



TOWN OF FORTVILLE

714 E. Broadway, Fortville, IN 46040
(317) 485-4044 | www.Fortville.IN.gov



TOWN COUNCIL AGENDA - TUESDAY, JANUARY 20TH, 2026 - 6:30 PM

Elected Officials & Term Dates

1st District

Tonya Davis - 1/1/24-12/31/27
Sean Morgan - 9/23/2025-12/31/27

2nd District

Ryan Rummell - 1/1/23-12/31/26
Libby Wyatt - 1/1/24-12/31/27

At-Large

Fred "Fritz" Fentz - 1/1/23-12/31/26

Clerk-Treasurer

Melissa Glazier - 1/1/24-12/31/27

Town Department Heads

Town Manager

Joe Renner

Police

Chief Patrick Bratton

Planning & Building

Adam Zaklikowski, AICP

Human Resources & Office Manager

Andy Williams

Utilities & Accounts Payable

Angie Renner, Manager

Water Treatment Plant

David Thompson, Superintendent

Parks & Recreation

Heath Luther, Manager

Public Viewing Access

Livestream available through Zoom

- Call-In Number: 1-312-626-6799
- Meeting ID: 891 6069 3622
- <https://us02web.zoom.us/j/89160693622>

Public meeting video library available on YouTube: @townoffortville1865

Meeting Repository available at <https://dashboard.townweb.com/meeting-repository>

Upcoming Meetings

- Tue. Jan. 27: Plan Commission
- Thur. Jan. 29: BZA
- Mon. Feb. 2: Town Council
- Tue. Feb. 17: Town Council
- Thur. Feb. 19: RDC

ADA Accommodations Notice

In compliance with the Americans with Disabilities Act (ADA), the Town of Fortville is committed to ensuring that individuals with disabilities can fully participate in public meetings. Reasonable accommodations or assistance will be provided upon request. To request accommodations, please contact Andy Williams, Office Manager, at (317) 482-4048 or awilliams@fortville.in.gov at least 48 hours before the scheduled meeting.

1. Meeting Opening

- Call Meeting to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- The Council will consider **approval of, or edits to, the evening's meeting agenda.**
- The Council will consider **approval of the minutes of the previous meeting - January 5th, 2026**

2. Old Business

- The Council will consider the **adoption of Resolution 2026-____**, a Fiscal Plan for the Singh-Wright-Petty Annexation.
 - The Council will consider **2nd Reading (adoption) of Ordinance 2025-12A**, Singh-Wright-Petty Annexation (138.16 acres).
 - The Council will consider the **adoption of Resolution 2026-____**, a Fiscal Plan for the Huck Minor Subdivision Annexation.
 - The Council will consider **2nd Reading (adoption) of Ordinance 2025-12B**, Huck Minor Subdivision Annexation (6.63 acres).
 - The Council will consider the **adoption of Resolution 2026-____**, a Fiscal Plan for the Rice-Ross Annexation.
 - The Council will consider **2nd Reading (adoption) of Ordinance 2025-12C**, Rice-Ross Annexation (0.06 acres).
- The Council will consider the **appointment of one (1) resident to the Police Commission.**

3. New Business

- The Council President will consider **appointing a Citizen Member to the Board of Zoning Appeals (BZA)** for the seat previously held by Earl Bolander, Jr..
- The Council will consider **1st Reading (introductory) of Ordinance 2026-____**, Residential Rental Housing Registration & Inspections.
- The Clerk-Treasurer's office will present an **update on APRA (Access to Public Records Act).**

4. Department Reports

- Town: Joe Renner
- Planning & Building: Adam Zaklikowski
- Parks & Recreation: Heath Luther
- Police: Chief Patrick Bratton
- Clerk-Treasurer: Missy Glazier
- Legal: Alex Intermill

5. Public Comments - 2 minutes per person

6. Council Member Comments

7. Meeting Closure

- The Council will consider **approval & signing of the accounts payable vouchers.**
- The Council will consider **adjournment of the meeting.**



Dr. Martin Luther King, Jr. Day
January, 19th, 2026

RESOLUTION NO. 2026-_____

**A RESOLUTION ADOPTING A WRITTEN FISCAL PLAN ESTABLISHING A
POLICY FOR THE PROVISIONS OF SERVICES TO AN ANNEXED AREA
(Singh-Wright-Petty Annexation – W. 1000 North, north of CSX rail tracks)**

RECITALS

A. The Town Council of the Town of Fortville (respectively, the “Council” and the “Town”) has held a public hearing regarding Ordinance 2025-12A which contemplates the voluntary annexation of certain territory to be annexed into the Town (the “Annexation Territory”) pursuant to Ind. Code § 36-4-3-5.1.

