

**Fishers City Council
Regular Minutes
September 21, 2020**

BOARD/COMMISSION: City Council Meeting

DATE: 9/21/2020

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

- The meeting was called to order by President Cecilia Coble. Others council members present were Selina Stoller, David George, Pete Peterson, John Weingardt, Brad DeReamer, Todd Zimmerman, Samantha DeLong and Jocelyn Vare.
- Others Present were Mayor Scott Fadness, City Clerk Jennifer Kehl, Chris Greisl, Tracy Gaynor, Lisa Bradford, Ethan Lee, Tony Bagato, Ed Gebhart, Jason Taylor, Megan Baumgartner, Ashley Elrod, Patti Stavropoulos, George Stavropoulos, Scott Sunderman, David School, Eric Morr, Debbie Crist, Dan M., Abraham Wondergem, Armen Asadouriy, Anne Kelly, Tony Edwards, Tom Dickey, Janet Dermondoy Bayer, Todd May, Steve Fehribach, Paul Rioux, Ed Freeman, Steve Harden, Doug Allman, Ann Skinner, and Mike Colby

2. Announcements:

- None

3. Proclamations:

a. [Gold Star Mothers Day](#)

- The proclamation was read by George Stavropoulos.

4. Presentations:

- None

5. Finance Committee Report:

- Chairman John Weingardt gave a brief report on the Finance Committee meeting. The city's audit came back, and we received a clean opinion. John also stated we received a AAA bond rating and we are the only municipality in the state to receive this rating. The committee recommended to send items 9, 10, 11 and 12 to full council for review.

6. Consent Agenda:

- a. Request to Approve the previous meeting minutes: [Regular Meeting, August 17, 2020](#)
 - Pete Peterson made a motion to approve the Consent Agenda. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

REGULAR AGENDA

7. R092120C - Request to Approve an Economic Development Agreement with Mapel Del

Development: [Council Action Form](#) | [Resolution](#) | [Agreement](#) | [Exhibit C](#)

- Megan Baumgartner made her presentation to the council members.
- There will be 190 units. 164 units will be garden style units, 18 units will be 3 story townhomes and 8 units will be 2 story patio homes. There will be 352 parking spaces with no parking garages. This project will cost in the upwards of \$30M and will be a Developer backed bond. 100% TIF capture within the developed area over 25 years.

The city is not responsible for the debt service or insurance costs. Tom Dickey from Hageman Group and Tom May from JC Hart also spoke.

- Brad DeReamer said he has a problem with having any fees waived.
- David George would like to table this resolution until October's meeting. He would like to developer to reach out to all the surrounding neighbors before approval.
- Brad DeReamer asked if the project was sold before the 25 years why the city does not retain a percentage of the sale to cover the \$6.1M. Mayor Scott Fadness the developer is paying for the bond fees.
- Selina Stoller said she would prefer homeowners instead of more rentals.
- David George made a motion to table this item until the October Council Meeting. Jocelyn Vare seconded the motion. A roll call vote was taken. Jocelyn Vare, Todd Zimmerman, Samantha DeLong, David George, Cecilia Coble, Selina Stoller and Brad DeReamer voted yay. Pete Peterson and John Weingardt voted nay. The count was 7 Yay and 2 Nay. The motion passed.

8. R092120D - Request to Approve First Amendment to Economic Development Agreement with Nickel Plate Hotel: [Council Action Form](#) | [Resolution](#) | [Amendment](#)

- Megan Baumgartner made her presentation to the council members. This amendment will delay the start date for financing and construction by 18 months.
- Pete Peterson made a motion to approve resolution **R092120D**, a request to Approve First Amendment to Economic Development Agreement with Nickel Plate Hotel. Todd Zimmerman second the motion. There was no remonstrance and all members voted yay. The motion passed.

Budget/Financial

9. 092120 - Request to approve the 2021 City of Fishers Budget - **Public Hearing, 1st Reading:** [Council Action Form](#) | [Exhibit A](#)

- Mayor Scott Fadness made his presentation to the city council. He stated the budget process has been published in several areas over the past several weeks.
- The cost of COVID to date is \$1,179,224. The majority if not all the initial \$2M Health Department set up will be reimbursed from the CARES ACT and returned to the General Fund. The city was allocated \$3,029,016 and currently have \$1,528,478 remaining.
- 2021 Proposed Budget
 - \$92,959,547 Operations/Capital
 - \$22,183,444 Debt Service
 - \$115,142,991 2021 Proposed Budget before the council meeting.
 - \$37,749,897 Cash Reserves
- Amendment to the 2021 Budget
 - An increase for nonprofits from the city from \$100,000 to \$150,000.
 - A 3% raise in pay for city employees.
 - A \$500 one-time bonus for city workers (elected officials not included) to be paid in 2021.
 - One additional firefighter.
 - One addition police officer.
 - One additional Civilian Intelligence Analyst for the Police Department.

-- Two additional full-time city inspectors.
-- Full funding for design and construction of a new fire station on the growing northeast side of the city.

