

City Council Meeting
Regular Meeting
August 16, 2021

BOARD/COMMISSION: City Council Meeting

DATE: 08/16/2021

DIRECTIONS: [Fishers City Hall](#)

REGULAR CITY COUNCIL MEETING, 7:00 p.m., City Hall Auditorium

1. Meeting Called to Order with the Pledge of Allegiance

- Selina Stoller called the meeting to order. Present were John Weingardt, Jocelyn Vare, Todd Zimmerman, Crystal Neumann, Brad DeReamer, Cecilia Coble, and Pete Peterson. David George was absent. Others present were: Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Chris Greisl, Lisa Bradford, Megan Baumgartner, Monica Heltz, Megan Schaefer, David Giffel, Larry Lannan, Andrea Davis, Karl Evert, Garen Waters, Larry Cannaday, Lilli Hazard, Jim Hazard, Abraham Wondergem, Amber Garcia, Marna Howard, Anne Kelly, Jay Allor Jr., Tracy Gaynor, Ed Gebhart, Mike Taylor, Mike Johnson, Mike Pedersen, Steve Orusa, Tony Bagato, Scott Baldwin, Steve Hardin, Tom Weger and Sarah Sanquist.

2. Announcements:

- None

3. Proclamations:

- None

4. Presentations:

- a. **Police Department:** Swearing in of officers Chief Ed Gebhart sworn in the following officers: David Tatter, Christain Poole, Jasmeet Singh, Brandon Taylor, Tea'wanda Wrespress, Kyle Johns, Christopher Snodgrass, and Matthew Madden

5. Finance Committee Report:

- John Weingardt gave a brief report on the finance committee meeting, John congratulated Lisa Bradford and her staff for another year well done.

6. Council Subcommittee Report:

- Selina Stoller gave a brief report on the meeting that was held in June.
- Selina, John Weingardt, Cecilia Coble and Crystal Neuman were on the committee.
- Documents are being prepared by Chris Greisl for review.

Monica Heltz gave a report on COVID. See the attached presentation: [Presentation](#)

- The DELTA variant is two times more transmittable.
- The numbers are continuing to go up.
- In the past 14 days there are 313 new positives.
- 75.10% of the Fishers population are fully vaccinated.

7. Consent Agenda:

- a. Request to approve the previous meeting minutes for the [Work Session from July 19, 2021](#) and [Regular Meeting from July 19, 2021](#)
- b. **R081621** - 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

Economic Development

8. **R081621B** - Confirmatory Resolution Designating Certain Property as an Economic Revitalization Area and Authorizing Abatement (Stevanato) **Public Hearing:** [Council Action Form](#) | [Exhibit A](#) | [Resolution](#) ***Signed Adoption***
 - Megan Baumgartner made her presentation to the city council members.
 - Selina Stoller opened the meeting for the Public Hearing. No one came forward and the Public Hearing was closed.
 - Pete Peterson made a motion to approve resolution **R081621B**. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
9. **R081621C** - A Resolution Approving a Project Agreement with Envoy 106 Fishers, LLC (Highline): [Council Action Form](#) | [Exhibit A](#) | [Resolution](#) ***Signed Adoption***
 - Megan Baumgartner made her presentation to the city council members.
 - Steve Hardin also spoke.
 - Jocelyn stated I am voting NO to this project agreement. For the meeting record, I'll state the reasons why." (1) I learned about this project for the very first time only three business ago. I don't know why this was the case. But it is unacceptable. Although I tried my best, I cannot fulfill my responsibility to fully evaluate the project and gather citizen feedback with the time I was given. (2) I am not yet convinced that the city's proposed \$10 million investment in Tax Increment Financing to support this developer's project is necessary or wise. (3) State Senator Scott Baldwin is the project developer's CEO. He is an elected official who represents Fishers. Senator Baldwin's connection to this project was not presented to our citizens with transparency."
 - John Weingardt said we are agreeing to the project agreement tonight (financial agreement) and not the rezone. There is a process it goes through and there will be a public hearing. John said he is not a big fan of apartments, but he is comfortable with this. He drives by the area every day. There are funds that will go to the schools. The developer is responsible for the bonds not the city. When you look for a candidate to lend money to for projects like these you look for good credit, good collateral, and good character. John listed Senator Baldwin's accomplishments and character attributes.
 - Crystal Neumann said when she spoke to the developers in June, she looked for sustainability with things like solar panels, charging stations and LED lighting. None of this was included in the project.
 - Pete Peterson made a motion to approve resolution **R081621C**. Todd Zimmerman seconded the motion. Pete Peterson, John Weingardt, Todd Zimmerman, Selina Stoller and

