

Town of Fortville

12.15.2025

Town Council Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by Council President Tonya Davis at 6:30 pm.

Present:

Tonya Davis, President; Ryan Rummell, Vice President; Fritz Fentz, Council Member; Sean Morgan, Council Member; Joe Renner, Town Manager; Alex Intermill, Town Attorney; Missy Glazier, Clerk Treasurer.

Not Present:

Libby Wyatt, Council Member.

Approval of Minutes

Ryan Rummell makes the motion to approve the minutes for the November 17, 2025, Council meeting. Sean Morgan seconds the motion. Motion carries passed 4/0.

Old Business:

- a) The Council will consider the **2nd reading of Ordinance No. 2025-11B**, a Rezone from R3.5 to PUD of approximately 45.15 acres between 200 West and Fortville Pike, north of Fortville Elementary School. Request by M/I Homes (L&M Wilson Property).
This has already been heard here during last month's council meeting and has gone before the Planning Commission with a unanimous recommendation. Adam reiterates parameters of criteria per Indiana Code. Presentation to address any questions from Council members. Details of the PUD and any changes therein are discussed.

Ryan Rummell makes a motion to approve the 2nd reading of **Ordinance No. 2025-11B**, a Rezone from R3.5 to PUD of approximately 45.15 acres. Sean Morgan seconded the motion. Motion carried 4/0.

- b) The Council will consider the **2nd Reading of Ordinance No. 2025-11C**, the 2026 Salary Ordinance. Joe Renner to present. Clarity to any language ambiguity was given.
Missy Glazier: Information about discrepancies of the approved budget and the presented salary ordinance is discussed. Inconsistencies with Police officer/Chief

pay increases approved in budget and not reflected in the salary ordinance was pointed out. The Parks/MVH/Sewer pay increase discrepancies also discussed. Tonya Davis: The need for additional appropriations will need to be addressed in January. Independent evaluations for both Police Chief and Town Manager are needed in order to identify and remedy any pay discrepancies. This would make accountability to taxpayers more transparent.

Ryan Rummell makes a motion to approve the 2nd reading of **Ordinance No. 2025-11C**, the 2026 Salary Ordinance. Sean Morgan seconded the motion. Motion carried 3/1.

New Business:

- a) The Council will consider the **1st Reading of Ordinance No. 2025-12A**, a voluntary Annexation of four (4) parcels totaling approximately 138.16 acres west of Deaton's Business Park, south side of 1000 North / 96th Street, north side of railroad tracks along US 36 (Singh-Wright-Petty Properties). Presented by Adam Zaklikowski. There is a home builder that has some of the property under contract right now. The remainder of the land would be left as is. The contiguity of the area is needed to allow for the annexation. Public comments are requested to be held for discussion during Public Hearing.
- b) The Council will consider the **1st Reading of Ordinance 2025-12B**, a voluntary Annexation of three (3) parcels totaling approximately 6.63 acres at 610, 620, and 630 Ohio Street (Huck Minor Subdivision). Presented by Adam Zaklikowski. There are three lots that are owned by the Huck family. Two of the lots have new buildings and the third lot is in the process of a build. They would like to annex so they can take advantage of town utilities. Public comments are requested to be held for discussion during Public Hearing.
- c) The Council will consider the **1st Reading of Ordinance 2025-12C**, a voluntary Annexation of one (1) parcel of approximately 0.06 acres along the west side of Fortville Pike, south of Mt. Carmel Primitive Baptist Church (Rice-Ross Property). This is to clean up of the parcels owned. There is a very tiny little piece that cannot be reconfigured because it is not within town limits. Public comments are requested to be held for discussion during Public Hearing.
- d) The Council will **recess the regular Council meeting and open a Public Hearing** to discuss the three (3) voluntary annexations.

Ryan Rummell makes a motion to recess the regular council meeting and open a public hearing to discuss the three voluntary annexations presented tonight. Sean Morgan seconded the motion. Motion carried 4/0.