B. Ind. Code § 36-4-3-3.1 requires that the Town develop and adopt a written fiscal plan and establish a definite policy by resolution of the Council that meets the requirements set forth in Ind. Code § 36-4-3-13, and that said resolution is adopted prior to adopting an annexation ordinance under Ind. Code § 36-4-3-5.1.

C. It is the desire of the Council to provide such a written fiscal plan and comply with Indiana law.

D. The written fiscal plan attached hereto as Exhibit A (the “Fiscal Plan”) is acceptable and appropriate for the Annexation Territory.

E. The Fiscal Plan complies with the requirements of Indiana law to provide services of a non-capital nature to the Annexation Territory within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density.

F. The Fiscal Plan complies with the requirements of Indiana law to provide services of a capital nature to the Annexation Territory within three (3) years after the effective date of the annexation in the same manner 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.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Fortville, State of Indiana, that:

Section 1. The above recitals are incorporated herein by reference and shall be deemed part of the Fiscal Plan.

Section 2. The Fiscal Plan, including the summary of the plan and its Exhibits, is adopted for the annexation set forth in Ordinance 2025-12A.

Section 3. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 4. The Fiscal Plan and the policies for implementing the Fiscal Plan provided in attached Exhibit A are incorporated into this Resolution and adopted as the fiscal plan for the annexation proposed by Ordinance 2025-12A.

Section 5. This Resolution shall be in full force and effect from and after the date of its passage and any publication as is required by law.

Section 6. Introduced and filed on the 20th day of January, 2026. Duly resolved and passed the 20th day of January, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

[Signature Page Follows]

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick Fentz, Member

Frederick Fentz, Member

Libby Wyatt, Member

Libby Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier
Town Clerk-Treasurer

Exhibit A

VOLUNTARY ANNEXATION FISCAL PLAN AND POLICY

This fiscal plan is written and offered to support a voluntary annexation in accordance with Indiana Code 36-4-3-5.1. Therefore, this annexation fiscal plan is prepared for the purpose of meeting the expectations of the landowners who have petitioned the Town of Fortville (the "Town") for the annexation of approximately 138.16 acres of their property as more specifically identified in the description attached to Ordinance 2025-12A. Inasmuch as the property owners have requested this annexation, this fiscal plan is directly intended to serve the interests of the property owners of the Territory with regard to the provision of municipal services. The Town hereby reserves the right to amend, adjust, or revise its fiscal plan and policies in any manner deemed appropriate by the Town in order to serve the public interests or the interests of the landowners involved in this annexation, *especially* in such case as the nature of the anticipated annexation changes from voluntary to some form of contested or involuntary annexation.

It is understood by both the Town and the property owners of the Territory that the Territory is subject to development pressures of many forms. It is therefore the intent of the Town to work cooperatively with the property owners of the Territory to pursue this annexation as a means of providing for the orderly and planned growth of the municipality. This interest includes the ultimate extension of municipal services into the Territory, as well as providing for planning and development standards appropriate to protect the interests of the general public, the incorporated neighbors, and the future residents and/or landowners of the Territory.

ARTICLE I - CURRENT CONDITION OF THE TERRITORY

The Singh Property consists of farmland and a single-residential rental home.

The Wright Property consists of a dance studio, a single-family residential home, and some open former farmland

The Petty Property consists of farmland.

ARTICLE II - PROVISION OF NON-CAPITAL MUNICIPAL SERVICES

The Town will provide non-capital services to the Territory as soon as possible after the effective date of the annexation. Non-capital services typically includes police patrols, fire protection (Vernon Township), roadway maintenance, Town administration, participation in municipal elections, and other non-capital services of the Town.

It is anticipated that the voluntary annexation under Ordinance 2025-12A can be completed and become effective in February 2026. Consequently, assuming the effective

date will occur in February 2026, non-capital municipal services can be expected to commence in February 2026.

ARTICLE III – POLICE PROTECTION

The municipality will extend police protection to the Territory with an anticipated commencement of police protection on the effective date of Ordinance 2025-12C in February 2026. The Town does not require an increase in the number of police personnel, the amount of police equipment, the amount of police training, or any significant increase in the cost of providing this municipal service attributed to these parcels by the Town. Any increase in the cost of providing police services will be paid for with existing revenue streams and revenue from the Territory.