- 2021 Proposed Budget with Amendments
 - \$94,910,102 Operations/Capital
 - \$22,683,444 Debt Service
 - \$117,593,636 2021 Proposed Budget before the council meeting.
 - \$35,799,252 Cash Reserves
- \$7,200,000 will be invested in infrastructure in 2021.
- President Cecilia Coble opened the floor for Public Comment.
 - Troy Edwards made a few comments about COVID and the BLM protest that happened at the Nickel Plate Amphitheater.
 - Mike Colby asked about the robust resurfacing plan. He also asked about the COVID testers if their salaries are listed or if it is in the Fire Department's budget. Mike also commended the city on the AAA Bond rating.
 - Abraham Wondergem supports the budget as presented. He is supportive of the new fire station.
 - Armen Asadourian agrees with Abraham that a fire station is needed in their area.
 - Ann Kelly asked if the Geist Parkway is in the 2021 Budget. Mayor Fadness said it will be in the 2022 budget.
- Todd Zimmerman did not appreciate Mr. Edwards comments related to COVID and the BLM protest. He said there was no lack of care for the residents and the city had several weekly conferences to see how the residents were doing with the COVID. He also said that the protesters did not have to get the mayors permission to have the protest but reached out and several meetings were had to keep the kids safe and protect them.
- Mayor Fadness said masks are available to the residents at the Health Department. Over 4300 calls have been answered on the COVID hotline.
- Mayor Fadness and Chief Ed Gebhart were at the BLM protest all night to ensure the safety of the kids participating.
- Through the CARES ACT the firefighters who are doing the COVID testing will have their salaries reimbursed to the city.
- Todd Zimmerman congratulated everyone on the AAA Bond rating. He also asked if the \$000 bonus was just for employees. Mayor Fadness said yes.
- John Weingardt wanted to thank everyone on the AAA Bond rating.
- Pete Peterson wanted to thank Speaker Todd Houston for solving the inequities in the formula between Carmel and Fishers.
- Jocelyn Vare wanted to thank all the residents for speaking out. She also suggested that perhaps we should have shared with Mr. Edwards the proper path to voice his concerns.
- John Weingardt wanted to thank the mayor for his work on the budget and feels confident about the budget.
- Cecilia Coble closed the Public Hearing.

- Pete Peterson made a motion to have the **1st Reading** on ordinance **092120**, a request to approve the 2021 City of Fishers Budget.
- 10. R092120A** - Request to Approve Excess Levy Appeal Petition: [Council Action Form](#) | [Resolution](#)
- Lisa Bradford made her presentation to the city council members.
 - Pete Peterson made a motion to approve the resolution **R092120A**, a request to Approve Excess Levy Appeal Petition. Selina Stoller seconded the motion. There was no remonstrance and all members voted yay. The motion passed.
- 11. 092120B** - Request to Approve the City of Fishers 2021 Salary Ordinance - **1st Reading**: [Council Action Form](#) | [Ordinance](#) | [Exhibit A](#)
- Ethan Lee made his presentation to the city council members.
 - Pete Peterson made a motion to have the **1st Reading** on ordinance **092120B**, a request to Approve the City of Fishers 2021 Salary Ordinance.
- 12. R092120** - Request to Approve a Resolution Authorizing the Transfer of Interests in Real Estate to the Fishers Redevelopment Authority: [Council Action Form](#) | [Resolution](#)
- Lisa Bradford made her presentation to the city council members.
 - Pete Peterson made a motion to approve resolution **R092120**, a request to Approve a Resolution Authorizing the Transfer of Interests in Real Estate to the Fishers Redevelopment Authority. Todd Zimmerman seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Government/Miscellaneous

- 13. 092120C** - Request to Approve Amendment to Chapter 91 of the City of Fishers Code of Ordinances (Animal Ordinance) - **1st Reading**: : [Council Action Form](#) | [Ordinance](#) | [Exhibit A](#)
- Chris Greisl made his presentation to the city council members.
 - This ordinance is being updated to be for uniform with other communities in Hamilton County.
 - Pete Peterson made a motion to have the **1st Reading** on ordinance **092120C**, a request to Approve Amendment to Chapter 91 of the City of Fishers Code of Ordinances (Animal Ordinance).

Planning & Zoning

- 1. 051820B** - Request to approve a rezone of two (2) properties from ER and R-2 to PUD-R. The properties consist of 157 acres and are located at the corner of 113th Street and Southeastern Parkway. Project is known as Grantham PUD - **Final Reading**: [Council Action Form](#) | [Staff Report](#) | [Petitioner Packet](#) | [Comparison Table](#) | [Community Comment](#)
- Tony Bagato made his presentation to the city council members.
 - Brad DeReamer, Cecilia Coble, Pete Peterson and Jocelyn Vare all spoke on this matter.
 - Pete Peterson made a motion to approve ordinance **051820B**, a request to approve a rezone of two (2) properties from ER and R-2 to PUD-R. The properties consist of 157 acres and are located at the corner of 113th Street and Southeastern Parkway. Project is known as Grantham PUD. John Weingardt seconded the motion. A roll call vote was taken.

- Pete Peterson, John Weingardt and Selina Stoller voted Yay, Cecilia Coble, David George, Brad DeReamer, Samantha DeLong and Jocelyn Vare voted no. The vote was 3 Yay and 5 Nay. The ordinance was rejected. **The motion did not pass.**
2. **092120D** - Request to approve a voluntary annexation of two (2) properties consisting of five (5) parcels, known as the Grantham PUD. Subject site is located at the corner of 113th Street and Southeastern Parkway. Property consists of 157 acres. - **Public Hearing, 1st Reading:** [Council Action Form](#) | [Ordinance](#) | [Location Map](#)
- **This item was pulled from the agenda.**

REGULAR ITEMS

3. Any other Unfinished / New Business
- None
4. Community Comment
- Doug Allman came forward. A resident on Florida Road is going to put a gate up on his property and build a bridge across Thorpe Creek. He believes the government should extend the highway there.
 - Please see the attached community comments submitted electronically.
5. Meeting Adjournment
- Pete Peterson made a motion to adjourn the meeting. John Weingardt seconded the motion. The meeting was adjourned at 9:35 p.m.

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk