Council Action Form](#) | [Ordinance](#)
- Megan Vukusich made her presentation to the council members.
 - John Weingardt opened the meeting for a **Public Hearing**. No One came forward. The **Public Hearing** was closed.
 - Pete Peterson made a motion to have the **1st Reading**.
21. **011723B** - Update to Fishers 2040 Housing & Neighborhoods to add in recommendations from the 2022 Housing Study - **1st Reading:** [Council Action Form](#) | [Exhibit A](#) | [Ordinance](#)
- Megan Vukusich made her presentation to the council members.
 - Pete Peterson made a motion to have the **1st Reading**.

REGULAR ITEMS

22. Any other Unfinished / New Business: **NONE**
23. Community Comment
- Mike Colby came forward and asked when will the renderings for the Allisonville Corridor be available to the public. Mayor Scott Fadness said they are still working on the graphics and should have them available late February.
 - Jeremy Ferris and Matt Rapp from the Rotary Club came forward and said they were there to let administration know they are looking for volunteer partnership opportunities.
 - There were no online submissions.
23. Meeting Adjournment
- Pete Peterson made a motion to adjourn the meeting. The meeting was adjourned at 8:09 p.m.

Respectfully Submitted,



Jennifer L Kehl
Fishers City Clerk

DATE:

January 17, 2023

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Todd Rhatt	Rhatt Builders 630 3rd Ave SW, Camell
2	Rick Lawrence	Nelson Franklyn 530 Congress, Cam
3	Ross Reinhardt	
4	Reichel Duall	12908 Shoreline
5	JESSE FOHLMAN	WILLIAM TRES DEVELOPMENT
6	JOHN DE LUCA	8942 TANNER DR
7	Robert C. Evans	10707 BURNING RIDGE LANE
8	TIFFANY DITLESON	10433 Buxton Lane
9	Matt Rapp	622 Sunblest Blvd S.
10	JEREMY FERRIS	12621 MARLEY DR
11	JOHN A VASSALLO	4319 BETTIS DR Houston TX
12	Luke Gowan	
13	Jake Rensen M. Son	12464 Gessner Dr.
14	Dayna Colbert	12046 Comtestone Dr
15	Edward Redd	
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RULES COMMITTEE MINUTES

Tuesday, January 17, 2023

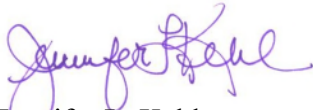
Chairman Selina Stoller called the meeting to order at 8:32 a.m. Present were John Weingardt, City Clerk Jennifer Kehl, and via remotely was Crystal Neumann. Others Present: Jocelyn Vare. Cecilia Coble was absent.

John Weingardt made a motion to send the attached committee list onto the full council for approval. Selina Stoller second the motion.

- Crystal Neumann asked if the individuals on the list have a good attendance record. Crystal stated that she would like more information on the committees available to the residents to make sure everyone has an opportunity to apply to participate. Crystal also stated she would like to meet more often.
- A roll call vote was taken. The vote was 3 - Yay, 0 - Nay and 1- Absent. The motion passed.

John Weingardt made a motion to adjourn the meeting. Selina Stoller seconded the motion. The meeting was adjourned at 8:45 a.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk.

**RULES COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Rules. Minutes of the committee meeting can be found online at
www.fishers.in.us/agendacenter

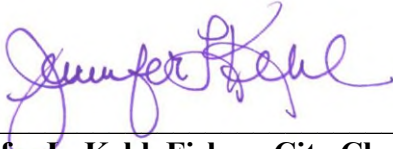
Selina Stoller, Chairperson
John Weingardt, Committee Member
Cecilia Coble, Committee Member
Crystal Neumann, Committee Member

Meeting Date: January 17, 2023

I. 2023 City Council Appointments to Non-Standing Committees.

Committee Recommendation:

- ☒ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk

This instrument prepared by: Christopher P. Greisl, 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.” Christopher P. Greisl



To: Todd Zimmerman, President
Selina Stoller, Chair Rules Committee

Date: January 9, 2023

Re: 2023 City Council Boards & Commissions Appointments

Councilors,

Each board/committee that has an outstanding appointment has been identified below. Please reappoint or identify a replacement for each. Appointments are to be made at the January 17th, 2023, city council meeting.

Fire Merit Commission

Appointment type	Currently resides on	Term
Citizen	Mike Peterson	4 year term

Fishers YMCA Branch Board

Appointment type	Currently resides on	Term
Citizen	Amber Fields	1 year term
Citizen	Brendan Murphy	1 year term
Citizen	Jonathan Howard	1 year term

Nickel Plate Review Committee

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	2-year term
Resident	Rich Block	2-year term

Parks Advisory Committee

Appointment type	Currently resides on	Term
City Councilor	Cindy Davis	4 year term
City Councilor	Brian Catt	4 year term



Plan Commission

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	
City Councilor	Pete Peterson	
City Councilor	Todd Zimmerman	

Planned Unit Development (PUD) Committee

Appointment type	Currently resides on	Term
City Councilor	Pete Peterson	1 year term

Redevelopment Commission

Appointment type	Currently resides on	Term
Citizen	Dan Canan	1 year term
Citizen	Brad Johnson	1 year term

Riverplace PUD Committee

Appointment type	Currently resides on	Term
City Councilor	John Weingardt	1 year term
Citizen	Shawn Curran	1 year term
Citizen	Drew Bender	1 year term



Fishers Health Department Update 1/17/2022

Clinic Services (December 2022)

- 230 patients seen for non-COVID-19 immunizations and tuberculosis tests.
- 910 COVID-19 vaccines administered. Ages 6 months+ newly eligible for bivalent vaccine.
- 185 COVID-19 tests administered. No longer offering free PCR tests but have free at-home rapid kits available.
- COVID-19 vaccine demand slowing. Bivalent booster uptake 20.0% in Fishers, above county rate of 15.2% and national average of 15.4% uptake.

Community Health Assessment:

- Comprehensive data analyses ongoing.
 - Completed analyses of emergency room presentations for mental health and substance use.
 - Increasing scope of secondary data analysis to incorporate ~100 indicators on health, built environment, economy, education, environment, social environment, and transportation.
- Final phase of data collection and analyses community surveys scheduled for Q1 2023.

Emergency Preparedness:

- Department staff completed national incident management system training course 700 (introduction). FHD assisted with city-wide emergency preparedness planning for extreme weather event weekend 12/24/22.

Environmental Health & Inspections

- 2023 food permitting process active. First year of grading system implementation. Grades will be posted for all permits by Sept. 30, 2023.

Grants and Funding:

- Environmental Health team awarded two more FDA grants totaling \$17,500 to support training and standardization for department food inspection process.
- Governor's Public Health Commission is proposing significant increase in public health across the state. If passed, it could result in up to \$2.6 million annually for Fishers residents. See proposed SB 4.

Health Conditions Under Watch:

- Influenza-like illness showed an early peak this year in mid-December. Rates have fallen back to typical winter rates.
- Reported COVID-19 cases are trending down over the past 10 days. CDC COVID-19 Community Level has returned to Low.

Mental Health

- Forming action teams for People, Place, Purpose and Prevention Resources with city staff to integrate a proactive approach to mental health in city services and activities. Includes Credible Mind platform of web-based resources for residents.

Open Positions

- Actively interviewing for health educator, social worker, and part-time inspector. Anticipate new positions in place by next council update.