ARTICLE IV - STREET MAINTENANCE

Zero (0) lineal feet of roadway would be transferred to the Town of Fortville Streets Department because the City of Fishers/Hamilton County will remain responsible to maintain this stretch under state law of W. 1000 North as they are the adjacent jurisdictions to the north.

ARTICLE V - TOWN ADMINISTRATION

The Town's administration has the capability of meeting the needs of the Territory upon annexation in the same manner and to the same extent it does with the rest of the community. The hiring of additional administrative personnel is not necessary for this annexation. Accordingly, no increase in expense for Town administration is anticipated to result from the annexation of the Territory.

ARTICLE VI - PARTICIPATION IN MUNICIPAL ELECTIONS

For the two (2) single-family residential homes in the annexation territory, any eligible occupants residing on the property would be able to participate in municipal elections.

ARTICLE VII - PROVISION OF CAPITAL MUNICIPAL SERVICES

All capital services provided by the Town will be available to the Territory within three (3) years of the effective date of the Territory. Assuming an effective date of February 2026, the latest projected date of availability of capital services is February 2029.

Capital services of the municipality will include capital utility services. It should be noted, however, that the Town's policy for the extension of capital utility services is purely voluntary. At such time as the property owner in the Territory seeks to voluntarily connect to municipal sewer and water utilities, the property owner would be required to

pay the cost of those extensions, in accordance with the system of policies, rates and charges of the municipal sewer and water utilities.

ARTICLE VIII - CAPITAL STREET SERVICES

Zero (0) lineal feet of roadway would be transferred to the Town of Fortville Streets Department because the City of Fishers/Hamilton County will remain responsible to maintain this stretch under state law of W. 1000 North as they are the adjacent jurisdictions to the north.

ARTICLE IX - FIRE PROTECTION

The Vernon Township Fire Department provides fire protection services to the Town of Fortville and unincorporated areas within the township. Fire protection services will continue to be provided by the Vernon Township Fire Department. It follows that this annexation will have no impact on fire protection services that are currently provided in the Territory. Further, the cost of providing fire protection services will be paid for with existing revenue streams.

ARTICLE X - METHOD OF PAYMENT FOR EXTENSION OF SERVICES

Public water and sewer lines are available to the east along W. 1000 North. The owner (or more likely future owner) would be responsible to extend the services as necessary if desired/needed to accommodate new development. Therefore, there is no cost to the Town to extend the services. A major reason for the owners desiring to annex is so that future owners will have access to these services.

ARTICLE XI – ESTIMATED EFFECT OF ANNEXATION IN EACH OF THE POLITICAL SUBDIVISIONS TO WHICH THE ANNEXATION APPLIES

Since the Town will eventually receive some amount of yearly revenue from the property tax “pie” (capped at 2% per state constitution for agricultural properties and residential rental properties, 3% for commercial), the other political subdivisions would technically receive a smaller amount. The drop in revenue each political subdivision receives in relation to the total amount of revenue based on total community-wide assessed value each subdivision receives would be negligible.

ARTICLE XII – ESTIMATED EFFECT ON MUNICIPAL FINANCES FOR FOUR (4) YEARS AFTER ANNEXATION EFFECTIVE DATE

Unknown at this time since development on the property is uncertain. The effect on Town finances should be small in relation to the overall assessed value of the Town, which is a main factor determining the tax levy.

ARTICLE XIII – ESTIMATED EFFECT ON POLITICAL SUBDIVISIONS IN THE COUNTY THAT ARE NOT PART OF THE ANNEXATION

The annexation will not directly impact other political subdivisions outside the annexed area, such as the Greenfield Central School Corporation as an example. Indirect effects on countywide distributions of circuit breaker allocations are expected to be negligible.

ARTICLE XIII – PARCEL INFORMATION

The Territory consists of four (4) parcels:

<u>Parcel ID:</u>	<u>Net Assessed Value (2025):</u>	<u>Remonstrance Waiver:</u>
30-02-17-100-006.000-016	\$396,300	No
30-02-17-100-004.001-016	\$1,720,900	No
30-02-17-200-002.000-016	\$196,300	No
30-02-17-300-016.000-016	\$27,600	No

Exhibit A-1 – Legal Description

REFER TO LEGAL DESCRIPTIONS IN ORDINANCE 2025-12A

ORDINANCE NO. 2025-12A

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF FORTVILLE, INDIANA, ANNEXING CERTAIN
TERRITORY INTO THE TOWN OF FORTVILLE, INDIANA, PLACING
THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF
AND MAKING THE SAME A PART OF THE TOWN OF
FORTVILLE**

(SINGH-WRIGHT-PETTY ANNEXATION – W 1000 NORTH)

RECITALS

A. The Town Council of the Town of Fortville, Indiana (respectively, the “Council” and the “Town”) is in receipt of petitions (“Petitions”) requesting the annexation of certain territory, commonly known as the Singh-Wright-Petty Properties, west of Deaton’s Business Park, south side of W. 1000 North/96th Street, north side of railroad tracks along US 36 and more particularly described in attached Exhibit A (the “Annexation Territory”).

B. The Petitions have been signed by one hundred percent (100%) of the landowners of the Annexation Territory and are attached hereto as Exhibit B.

C. The Annexation Territory consists of four (4) tax parcels totaling approximately 138.16 acres and the Annexation Territory is contiguous to the existing Town boundaries.

D. Responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of certain services to any annexed areas.

E. Prior to adoption of this Ordinance, this Council by resolution will adopt a written fiscal plan and definite policy for the provision of services of both a non-capital and capital nature to the Annexation Territory.

F. The written fiscal plan and definite policy adopted by resolution will provide for the provision of services of a non-capital nature (including police protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries of the Town) to Annexation Territory within one (1) year after the effective date of this annexation in a manner equivalent in standard and scope to those non-capital services provided

to areas within the current corporate boundaries, regardless of similar topography, patterns of land use, and population density.

G. The written fiscal plan and definite policy adopted by resolution will also provide for the provision of services of a capital nature (including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities) to the Annexation Territory within three (3) years after the effective date of this annexation in the same manner those services are provided to areas within the current 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.

H. The terms and conditions of this annexation, including the written fiscal plan and definite policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the Town.

I. Prior to the final adoption of this Ordinance, the Town will have conducted a public hearing pursuant to proper notice issued as required by law.

J. The Council finds that the Annexation Territory, pursuant to the terms of this Ordinance, is fair and equitable and should be accomplished.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fortville, Indiana, as follows:

Section 1. The above recitals are incorporated herein by this reference as though fully set forth herein below.

Section 2. In accordance with I.C. § 36-4-3-5.1, the Annexation Territory is hereby annexed to the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.

Section 3. The Annexation Territory is assigned to Council District No. 2.

Section 4. The Annexation Territory shall be zoned at a later date based upon a review by the Plan Commission.

Section 5. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby repealed. The paragraphs, sentences, and words of this ordinance are separable, and if a court of competent jurisdiction hereof declares any portion unconstitutional, invalid or unenforceable, such declaration shall not affect the remaining portions of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after the date of its adoption and such publication and recordation as is required by law.

[Signature Page Follows]

Duly ordained and passed this ____ day of _____, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick (Fritz) Fentz, Member

Frederick (Fritz) Fentz, Member

Elizabeth (Libby) Wyatt, Member

Elizabeth (Libby) Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier, Clerk-Treasurer

In accordance with Indiana Code, 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.
Adam Zaklikowski, AICP.

This instrument prepared by Adam Zaklikowski, AICP, Town of Fortville, 714 E. Broadway St., Fortville, IN 46040