Cecilia Coble voted YAY. Jocelyn Vare and Crystal Neumann voted NAY. David George was absent. The vote was 5 YAY and 2 NAY. The motion passed.

Budget/Financial

- 10. 081621** - An Ordinance of the Common Council of the City of Fishers, Indiana, Authorizing the Issuance of Sewer Works Revenue Bonds to procure funds to finance the acquisition of Sewer Works and Related Assets from Hamilton Southeastern Utilities Inc., The issuance and sale of bond anticipation notes in anticipation of the issuance and sale of such bonds, and collection, segregation and distribution of the revenues of such sewage works and other related matters - **1st Reading:** [Council Action Form](#) | [Ordinance](#)
- Chris Greisl and Lisa Bradford made their presentation to the city council.
 - See the attached presentation: [Presentation](#)
 - Pete Peterson made a motion to have the 1st Reading.
- 11. R081621A** - A Resolution of the Common Council of the City of Fishers, Indiana, approving certain matters in connection with an amendment to the declaratory resolution for the consolidated Fishers/I-69 Economic Development Area: [Council Action Form](#) | [Exhibit A](#) | [Exhibit B](#) | [Resolution](#)
Signed Adoption
- Lisa made her presentation to the council members.
 - Pete Peterson made a motion to approve resolution **R081621A**. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Planning & Zoning

- 12. 081621A** - An Ordinance Amending Chapter 96 of the City of Fishers Code of Ordinances regarding Park Impact Fees - **1st Reading:** [Council Action Form](#) | [Exhibit A](#) | [Ordinance](#)
- Sarah Sandquist made her presentation to the city council members.
 - See attached Presentation: [Presentation](#)
 - Pete Peterson made a motion to have the 1st Reading on ordinance 081621A
- 13. 071921** - Consideration of a rezone of 60 acres from R-2 to PUD-R. Property is located on the east side of Florida Rd, north of 113th Street. Project is known as the Milford Park PUD, case #RZ-21-5 - **Final Reading:** [Council Action Form](#) | [Petitioner's Packet](#) | [Ordinance](#) **Signed Adoption**
- Megan Schaefer made her presentation to the city council members.
 - Pete Peterson made a motion to approve ordinance **071921**. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
- 14. 071921A** - Consideration of a rezone of 107 acres from R-2 to PUD-R. Property is located on the west side of Florida Rd, north of 113th Street. Project is known as the Cove at Thorpe Creek PUD, case #RZ-21-6 - **Final Reading:** [Council Action Form](#) | [Petitioner's Packet](#) | [Ordinance](#) **Signed Adoption**
- Megan Schaefer made her presentation to the city council members.
 - Pete Peterson made a motion to approve ordinance **071921A**. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
- 15. 071921B** - Consideration of a Text Amendment to the Nickel Plate District Code, Figure 1.4. Building Types, to require newly constructed residential dwellings to remain residential for three (3) years prior to a residential conversion to commercial - **Final Reading:** [Council Action Form](#) | [Ordinance](#) **Signed Adoption**
- Megan Schaefer made her presentation to the city council members.