CDC COVID-19 COMMUNITY LEVEL

LOW



INDICATOR	DESCRIPTION
49.5	New COVID-19 cases per 100,000 people in the past 7 days
6.6	New COVID-19 admissions per 100,000 population (7-day total)
3.0%	Percent of staffed inpatient beds occupied by COVID-19 patients (7-day average)

Updated on 01/13/2023

► = increasing
◄ = decreasing
■ = no change



Council Action Form

MEETING DATE	February 20, 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)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R022023	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

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 – <i>Name of Reviewer:</i>		
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 <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers	
	2.	Deny this resolution and request	
	3.	Approve selected transfer requests	
	4.	Provide alternate direction	
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.		
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A		

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
ACCOUNT					LINE DESCRIPTION					
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2023 02	5	02/21/2023	LRS	R022123	BUA PaverPurc	1 1				
1	20209011 43100		LR&S	PW Streets	Professional Services		465,500.00	-54,688.00	410,812.00	
	2020.901.91.000.43100.				New Paver for St Proj CapPur		02/21/2023			
2	20209011 44920		LR&S	PW Streets	Capital Expenses		76,480.00	54,688.00	131,168.00	
	2020.901.91.000.44920.				New Paver for St Proj CapPur		02/21/2023			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2023 02	228	02/08/2023	FLT	R022023	BUA SaltDogPur	1 1				
1	20106010 42200		MVH - Fleet		Operating Supplies		400,000.00	-3,000.00	397,000.00	
	2010.601.00.000.42200.				Purchasing Salt Dogg		02/08/2023			
2	20106010 44500		MVH - Fleet		Machinery and Equipment		.00	3,000.00	3,000.00	
	2010.601.00.000.44500.				Purchasing Salt Dogg		02/08/2023			
** JOURNAL TOTAL								0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL	SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	LINE DESC	T	OB	DEBIT	CREDIT
2023	2	5													
BUA	20209011-43100				02/21/2023	PaverPurc	LRS	R022123		Professional Services		5			54,688.00
										New Paver for St Proj	CapPur				
BUA	20209011-44920				02/21/2023	PaverPurc	LRS	R022123		Capital Expenses		5		54,688.00	
										New Paver for St Proj	CapPur				
										JOURNAL 2023/02/5	TOTAL			.00	.00
2023	2	228													
BUA	20106010-42200				02/08/2023	SaltDogPur	FLT	R022023		Operating Supplies		5			3,000.00
										Purchasing Salt Dogg					
BUA	20106010-44500				02/08/2023	SaltDogPur	FLT	R022023		Machinery and Equipment		5		3,000.00	
										Purchasing Salt Dogg					
										JOURNAL 2023/02/228	TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

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

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

RESOLUTION NO. R022023

**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 of Fishers;

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

WHEREAS, the City Council is desirous to authorize the City Controller of the City of Fishers, Indiana to transfer said funds into said accounts; and

NOW, THEREFORE, BE IT RESOLVED by the City 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 upon passage.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this 20th day of February, 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 ___20th___ day of ___February___, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

February 20, 2023
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	February 20, 2023			
TITLE	An Ordinance of the Common Council Amending Chapter 30 of the City of Fishers Code of Ordinances (Council Committees)			
SUBMITTED BY	Name & Title: Chris Greisl, City Attorney			
	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)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 011723		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☒ Legal Counsel – <i>Name of Reviewer: Chris Greisl</i>	
BACKGROUND (Includes description, background, and justification)	The Common Council ("City Council") for the City of Fishers, Hamilton County, Indiana ("City") serves as the legislative and fiscal body for the City. As the City's legislative body, the City Council exercises the powers given through the passage of ordinances and appropriation of monies. On or around January 18, 2022, the City Council adopted Ordinance 101121C, formalizing the procedure of selecting standing committees of the City Council and appointments to non-standing Council committees, boards, or commissions where membership or council appointments on the board or commission is required by Indiana law or local ordinance. The City Council now desires to further amend Chapter 30 of the City of Fishers Code of Ordinances, all as further described in Exhibit A.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading
	2.	Provide Further Direction
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)		
SUPPLEMENTAL INFORMATION (List all attached documents)		



To: Todd Zimmerman, President
Selina Stoller, Chair Rules Committee

Date: January 9, 2023

Re: 2023 City Council Boards & Commissions Appointments

Councilors,

Each board/committee that has an outstanding appointment has been identified below. Please reappoint or identify a replacement for each. Appointments are to be made at the January 17th, 2023, city council meeting.

Fire Merit Commission

Appointment type	Currently resides on	Term
Citizen	Mike Peterson	4 year term

Fishers YMCA Branch Board

Appointment type	Currently resides on	Term
Citizen	Amber Fields	1 year term
Citizen	Brendan Murphy	1 year term
Citizen	Jonathan Howard	1 year term

Nickel Plate Review Committee

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	2-year term
Resident	Rich Block	2-year term

Parks Advisory Committee

Appointment type	Currently resides on	Term
City Councilor	Cindy Davis	4 year term
City Councilor	Brian Catt	4 year term



Plan Commission

Appointment type	Currently resides on	Term
City Councilor	Selina Stoller	
City Councilor	Pete Peterson	
City Councilor	Todd Zimmerman	

Planned Unit Development (PUD) Committee

Appointment type	Currently resides on	Term
City Councilor	Pete Peterson	1 year term

Redevelopment Commission

Appointment type	Currently resides on	Term
Citizen	Dan Canan	1 year term
Citizen	Brad Johnson	1 year term

Riverplace PUD Committee

Appointment type	Currently resides on	Term
City Councilor	John Weingardt	1 year term
Citizen	Shawn Curran	1 year term
Citizen	Drew Bender	1 year term

ORDINANCE 011723

AN ORDINANCE OF THE COMMON COUNCIL FOR THE CITY OF FISHERS AMENDING CHAPTER 30 OF THE CITY OF FISHERS CODE OF ORDINANCES REGARDING COUNCIL COMMITTEES

WHEREAS, the Common Council (“City Council”) for the City of Fishers, Hamilton County, Indiana (“City”) serves as the legislative and fiscal body for the City;

WHEREAS, as the City’s legislative body, the City Council exercises the powers given through the passage of ordinances and appropriation of monies;

WHEREAS, on or around January 18, 2022, the City Council adopted Ordinance 101121C, formalizing the procedure of selecting standing committees of the City Council and appointments to non-standing Council committees, boards, or commissions where membership or council appointments on the board or commission is required by Indiana law or local ordinance; and

WHEREAS, the City Council now desires to further amend Chapter 30 of the City of Fishers Code of Ordinances, all as further described herein.

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

- Section 1. Chapter 30 of the City of Fishers Code of Ordinances is hereby amended as stated in Exhibit A, attached hereto and incorporated herein.
- Section 2. This Ordinance shall be of full force and effect from and upon its adoption and in accordance with Indiana law.

SO ORDAINED, by the Common Council for the City of Fishers this 20th day of February, 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 ___20th___ day of ___February___, 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: Christopher P. Greisl, 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." Christopher P. Greisl

EXHIBIT A

[Amendment to Chapter 30 of the City of Fishers Code of Ordinances]

Section 30.12 of the City of Fishers Code of Ordinances shall be amended as follows:

§30.12 STANDING COMMITTEES

- (A) The standing committees (“Standing Committees”) of the Common Council shall be as follows:
- (1) Budget & Finance Committee. Notwithstanding emergency circumstances, the committee shall consider any matter of financial impact to be placed before the entire Common Council, prepare and review budget requests related to the City’s annual budget, and any other matter properly referred to the committee by the Council President.
 - (2) Rules Committee. The committee shall consider and recommend proposed changes regarding the rules of the Common Council, State and Federal legislation, Council appointments to non-standing council committees, boards, or commissions, and any other matter properly referred to the committee by the Council President.
 - ~~(3) Non-Profit Committee. The committee shall consider and recommend grant awards to non-profit corporations that serve and benefit Fishers, subject to annual appropriation, and any other matter properly referred to the committee by the Council President.~~
- (B) The Standing Committees shall consist of at least three (3) Council members and shall have at least one (1) member from the minority party, each as determined and appointed by the Council President. The Council President shall appoint each Standing Committee Chairperson. Council members may indicate to the Council President their preference for Standing Committee membership. All Standing Committee appointments shall be made after the January Council meeting in which the Council President is elected, and all appointments shall be deemed final upon assignment by the Council President.
- (C) Following the first reading of an ordinance or other matter properly before the Common Council, the same may, at the discretion of the Council President, be assigned to a Standing Committee for consideration and review. At any regular meeting of a Standing Committee any matter which has been referred to the Standing Committee pursuant to this section but has not been reported back to the Common Council shall be a proper item of Committee Business.
- (D) It shall be the duty of the Standing Committee to consider all proposals referred to them as well as any other City matters that are within the scope and purpose of their Standing Committee as generated by the Committee Chairperson.
- (E) The Mayor and Clerk (or their respective designees), City staff, and other representatives as permitted by the Committee Chairperson shall be entitled to participate in the discussion before any Standing Committee at the direction of the Committee Chairperson. A majority of all Standing Committee members shall constitute a quorum. Only members of the Standing Committee shall be entitled to vote on committee business.

- (F) The Standing Committee to which a matter is referred shall make a report thereon, recommending passage, non-passage, amendment, or no recommendation at the next scheduled meeting of the Council.
- (G) The Standing Committee Chairperson, or any other Standing Committee member designated by the Standing Committee Chairperson, shall make the Standing Committee's report to the Council.
- (H) Each Standing Committee shall meet at the call of the Standing Committee Chairperson, provided notice is given in accordance with Indiana law.
- (I) The Clerk, or her designee, shall take meeting minutes of all Standing Committee meetings.
- (J) Where applicable, the Council Rules of Procedure shall apply to all Standing Committees.
- (K) Other standing committees of the Common Council shall be created by majority vote by the Council.