No comment from the public was brought forward.

- e) The Council will **close the Public Hearing and reconvene the regular Council meeting**.

Ryan Rummell makes a motion to close the Public Hearing and reconvening the regular council meeting. Sean Morgan seconded the motion. Motion carried 4/0.

Ryan Rummell makes a motion to approve the **1st reading of Ordinances 2025-12A, 2025-12B, and 2025-12C voluntary annexations**. Sean Morgan seconded the motion. Motion carried 4/0.

- f) The Council will **consider a proposed policy on rental restrictions and registration**. Jerry Santen presents. There currently are no existing ordinances or policies for registration, inspection, and or codes enforcement requirements for public safety. There is a proposed 5% cap on rental properties in any subdivision. This would also require any property being rented to register with the Town to properly compel them to comply and uphold any ordinances established. We need to establish legal standings that will give the Town of Fortville recourse for any infractions. The Town of Fortville is in dire need of establishing ordinances so that we can fully and effectively enforce our standards which are unenforceable at this time. Town attorney/Town Manager/Code Enforcement officer will need to work together to create appropriate proposed rental restrictions/ordinances that could legally restrict property owners in their ability to use their property as they see fit. This will need to have further discussions and legal review.

- c) The Council will **consider an urgent request for funds to replace a control panel at the Wastewater Treatment Plant, as well as funds for cleaning & repairing the North Water Tower**. Presented by David Thompson, Water Plant Superintendent. We will be needing funds to allow us to replace control panels. Quotes range between \$53,965.00-\$58K. These control panels were installed in 2012 and since then, there have been increased instances of failures. The cleaning & repair of the North water tower will need to be done in early spring or later fall.

Ryan Rummell makes a motion to approve the additional funds in the amount of \$53,965.00 to replace a control panel at the wastewater plant. Sean Morgan seconded the motion. Motion carried 4/0.

Department Head Reports:

Town Manager: Joe Renner

Thank you to all the volunteers that helped work on the Holiday lights, Winterfest, and Trees in the Alley. This is what makes Fortville unique and festive.

Planning & Building Director: Adam Zaklikowski

No comment.

Parks Manager: Heath Luther

Absent.

Police Chief: Chief Patrick Bratton

End of year requests to roll over any funds allocated for our K9, there will come a time soon to evaluate a possible replacement as Oscar turns 8. Also, there are equipment funds allocated for our drone program.

Ryan Rummell makes a motion to approve reallocation of the left over 2025 funds for the K9 program and the equipment fund to the 2026 budget. Sean Morgan seconded the motion. Motion carried 4/0.

Town Attorney: Alex Intermill

No comment.

Clerk-Treasurer: Missy Glazier

No comment.

Public Comment:

Bob Sterrett: Fortville Action's Trees on Main went really well this year. We had to expand to the patio which we received permission for. It was just a really good night and start of the holiday season. It's been a nice addition to our Town's yearly Christmas

Council Members:

Tonya Davis

Merry Christmas and Happy New Year

Ryan Rummell

Merry Christmas and Happy New Year

Libby Wyatt

Absent.

Fritz Fentz

Merry Christmas and Happy New Year

Sean Morgan

Merry Christmas and Happy New Year

Approve and Sign Vouchers:

Ryan Rummell makes the motion to approve and sign vouchers, Sean Morgan seconds the motion. Motion carries passed 4/0.

Adjourn:

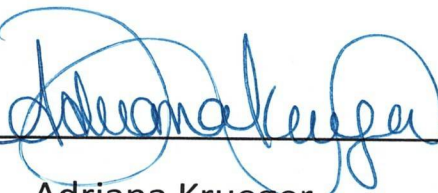
Tonya Davis makes the motion to adjourn at 7:59 pm, Fritz Fentz seconds the motion. Motion carries passed 4/0.

President: _____



Tonya Davis

Deputy Clerk-Treasurer: _____



Adriana Krueger