- Pete Peterson made a motion to approve ordinance **071921B**. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

REGULAR ITEMS

16. Any other Unfinished / New Business

- None

17. Community Comment

- David Giffel comments were related to R081621C. He does not like having more apartments or the \$10M incentives.
- Carl Everett has concerns about the round-a-bout at 106th and Lantern Road. It is already congested and having this development will cause more congestion. The infrastructure needs to be addressed first. There are already vacant retail and apartments in that area.
- **SEE ATTACHED ADDITIONAL COMMENTS: [COMMENTS](#)**

18. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk

Form Name: Public Meeting Comment Form
Submission Time: August 16, 2021 8:49 am
Browser: Mobile Safari 14.1.1 / iOS
IP Address: 69.174.135.200
Unique ID: 847890824
Location: 40.422401428223, -86.803100585938

Name Amber Garcia

Address 14602 Foggy Glen Way
Fishers, IN 46037

Email amber.garcia.msw@gmail.com

Subdivision or business name Fishers Coalition for Inclusion and Equity

Please select the meeting to which you would like to submit a public comment City Council Meeting - 8/16/21 at 7 p.m.

Is this comment regarding 5G cell tower deployment? No

Project Name/Number Public Comment

City Council Meeting With the growth of Fishers and its diversity, Fishers was moving forward with promoting Diversity, Equity, and Inclusion by offering Interrupting Racism Classes in which the community could attend. Many community members openly expressed their support of the Classes and were working towards finding ways to be more open to different cultures and beliefs. These classes were canceled with no community input. Can you explain why Fishers chooses to no longer provide these courses to community members.

Form Name:	Public Meeting Comment Form
Submission Time:	August 16, 2021 10:00 am
Browser:	Chrome 92.0.4515.131 / Windows
IP Address:	38.109.189.48
Unique ID:	847925311
Location:	40.318698883057, -86.468803405762

Name	Timothy Ziegler
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Address	7706 Madden Dr. Fishers, IN 46038
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Email	tbziegler@yahoo.com
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Subdivision or business name	Sunblest
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Please select the meeting to which you would like to submit a public comment	City Council Meeting - 8/16/21 at 7 p.m.
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Is this comment regarding 5G cell tower deployment?	No
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Project Name/Number	R081621C
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City Council Meeting	<p>First, I would like to thank the City Council for allowing comments to citizens that cannot attend City Council meetings. My comment is regarding the TIF of over \$10 million that the city is planning on providing to the developers at Envoy for their new project off of 106th Street. As a community, we have high rents, housing shortages, elevated real estate values, and saturated student populations. Why in this environment is the city planning on subsidizing a real estate project. If in this strong economy a developer cannot finance their own project, then when can they? Does the City of Fishers really need to finance help finance this project or is this just a case of doing business as usual. If Envoy cannot finance this project on their own, then perhaps the city shouldn't be backing this deal to begin with.</p>
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FYI, a current studio apartment at Envoy's Spark Apartments in the Nickel Plate District leases for over \$1,000/mo. I think Envoy will do just fine without the City of Fisher's TIF.

Would you like to receive email communications and updates from the City of Fishers?	Yes
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CITY COUNCIL SIGN IN SHEETS OF PAGES

DATE: August 16, 2021

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1 DAVID GIFFEL	10736 Pine Bluff Dr Fishers
2 Larry Latus Nixon	
3 Andrea Davis	12433 Traverse Pl
4 KARL EVERT	9006 GLASS CHIMNEY LANE
5 Garen Waters	9544 N 200W, Fortville, IN 46040
6 LARRY CANNADAY	11990 FLORIDA RD, FORTVILLE IN 46040
7 Lilli Hazard	Fishers
8 Jim Hazard	"
9 Blenheim Winchman	16331 Loire Valley Dr. Fishers
10 Amber Prandia	14602 Foggy Glen Way Fishers
11 Marna Howard	11812 Langham Crescent Fishers
12 Anne Kelly	11810 Florida Rd Fortville
13 Jay Gillet Jr	11810 Florida Rd. Fortville
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