Council Action Form

MEETING DATE	February 20, 2023			
TITLE	Request to approve a Resolution adopting the Fiscal Plan for the voluntary annexation (ANX-22-16)			
SUBMITTED BY	Name & Title: Megan Vukusich			
	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)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R022023A	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
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 <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	January 17, 2023 - Proposed 1st Reading / Public Hearing -- City Council February 20, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold the Final Reading for the annexation of the Wood Prooperty, adding an additional 7.9 acres into the City of Fishers.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Fiscal Plan 2. Resolution	



MEMORANDUM

Date: February 20th, 2023

From: Jonah Butler, Dept of Planning & Zoning

To: Members of the City Council

Re: Fiscal Plan – Wood Property Annexation

This document shall serve as the official Fiscal Plan for the Wood 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 adjacent ROW is maintained by Hamilton County and will become the responsibility of the City.

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 \$289,100.00 (land & improvements). Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

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

Sewer service = Summer 2024
 Water service = Summer 2024
 Electricity service (Duke Energy) = Summer 2024
 Phone service (AT&T) = Summer 2024
 Cable service (Comcast) = Summer 2024

(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 March 13, 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 will be installed as required.

(6) “This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed

annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.”

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

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

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

	2022 (0 Homes)	2023 (0 Homes)	2024 (1 Homes)	2025 (1 Homes)	2026 (1 Homes)
City revenue	\$0	\$0	\$1,427.127	\$1,427.127	\$1,427.127

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

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

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

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

Wood, Laura L, Tracey S Gregor & Spencer Thomas Fultz tc

- (B) **“The parcel identification number.”**

14-15-06-00-00-007.000

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

\$289,100 total gross assessed value (January 1, 2022)

\$188,600 assessed value: Land (January 1, 2022)

\$100,500 assessed value: Improvements (January 1, 2022)

RESOLUTION NO. R022023A

**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 7.9 acre 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 January 17th, 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 the Wood 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 the Wood 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 20th day of February, 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 __20th__ day of __February__, 2023 at _____p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

February 20, 2023
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 Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 17 North, Range 5 East, described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 17 North, Range 5 East; thence west 1320.00 feet to a post; thence South 264.00 feet to an iron stake; thence East 1320.00 feet to the intersection of the East line of said quarter section; thence North 264.00 feet to the place of beginning, containing 8 acres, more or less.

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

11359 Cumberland Road, Fishers, IN 46037
14-15-06-00-00-007.000

EXHIBIT B
Graphic Depiction of Real Estate



11359 Cumberland Road, Fishers, IN 46037
14-15-06-00-00-007.000

EXHIBIT C
Fiscal Plan of Real Estate

(separate)



Council Action Form

MEETING DATE	February 20, 2023			
TITLE	Request to approve a voluntary annexation of 8 acres, known as the Wood Property. Subject site is located at 11359 Cumberland Road. Case ANX-22-16			
SUBMITTED BY	Name & Title: Megan Vukusich			
	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)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 011723A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
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 <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	January 17, 2023 - Proposed 1st Reading / Public Hearing -- City Council February 20, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold the Final Reading for the annexation of the Wood Prooperty, adding an additional 7.9 acres into the City of Fishers.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 011723A
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 7.9 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 December 19, 2022, 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 February 20th, 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 the Wood Property.

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

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 7.9 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 Wood Property, 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 5 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 March 17, 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 20th day of February 2023.

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

011723A

YAY

NAY

ABSTAIN

	Todd Zimmerman, President		
	John Weingardt, Vice President		
	C. Pete Peterson, Member		
	Cecilia C. Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, 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 __20th__ day of __February__ 2023, at ____ m.

ATTEST: _____

Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

_____**February 20, 2023**_____
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 Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 17 North, Range 5 East, described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 17 North, Range 5 East; thence west 1320.00 feet to a post; thence South 264.00 feet to an iron stake; thence East 1320.00 feet to the intersection of the East line of said quarter section; thence North 264.00 feet to the place of beginning, containing 8 acres, more or less.

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

11359 Cumberland Road, Fishers, IN 46037
Parcel No. 14-15-06-00-00-007.000

EXHIBIT B
Graphic Depiction of Real Estate



11359 Cumberland Road, Fishers, IN 46037
Parcel No. 14-15-06-00-00-007.000



Council Action Form

MEETING DATE	February 20, 2023			
TITLE	Update to Fishers 2040 Housing & Neighborhoods to add in recommendations from the 2022 Housing Study. TA-23-1			
SUBMITTED BY	Name & Title: Megan Vukusich, 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)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 011723B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☒ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	In 2021 staff hired Urban Partners to complete a citywide Housing Study led by a Housing Taskforce made up of various community stakeholders. The housing study was completed in January 2022 and recommendations were made to City Council. Staff is now bringing forward an amendment to the Fishers 2040 Housing & Neighborhoods chapter to include these recommendations.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Deny
	3.	Continue
	4.	
PROJECT TIMELINE	January 17, 2023 - City Council 1st Reading February 1, 2023 - Plan Commission Public Hearing February 20, 2023 - City Council Final Reading	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council approve.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance 2. Exhibit A - Fishers 2040 Housing Amendment	

3

HOUSING & NEIGHBORHOODS

The Housing and Neighborhoods chapter examines the need for a diverse housing stock which will serve all ages and abilities within the community. It explores future opportunities to maintain and enhance the City's neighborhoods and promote responsible stewardship. Aging infrastructure, shifting demographics and future redevelopment will require the City to adapt its policy framework to changing demands.

INTRODUCTION

The foundation for this chapter was created by the Housing and Neighborhoods Task Force in 2015. That group consisted of nine members from a variety of backgrounds including a high school student, an architect, realtors, an investment executive, a commercial developer, a residential developer and an advocate for housing for all. The members were assigned the task of providing policy recommendations to the Fishers 2040 Steering Committee.

Organization

The housing and neighborhoods chapter draws on the Demand Forecasting and Fiscal Sustainability Analysis completed by Policy Analytics in July, 2014; the Home Buyer and Seller Generational Trends prepared by the National Association of REALTORS in 2014; and, the Community Preference Survey compiled by the Metropolitan Indianapolis Board of REALTORS and the Indianapolis MPO in March, 2013. The highlights of these documents were presented to the task force by staff. This section presents the goals, objectives and action items which were developed by the task force to make Fishers a smart, vibrant and entrepreneurial community.

The Housing and Neighborhoods chapter includes the following components:

Key Findings and Initiatives . Presents the parameters for the recommendations.

Current State of Housing. Provides a snapshot of Fishers housing and neighborhoods currently.

Vision, Goals, Objectives and Actions The task forces synthesis and recommendations for action.



FIVE-YEAR UPDATE

A Housing Subcommittee was convened as part of the five-year update process in 2021 to provide direction for refinements to this chapter including new action items and priority recommendations.

Key Findings and Initiatives

The key findings and initiatives reflect the essential elements needed to design and sustain the innovative housing and enduring neighborhoods.

Connect the Community. Encourage connectivity from neighborhoods to key destinations and between residential neighborhoods.

Promote Sustainability. Promote the use of sustainable practices in new development, redevelopment and the maintenance of property.

Create Sense of Place. Revise the UDO to reflect the changes cited in each policy area to promote creativity, innovation and a strong sense of place.

Enhance PUD Process. Incentivize similar changes to existing PUDs.

Revise PUD Longevity. Add a sunset provision to PUDs moving forward for all developments, so that if the development does not occur within three years, the PUD sunsets and the land returns to its previous zone.

Create Architectural Review Committee. Revise the approval process by adding an Architectural Review Committee to encourage and incentivize creativity in neighborhood design and architectural style.

Offer Architectural Options. Offer a broader menu of options for developers to meet the City's residential architecture standards to invite creativity and innovation.

Incentivize Innovation. Recognize and celebrate innovation with incentive programs, through social media coverage and the presentation of awards.

Revise Open Space Standards. Provide a broader spectrum of options for developers to meet the open space standards including a payment-in-lieu option; incentives to provide less overall open space if the space provided is activated and designing parks that provide multiple functions year round.

Allow for Mixed Use. Establish standards which accommodate mixed use developments.

Promote Reinvestment. Create standards that enable and encourage infill and redevelopment and upgrade infrastructure to current standards as it is repaired or replaced.

Process

In order to develop the recommendations, the members of the 2015 Housing and Neighborhoods Task Force consulted with staff in various City departments including public works, community development, parks and recreation, permits and inspections and engineering. The task force members also met with various consultants such as Policy Analytics, developers, custom builders and production builders. This input was enriched by the discussions of the task force members themselves at the four meetings held during development.



CURRENT STATE OF HOUSING

This section presents an summary of existing conditions, trends, issues and opportunities for housing and neighborhoods. As residents continue to move to Fishers, and the population continues to grow, careful planning to meet a variety of housing needs is critical. In addition, as existing neighborhoods mature, the city must continue to proactively work with residents and neighborhoods to enhance neighborhood vibrancy and character.

Population by Age

Based on the 2019 American Community Survey, the median age of Fishers' residents is 32.8 years of age. This is younger than the state-wide median age of 37.7 years.

The population forecast by age indicates that Fishers will experience a growth in the proportion of adults over age 65, reflecting national trends. In 2015, this group represented approximately 7.5 percent of the total population. By 2040, the percentage of adults over 65 years of age is forecast to be 17.8 percent of Fishers' population. The aging population has significant implications for housing needs, urban form, infrastructure design and age-in-place initiatives.

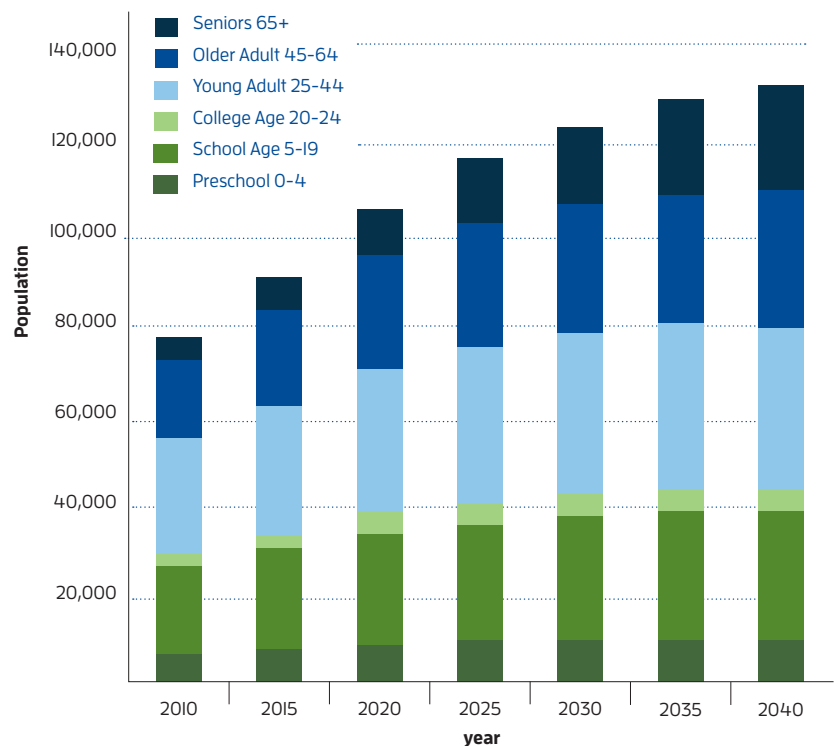
Median Age (2019)

32.8 years

37.7 state-wide

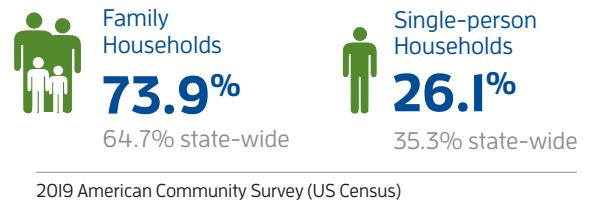
Following national trends, older adults and seniors will be the fastest growing age groups within Fishers in the coming decades.

POPULATION FORECAST BY AGE

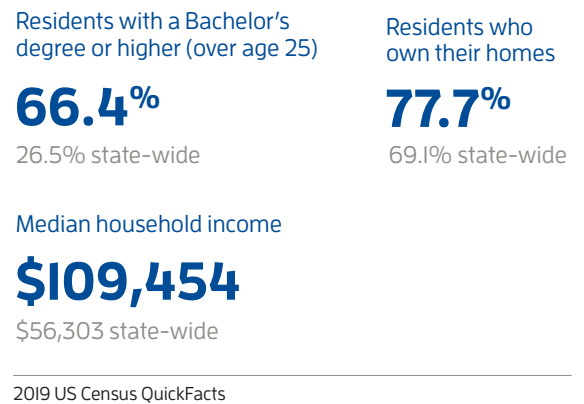


Household Structure

According to the American Community Survey, in 2019, 73.9 percent of households in Fishers reported being a family, which is higher than the state-wide average of 64.7 percent. Also, 26.1 percent of households live alone. The proportion of single-person households mirrors the national trend, as more seniors and millenials live alone. It is anticipated that the variety of housing available in Fishers will continue to evolve, as millennial and baby-boomer generations look for homes that meet their needs.



Education, Median Household Income and Homeownership



As demographics change, community preferences about the types of places where people live and work will likely shift. For instance, demand for quality, low-maintenance living options in walkable settings is expected to remain strong.



Housing units built
after the year 2000

44%

14% state-wide

Median value of owner-
occupied housing

\$264,200

\$141,700 state-wide



Housing Stock

The bulk of the housing stock in Fishers has been built in the past two decades and is in relatively good condition. Reinvestment in renovations and home improvements keep these properties in good repair. Initiatives such as Keep Fishers Beautiful also help with property maintenance. This annual drive is hosted by the city to help residents who are in need of assistance to keep their properties in good repair.

Vacant homes or homes which are not being kept up to municipal standards can be dealt with through enforcement of the Property Maintenance Ordinance. The ordinance was approved in 2014 and provides a mechanism for the City to act, when needed. Fishers does not actively seek out these cases but does respond to complaints by neighbors or by Home Ownership Associations.

Between 2015-2019 the median value of owner occupied housing units was \$264,200 compared to the Indiana median of \$141,700. The median value of homes in Fishers is much higher than the state median. The relatively young housing stock in much of Fishers may partially explain this disparity. Forty-four percent of Fishers' housing stock was built after 2000. By comparison, only 13.6 percent of the housing stock in the state overall was built after 2000.

PLAN SUMMARY

Fishers housing and neighborhoods are designed to create enduring places which offer a range of housing choices and sustain well maintained neighborhoods that retain property values over time.

Purpose

The following goals , objectives and action items were developed by the task force to address the questions assigned to them. The task force presents five goals. They cover key themes of connectivity, creativity, diversity, sustainability, redevelopment, innovation and stewardship.

Goals

- 1. CONNECTED**- To create vibrant neighborhoods that are well connected to key destinations.
- 2. INNOVATIVE** - To encourage, enable and sustain purposeful, innovative open spaces in residential neighborhoods and mixed use developments.
- 3. RESILIENT** - To promote a resilient community through the development of enduring housing, neighborhoods and residential open spaces.
- 4. ACCESSIBLE** - To create a community that is financially, socially and physically accessible.
- 5. SUSTAINABLE** - To create enduring sustainable neighborhoods.

GOALS, OBJECTIVES AND ACTIONS

FIVE-YEAR UPDATE All actions were assessed and updated in 2021. The status of each action is noted with an icon.



Underway (started, but not yet complete)



Future (not started)



Future, then maintenance



Complete



New (Actions added during the 2021 update)



Maintenance (currently occurring on a repeating basis)

Goal I: Connected

To create vibrant neighborhoods that are well-connected to key destinations.



Objective 1.1 To achieve and integrate neighborhoods connectivity, removing barriers and upgrading existing connections.

Status (as of June 2021)

1.1.1. Integrate housing with safe and convenient access to key destinations such as employment nodes, schools and parks for pedestrians, cyclists and motorists. **Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.**



1.1.2. Require the developer to provide the complete network of sidewalks required by the UDO or PUD, to be installed no later than two years after construction started.



1.1.3. Implement the infrastructure priorities of the Bicycle and Pedestrian Plan and the Transportation Plan to ensure connectivity is a priority in all new developments, redevelopment projects and when upgrades are completed in existing developments.



1.1.4. Revise the standards in the UDO to ensure neighborhoods and mixed use developments are required to provide connections to the surrounding residential neighborhoods.



Goal 2: Innovative

To encourage, create, and sustain innovative housing options, neighborhoods, and mixed use developments.



Objective 2.1 To offer a broader range of residential open space options to encourage innovative, purposeful functionality.

Status (as of June 2021)

2.1.1. Ensure open spaces are designed to fulfil purposeful functions within the context of the specific neighborhood, the community and the region.	✓
2.1.2. Require purposeful elements such as storm water management, tree preservation, recreational amenities, art installations, gardens, native plantings and/or linear trails.	✓
2.1.3. Introduce a design award program to recognize, celebrate, and incentivize innovation in the design and/or redesign of housing and neighborhoods. Utilize city media channels to recognize innovation and promote civic pride.	⋮ Rephrased to combine several related actions
2.1.4. Provide an option to lower the overall percentage of open space required in a specific development if it is activated with multiple elements such as public art, recreational amenities, environmental best practices and facilities which promote social interaction for all ages and abilities.	✓
2.1.5. Assess whether it would be appropriate for select commercial developments to contribute to the City's open space network.	✓
2.1.6. Require developers to identify the functions the open space will fulfill and how the design achieves each function. City staff will work with the developer to ensure these functions are met.	↻
2.1.7. Update the existing UDO standards to offer a broader range of options for how the City's residential open space requirements may be met.	✓
2.1.8. Add a payment-in-lieu option when the City determines there is ample open space in close proximity to the new development.	✓
2.1.9. Celebrate innovative residential open spaces in the City's social media publications to incentivize creativity.	Combined with 2.1.3
2.1.10. Revise the UDO to encourage landmark local building materials and the integration of art within new developments.	⋮

Objective 2.2 (new) Be a leader in identifying and addressing housing needs.

2.2.1. Form a housing task force that analyzes housing needs in the City of Fishers and broader housing trends, and makes recommendations to address needs and opportunities.	☰
2.2.2. Evaluate current method of plan review and explore how to improve the system to encourage innovative housing and neighborhood design.	⋮

Goal 3: Resilient

To promote a resilient community through the development of enduring housing, neighborhoods and residential open spaces.



Objective 3.1 To promote vibrant neighborhoods by enabling strategic reinvestments in infrastructure, educating the public about responsible stewardship, incentivizing property maintenance and nurturing civic pride.

Status (as of June 2021)

3.1.1. Upgrade infrastructure in older neighborhoods to current standards when infrastructure is repaired or replaced as outlined in the City's capital improvement plan and, as immediate needs arise.	↻
3.1.2. Revise the standards in the UDO to ensure the use of quality building materials and construction practices.	✓
3.1.3. Assess existing housing stock and neighborhood infrastructure in older residential areas to determine priorities for municipal investment in repair, upgrade and/or replacement of aging infrastructure.	↻
3.1.4. Conduct outreach with residents and Home Owners Associations to inform and encourage maintenance of detention ponds, trails and both green and gray infrastructure.	↻
3.1.5. Incentivize civic pride through awards and City recognition.	Combined with 2.1.3
3.1.6. Research the creation of a revitalization incentive or credit that can be provided to homeowners reinvesting in their homes, neighborhoods and in our community.	☰
3.1.7. Establish a committee to focus on the architecture standards of new construction homes and make recommendations for a revised residential standards to achieve high quality, long-lasting building.	✓
3.1.8. Establish a committee to focus on commercial construction and redevelopment standards for our community and make recommendations on how to employ these standards through economic development, incentives and/or zoning changes. Work with developers and home builders to construct "right-sized" homes at attainable prices, both for-sale and for-rent.	↻
3.1.10. Work with HOA's, homeowners, and landlords to identify needs in existing neighborhoods and create programming or resources for maintenance and revitalization of neighborhoods.	☰
3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.	☰
3.1.12. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).	☰

Objective 3.1 Continued

Status (as of June 2021)

3.1.13. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes, incentives for home purchase cost for public safety employees, teachers, and veterans).



Goal 4: Accessible

To create housing and neighborhoods that are financially, socially and physically accessible to the community.



Objective 4.1 To promote vibrant neighborhoods by enabling development, redevelopment and infill projects that sustain and enrich them.

Status (as of June 2021)

4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).



4.1.2. Review the standards in the UDO to ensure they encourage a diversity of redevelopment, mixed use development and infill. Consider appropriate targeted revisions.



4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single story living. Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.



4.1.4. Create well connected neighborhoods with links to adjacent neighborhoods, parks, employment nodes, schools and other key destinations.



4.1.5. Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.



GOAL 5: Sustainable

To create enduring sustainable neighborhoods.

Objective 5.1 To encourage neighborhoods that are physically, economically and environmentally sustainable that will endure for future generations.



Status (as of June 2021)

5.1.1. Review the standards in the UDO and in other City ordinances to ensure lasting, sustainable building materials are required. Identify and revise any standards that don't meet this goal.	✓
5.1.2. Explore incentives to encourage timely property maintenance.	⋮
5.1.3. Revise the UDO to encourage the use of low impact development (LID) practices in the design, construction and maintenance of residential neighborhoods, redevelopment sites and in mixed use areas.	⋮
5.1.4. Celebrate entrepreneurial developers and builders who introduce innovation in Fishers' housing sector and in the City's neighborhoods.	Combined with 2.1.3
5.1.5. Develop a set of best practices the City should pursue to conserve and protect Fishers' natural systems.	⋮
5.1.6. Monitor emerging trends in energy technologies to assess whether new products or practices could help to optimize resource management in Fishers.	⋮
5.1.7. Revise UDO to encourage connectivity of natural areas and open space and recreational amenities to neighborhoods.	✓
5.1.8 Revise the UDO to promote green building practices to maximize energy efficiency, waste reduction, pollution prevention and occupant health.	✓



Fishers 2040 Update | Housing and Neighborhoods Chapter

The following is a list of updates to the Fishers 2040 plan based on the 2021/22 Housing Needs Analysis & Strategy recommendations. Several recommendations aligned with actions already identified in the plan. Proposed updates are in red.

Encourage development of a variety of senior housing units

- HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices **in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities). Evaluate the potential of mixed-income development schemes.**
- **NEW! HN 4.1.5. Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.**
- HN 3.1.9. Expand the matching grant program or establish separate grant programs to fund home repairs, including exterior repairs for owner occupied and rental properties; to developers to provide new affordable housing or to renovate existing housing that meets affordability criteria; and to retrofitting of existing housing for ADA or universal access.
- HN 4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single-story living. **Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.**

Encourage development of housing types to attract and retain young adults

- HN 3.1.18. Evaluate the mix of new housing developments and needs on a regular basis. **Work with developers and home builders to construct “right-sized” homes at attainable prices, both for-sale and for-rent.**
- HN 1.1.1. Create well-connected neighborhoods with safe and convenient access to key destinations such as employment nodes, adjacent neighborhoods, schools, and parks for pedestrians, cyclists and motorists. **Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.**

Maintain a high-quality rental housing stock

- HN 3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.
- **NEW! HN. 3.1.12. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).**
- **NEW! HN 3.1.13. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).**

Comparison of Urban Partners recommendations vs. Fishers 2040 Actions

Urban Partners:		Fishers 2040:
Senior Housing	Increase the supply of new lower-maintenance housing in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).	HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices <i>in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities).</i>
	Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.	NEW! HN 4.1.5. Institute sensible building and zoning regulations for accessory dwelling units for households interested in intergenerational living arrangements.
	Offer technical and financial assistance for senior home modifications for households interested in aging-in-place. Financial incentives may include smaller cash grants for emergency repairs and real estate tax abatements for eligible low-income seniors.	HN 3.1.9. Expand the matching grant program or establish separate grant programs to fund home repairs, including exterior repairs for owner occupied and rental properties; to developers to provide new affordable housing or to renovate existing housing that meets affordability criteria; and to retrofitting of existing housing for ADA or universal access.
Young Adults	Work with developers and home builders to construct “right-sized” homes at attainable prices, both for-sale and for-rent. An example of a “right-sized” home is a 3-bed/2.5 bath home with 1,800 SF of living space.	HN 3.1.18. Evaluate the mix of new housing developments and needs on a regular basis. <i>Work with developers and home builders to construct “right-sized” homes at attainable prices, both for-sale and for-rent.</i>
	Examine and modify current zoning in areas deemed necessary to ensure developers can build denser residential structures such as such as apartments, townhomes, and condominiums by right.	HN 4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices within a given neighborhood.
	Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles. (These features, or lack of, influence our perceptions and our decision to walk to and from destinations: sidewalk width, building height, traffic volumes/speed, tree canopy, and street width. Excerpt from Urban Design Qualities to Encourage Walkability published by the National Association of Realtors).	HN 1.1.1. Create well-connected neighborhoods with safe and convenient access to key destinations such as employment nodes, adjacent neighborhoods, schools, and parks for pedestrians, cyclists and motorists. <i>Ensure that homes located in mixed-use environments properly integrate design features that promote walkability and decreased dependence on automobiles.</i>
Rental Stock	Initiate a rental registration program to ensure code compliance and proper tenant protection.	HN 3.1.11. Form a rental and landlord registry to help monitor property conditions to make sure that rental properties are being properly maintained.

	Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).	<i>NEW! HN. 3.1.12. Maintain a real-time inventory of rental homes along with key property information (such as name of the owner, current mailing address, history of violations, etc.).</i>
	Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).	<i>NEW! HN 3.1.13. Evaluate the feasibility of instituting an incentive to de-convert single-family rentals into homeownership (e.g., a tax abatement for older homes requiring a minimum monetary threshold in repairs that may be jointly marketed and administered with a grant program for home repairs for owner occupied homes).</i>
Affordable Housing	Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.	HN 4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no step entryways and single-story living. <i>Work with social service providers and housing development organizations to provide homes for senior and low-to-moderate income households with disabilities and special needs.</i>
	Collaborate with the Indiana Housing & Community Development Authority (IHCDA), County agencies and local private/non-profit housing development organizations to build new income-restricted rental units in amenity-rich areas. Evaluate the potential of mixed-income development schemes.	HN-4.1.1. Integrate a variety of housing including affordable, senior living, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices <i>in walkable, amenity-rich neighborhoods with design features that are suitable for senior living (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities). Evaluate the potential of mixed-income development schemes.</i>

ORDINANCE NO. 011723B

**AN ORDINANCE OF THE COMMON COUNCIL FOR THE CITY OF FISHERS
AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA (2040 PLAN)**

WHEREAS, this is an ordinance to amend the text of the Comprehensive Plan for the City of Fishers, Hamilton County, Indiana (“City”), as originally adopted on or around March 21, 2016, Ordinance 032116C, and as amended by Ordinance 081522B (collectively, the “Comprehensive Plan”).

WHEREAS, the City (the “Petitioner”), seeks to amend the Housing and Neighborhoods standards within the Comprehensive Plan, all as further described on Exhibit A, attached hereto and incorporated herein (the “Housing Amendment”);

WHEREAS, the Plan Commission has conducted a public hearing on Docket No. TA-23-1 as required by law regarding the Housing Amendment;

WHEREAS, the Plan Commission at its February 1, 2023 meeting sent a favorable recommendation to the Common Council for the City of Fishers (“City Council”) by a vote of 7 in favor and 0 opposed with the recommendation to add evaluating incentives for home purchase costs for public safety employees, teachers, and veterans; and

WHEREAS, pursuant to Ind. Code §36-7-4 *et. seq.*, the City Council hereby desires to adopt the Housing Amendment.

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

- Section 1. The Comprehensive Plan is hereby amended in accordance with the Housing Amendment, as further described by Exhibit A, which is attached hereto and incorporated herein.
- Section 2. All other provisions of the Comprehensive Plan no in conflict with or specifically changed by this Housing Amendment shall remain in full force and effect.
- Section 3. This Ordinance shall be of full force and effect from and upon its adoption and in accordance with Indiana law.
- Section 4. UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

ORDINANCE NO. 011723B

SO ORDAINED, by the Common Council for the City of Fishers, Hamilton County, Indiana, meeting this 20th day of February, 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 20th day of February, 2023 at _____ p.m.

ATTEST: _____

Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

February 20, 2023
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
[Housing Amendment]



Council Action Form

MEETING DATE	February 20, 2023			
TITLE	Request to approve a voluntary annexation of 0.48 acres, known as the Ren property. Subject site is located at 10031 E. 126th St. Case ANX-23-1			
SUBMITTED BY	Name & Title: Megan Vukusich			
	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)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 022023A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
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 <i>Deny Approval</i> Option)	1.	Hold 1 st Reading and a Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	February 20, 2023- Proposed 1st Reading / Public Hearing -- City Council March 20, 2023 - Proposed Fiscal Plan / Final Reading -- City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1st Reading and a Public Hearing for the annexation of the Ren Property.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 022023A
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 0.48 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 February 20, 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 March 20, 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 the Ren Property.

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

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 0.48 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 Ren Property, 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 3 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 April 20, 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 20th day of March 2023

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

YAY

NAY

ABSTAIN

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

Exhibit A
Legal Description of Real Estate

EXHIBIT A

Part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning on the north line of the Northwest Quarter of the Northwest Quarter of Section 32, Township 18 North, Range 5 East, 1156.39 feet North 89 degrees 00 minutes 03 seconds East (assumed bearing) from the Northwest corner thereof; thence North 89 degrees 00 minute4s 03 seconds East on and along the North line of said Northwest Quarter 162.00 feet to an existing stone On the North line of said Northwest Quarter, which is 4.03 feet South 89 degrees 00 minutes 03 Seconds West from the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 39 minutes 34 seconds East, 188.20 feet; thence South 89 degrees 00 minutes 03 Seconds West parallel with said North line, 162.00 feet; thence North 00 degrees 39 minutes 34 Seconds West, 188.20 feet to the place of beginning.

EXCEPT that part as described on Quitclaim Deed recorded November 9,2010 as Instrument No, 2010059293 in the Office of the Recorder of Hamilton County, Indiana being more particularly described as follows:

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning on the North line of the said Quarter-Quarter Section North 89 degrees 30 minutes 21 seconds East 1,318.39 feet from the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 30 minutes 21 seconds East 3.80 feet along said North line to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 01 minute 32 seconds East 61.93 feet along the East line of said Quarter-Quarter Section to a point; thence North 84 degrees 47 minutes 01 second West 3.64 feet to A point; thence North 00 degrees 11 minutes 28 seconds West 61.56 feet to the point of beginning And containing 0.005 acre, more or less, inclusive of the presently existing right of way of 126th Street Which contains 0.001 acre, more or less, for a net additional taking of 0.004 acre more or less.

ALSO EXCEPT that part as described on Warranty Deed recorded November 9,2010 as Instrument No. 2010059292 in the Office of the Recorder of Hamilton County, Indiana being more particularly described as follows:

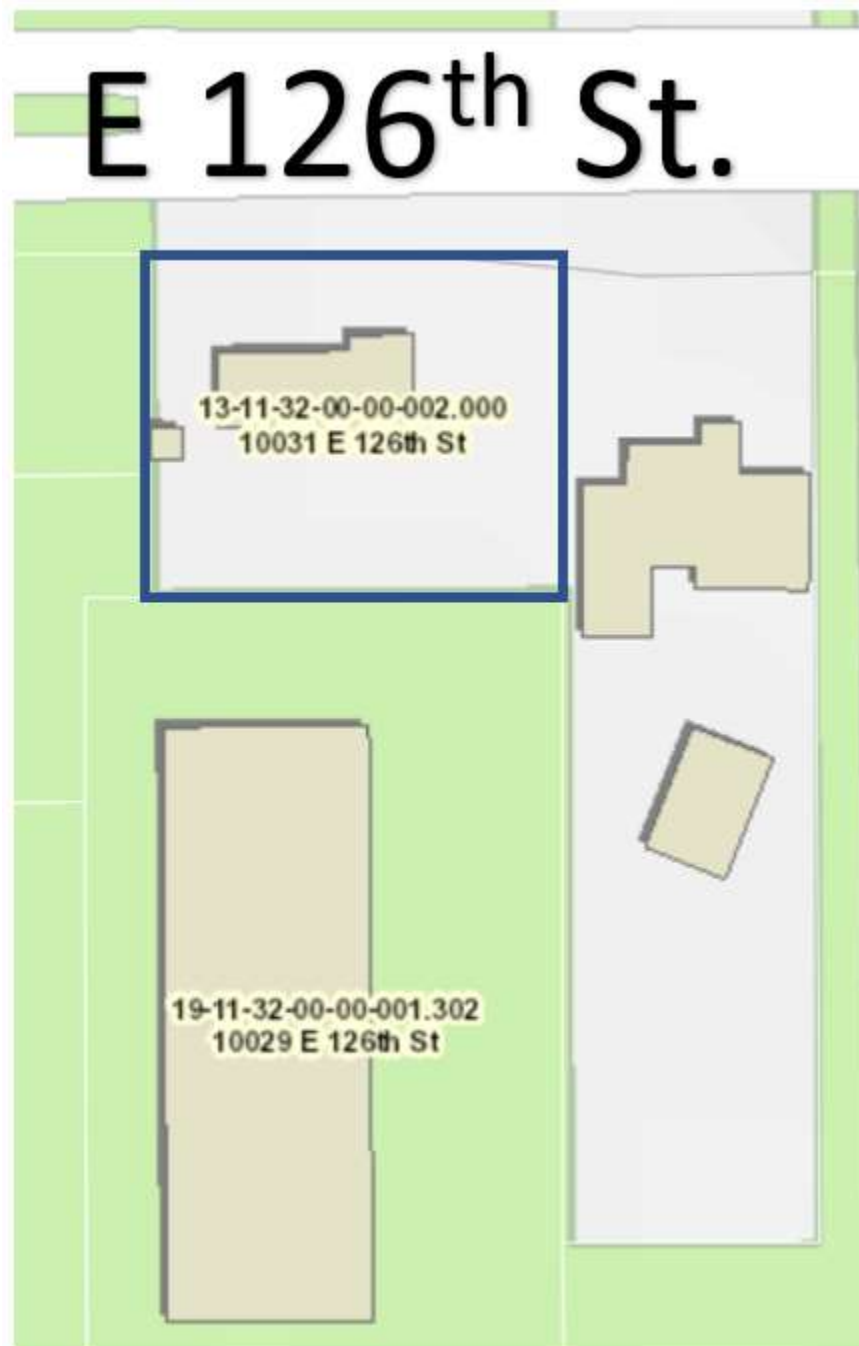
A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows: Beginning on the North line of the said Quarter-Quarter Section North 89 degrees 30 minutes 21 seconds East 1,318.39 feet from the Northwest corner of said Quarter-Quarter Section, which point of beginning is the Northwest corner of the grantors; lang; thence North 89 degrees 30 minutes 21 seconds East 162.00 feet along the North line of said Quarter-Quarter Section to the Northeast corner of the grantors' land ; thence

South 00 degrees 11 minutes 28 seconds East 61.56 feet along the East line of the grant's land
thence North 84 degrees 47 minutes 01 second West 65.98 feet to a point; thence South 89 degrees
30 minutes 21 seconds West 96.32 feet to a point on the West line of the grantors' land; thence North
00 degrees 11 minutes 28 seconds West 555.00 feet along said West line to the point of beginning and
Containing 0.210 acre, more or less, inclusive of the presently existing right of way of 126th Street
Which contains 0.061 acre, more or less, for a net additional taking of 0.149 acre more or less.

This conveyance is subject to all rights-of-way, easements, agreements, restrictions and limitation of
record; and all real estate taxes due and payable after the date of this instrument.

10031 E 126th St.
13-11-32-00-00-002.000

EXHIBIT B



10031 E 126th St.
13-11-32-00-00-002.000



Council Action Form

MEETING DATE	February 20, 2023			
TITLE	Request to approve a vacation of a portion of an existing sanitary easement to allow for a building addition to the IU Health Fishers Hospital located at 13000 E. 136 th Street. Case #VAC-23-1			
SUBMITTED BY	Name & Title: Megan Vukusich			
	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)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #: 022023B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	Jeff Bischoff of JPS Consulting Engineers is requesting Council approval to vacate a portion of an existing sanitary easement on the IU Heal Fishers property in order to construct an addition to the existing facility.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading
	2.	Continue
	3.	Take no action
	4.	Suspend the rules and hold First Reading, Public Hearing and Final Reading
PROJECT TIMELINE	Feburary 20, 2023 - Proposed First Reading at Council March 20, 2023 - Proposed Final Reading at Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council suspend the rules and and hold First Reading, Public Hearing and Final Reading on February 20, 2023.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

Cross Reference: Saxony Medical Park Secondary Plat
Plat Cabinet 4, Slide 569
Instrument No. 2009-064869

ORDINANCE NO. 022023B
**AN ORDINANCE VACATING A PORTION OF AN
EASEMENT IN THE CITY OF FISHERS. HAMILTON
COUNTY. INDIANA**

WHEREAS, Indiana University Health, Inc., f/k/a Clarian Health Partners, Inc. ("IU Health"), is the owner of the property affected by the vacation, and more specifically described in **Exhibit A**, attached hereto and incorporated herein (the "Real Estate");

WHEREAS, to complete construction of the proposed project, a portion of a Sanitary Sewer Easement (S.S.E.) within the Saxony Medical Park Secondary Plat (Plat Cabinet 4, Slide 569, Instrument No. 2009-064869) must be vacated;

WHEREAS, the Council now desires to vacate the areas of the easement depicted in **Exhibit A** attached hereto and incorporated herein (the "Vacation Area");

WHEREAS, a public hearing on this matter has been held consistent with and pursuant to Ind. Code § 36-7-3-16; and

WHEREAS, no remonstrance or objection to this matter has been filed by any party.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana acting pursuant to the authority granted to it by Ind. Code § 36-7-3-16 as follows:

1. The Council hereby determines the following:
 - (a) vacation of the proposed Vacation Area will not hinder the growth or orderly development of the unit or neighborhood in which the Vacation Area is located or to which the Vacation Area is contiguous; and
 - (b) vacating the proposed Vacation Area does not make access to the lands of any person by means of public way difficult or inconvenient; and vacating the proposed Vacation Area does not hinder the public's access to a church, school, or other public building or place.
2. The Vacation Area is hereby vacated.
3. This Ordinance shall be in full force and effect upon adoption.
4. This Ordinance shall be recorded in the Office of the Hamilton County, Indiana Recorder.

DULY PASSED AND ADOPTED by the Common Council of the City of Fishers
on this ____ day of _____, 20__.

**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 _____ 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: Samuel J. Arena, Indiana University Health, Inc., 950 N. Meridian Street,
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." Samuel J. Arena.

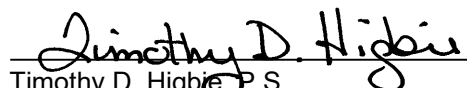
EXHIBIT A

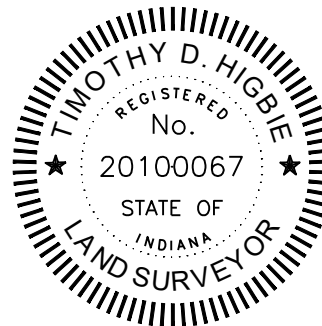
SAXONY MEDICAL PARK EASEMENT RELEASE AREA

Part of a 20-foot wide Sanitary Sewer Easement in Block 1 of the Final Plat of Saxony Medical Park, a subdivision in Fall Creek Township, recorded November 10th, 2009 as Instrument number 2009064869, in the office of the Hamilton County Recorder all in Hamilton County, Indiana described as follows:

Commencing on the West line of said Block 1, at the Northwest corner of the East half of the Northwest quarter of Section 26, Township 18 North, Range 5 East as shown of said plat; thence along the West line of said Block 1 South 00 degrees 14 minutes 30 seconds East 599.98 feet to the Southwest corner of said Block 1; thence along the South line of said Block 1 North 89 degrees 45 minutes 30 seconds East 1261.06 feet to the West line of a 25-foot wide sanitary sewer easement; thence with said easement for the next two (2) calls: 1.) thence North 00 degrees 00 minutes 53 seconds East 258.16 feet; 2.) thence North 60 degrees 56 minutes 19 seconds West 94.29 feet; thence North 29 degrees 03 minutes 41 seconds East 2.50 feet; to the Southwest line of a 20-foot wide sanitary sewer easement; thence with said North 60 degrees 56 minutes 19 seconds West 289.43 feet to the POINT OF BEGINNING; thence North 60 degrees 56 minutes 19 seconds West 26.50 feet; thence North 29 degrees 03 minutes 41 seconds East 20.00 feet; thence South 60 degrees 56 minutes 19 seconds East 26.50 feet; thence South 29 degrees 03 minutes 41 seconds West 20.00 feet to the POINT OF BEGINNING, containing 530.00 square feet.

Per Section 3,. IC 25-21.5-9-9: The above description was prepared by Timothy D. Higbie, P.S. #20100067, Survey First LLC, and was based on a survey and plat prepared by Timothy D. Higbie, P.S. recorded as Instrument number 2009064869.


Timothy D. Higbie, P.S.
Indiana Land Surveyor #20100067



NOTE: THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. IT IS AN EXHIBIT OF A EASEMENT DESCRIPTION ONLY.

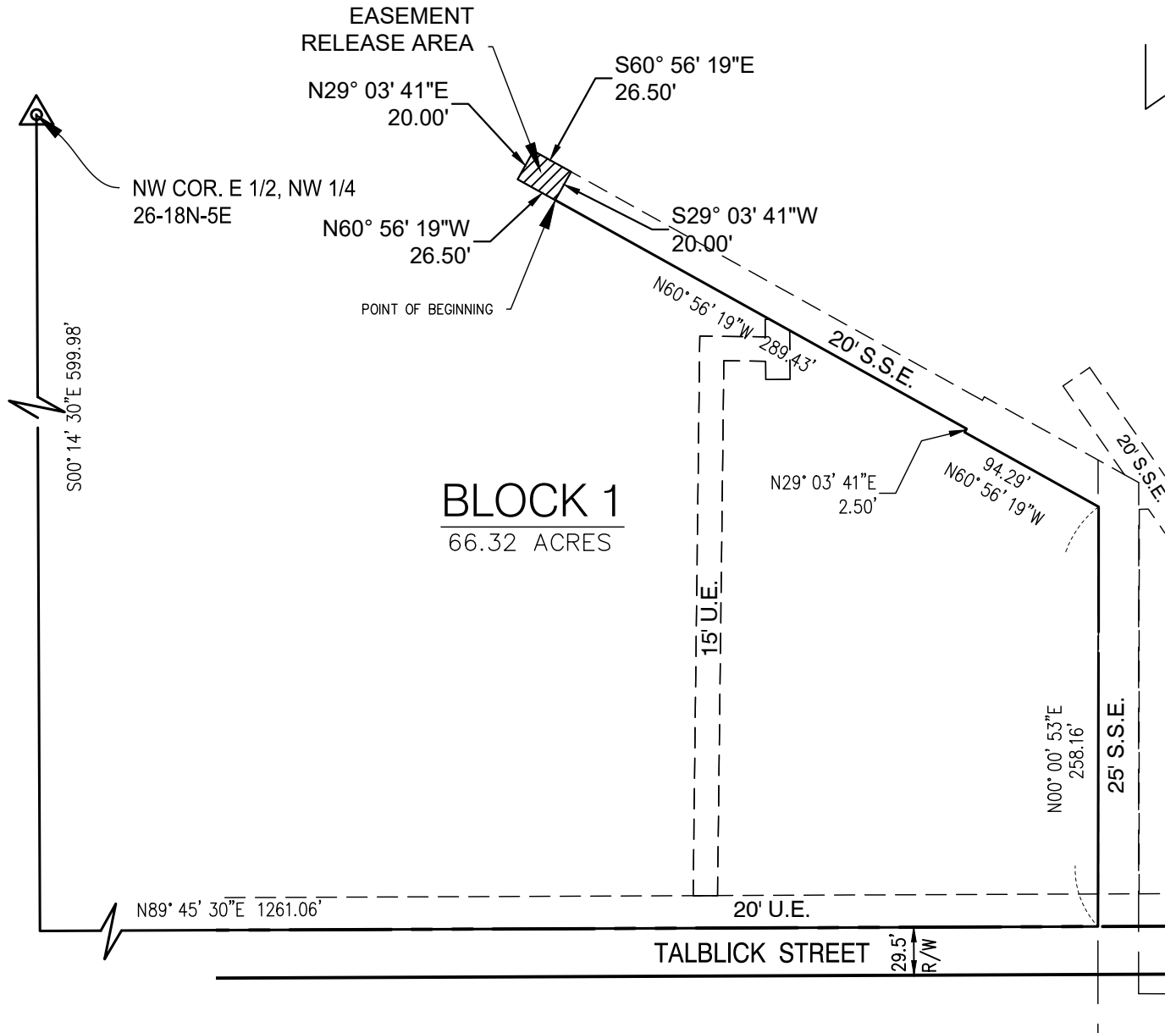
SURVEY FIRST LLC

Surveying • Engineering • 3D Laser Scanning • Modeling
25 West Marion Street Danville, IN 46122

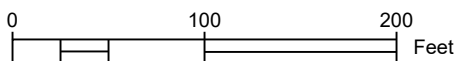
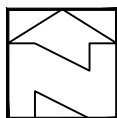
Job No.: 2022-0082	Drawn By: TDH	SHEET # 1 OF 2
Drawn Date: 11/16/2022		

EXHIBIT A

SAXONY MEDICAL PARK EASEMENT RELEASE AREA



NOTE: THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. IT IS AN EXHIBIT OF A STRIP EASEMENT DESCRIPTION ONLY.



SURVEY FIRST LLC

Surveying • Engineering • 3D Laser Scanning • Modeling
25 West Marion Street Danville, IN 46122

Job No.: 2022-0082	Drawn By: TDH	SHEET #
Drawn Date: 11/16/2022	Scale: 1" = 100'	2 OF 2



Council Action Form

MEETING DATE	February 20, 2023			
TITLE	Consideration of a text amendment to the Unified Development Ordinance (UDO). Case #TA-23-2			
SUBMITTED BY	Name & Title: Megan Vukusich, Director 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)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 022023C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The City of Fishers requests an update to the Unified Development Ordinance (UDO) Section 8.4.3. Ownership, Operation, & Maintenance to add the following language: "All open space, common area and amenities shall be owned, operated and maintained in perpetuity by an owners' association, condominium association, or similar legal entity. A legally binding mechanism shall be utilized to collect fees to maintain all common areas as originally designed and committed to the City. ***Amendment***The legal entity shall allow changes to the declaration of covenants, conditions, and/or restrictions by an affirmative vote in excess of 50% of the owners of the properties covered by the agreement."	
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.	Take No Action
	4.	
PROJECT TIMELINE	February 20, 2023 - 1st Reading at City Council March 1, 2023 - Public Hearing at Plan Commission March 20, 2023 - Final Reading at City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council hold 1 st reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 022023C
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF
THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

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

WHEREAS, the City’s Plan Commission has conducted a public hearing on _____ for case _____ as required by law in regard to the text amendment; and

WHEREAS, the Plan Commission at its _____ meeting sent a _____ recommendation to the Fishers City 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, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

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

Section 2. PURPOSE STATEMENT. The purpose of this ordinance is to add regulatory language in the furtherance of the overall Purpose & Intent provisions of Section 1.2.2. (UDO Introductory Provisions).

Section 3. CHANGES TO THE UDO REGULATIONS. The following sections of the UDO regulations shall be changed, as follows:

Sec. 8.4.3. Ownership, Operation, & Maintenance

All open space, common area and amenities shall be owned, operated and maintained in perpetuity by an owners’ association, condominium association, or similar legal entity. A legally binding mechanism shall be utilized to collect fees to maintain all common areas as originally designed and committed to the City. **The legal entity shall allow changes to the declaration of covenants, conditions, and/or restrictions by an affirmative vote in excess of fifty (50%) percent of the owners of the properties covered by the agreement.**

ORDINANCE NO. 022023C

SO ORDAINED by the Common 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		
	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 _____ 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	February 20, 2023			
TITLE	Consideration of a rezone of 60.5 acres from Marina PUD (PUDM) to Open Space (OS) for the Geist Waterfront Park. Case #RZ-23-1			
SUBMITTED BY	Name & Title: Megan Vukusich, Director 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)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 022023D		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ 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	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	With the park's grand opening, the City of Fishers is seeking a rezone of the property to the standard Open Space (OS) zoning district that governs all other public parks in Fishers.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1st Reading
	2.	Continue
	3.	Take No Action
	4.	
PROJECT TIMELINE	February 20, 2023 - 1 st Reading at City Council March 1, 2023 - Public Hearing at Plan Commission March 20, 2023 - Final Reading at City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends City Council hold 1 st reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance	

ORDINANCE NO. 022023D
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

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

WHEREAS, the City’s Plan Commission has conducted a public hearing on March 1st, 2023 for case RZ-23-1 as required by law in regard to the proposal to amend the City’s Official Zoning Map to designate the real estate identified on Exhibit A, attached hereto and incorporated herein (the “Real Estate”), as within the Open Space (OS) zoning district; and

WHEREAS, the Plan Commission at its March 1st meeting sent a _____ recommendation to the Fishers City Council by a vote of ____ in favor and ____ opposed; and

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

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

Section 1. Declaration. The City’s Official Zoning Map is hereby amended to designate the Real Estate as within the Open Space (OS) zoning district.

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

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

ORDINANCE NO. 022023D

SO ORDAINED by the Common 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		
	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 _____ 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



EXHIBIT A

Legal Description

EXHIBIT B

Location Map