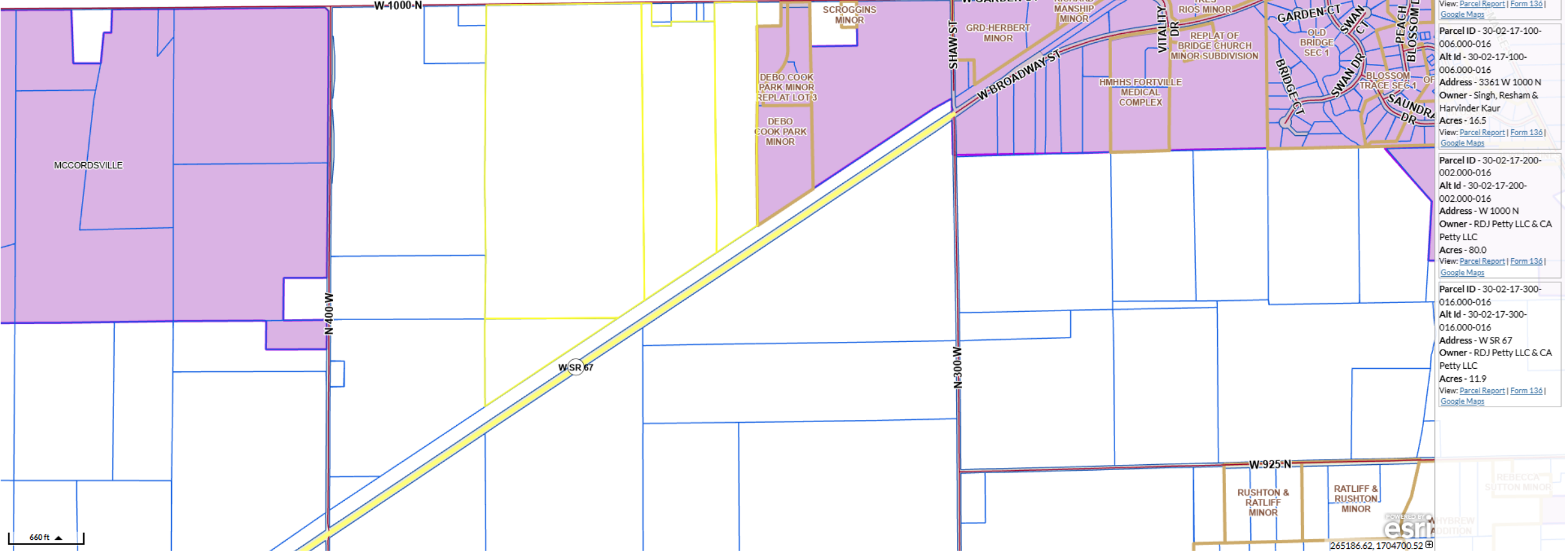
Exhibit A
Legal Descriptions and Map

[See following pages.]

Exhibit B
Petitions

[See following pages.]

Layers Map Search Comp Search Results Comp Results



Results:

- Parcel ID - 30-02-17-100-004.001-016
Alt Id - 30-02-17-100-004.001-016
Address - 3441 W 1000 N
Owner - Wright Property Fortville, LLC
Acres - 29.757
View: [Parcel Report](#) | [Form 136](#) | [Google Maps](#)
- Parcel ID - 30-02-17-100-006.000-016
Alt Id - 30-02-17-100-006.000-016
Address - 3361 W 1000 N
Owner - Singh, Resham & Harvinder Kaur
Acres - 16.5
View: [Parcel Report](#) | [Form 136](#) | [Google Maps](#)
- Parcel ID - 30-02-17-200-002.000-016
Alt Id - 30-02-17-200-002.000-016
Address - W 1000 N
Owner - RDJ Petty LLC & CA Petty LLC
Acres - 80.0
View: [Parcel Report](#) | [Form 136](#) | [Google Maps](#)
- Parcel ID - 30-02-17-300-016.000-016
Alt Id - 30-02-17-300-016.000-016
Address - W SR 67
Owner - RDJ Petty LLC & CA Petty LLC
Acres - 11.9
View: [Parcel Report](#) | [Form 136](#) | [Google Maps](#)

660 ft

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed: RESHAM SINGH / HARVINDER Kaur
Printed: RESHAM SINGH / HARVINDER KAUR
Owner of Parcel(s): RESHAM S.

30-02-17-100-006.000-016

EXHIBIT "A"

Land situated in the County of Hancock, State of Indiana

Commencing at a point on the North line of the Northeast Quarter of Section 17, Township 17 North, Range 6 East 616.25 feet East of the Northwest corner of said Northeast Quarter of said Section, Township and Range; thence South parallel with the West line of said Quarter to the North right of way line of the C.C.C. & St. L. Railroad; thence Northeasterly with the said North line of said right of way to a point 973.75 feet East of the West line of said Northeast Quarter; thence North to the North line of said Quarter Section; thence West 357.50 feet to the place of beginning.

Commonly Known as: 3361 W 1000 N

Tax Parcel ID: 30-12-17-100-006.000-016 State Parcel ID: 30-02-17-100-006.000-016

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

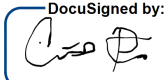
WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed: 
408A6F7659814F3...

Printed: Curtis A. Petty on behalf of CA Petty, LLC

Owner of Parcel(s): 30-02-17-200-002.000-016; 30-02-17-300-016.000-016

Exhibit A – Legal Description

Parcel 1:

The East Half of the Northwest Quarter of Section 17, Township 17 North, Range 6 East, Hancock County, Indiana, containing eighty (80) acres, more or less.

(For Reference Only) Property Address: West 1000 North, Fortville, IN 46040

(For Reference Only) Tax Parcel ID No.: 30-02-17-200-002.000-016

Parcel 2:

Part of the East Half of the Southwest Quarter of Section 17, Township 17 North, Range 6 East, Hancock County, Indiana, described as follows:

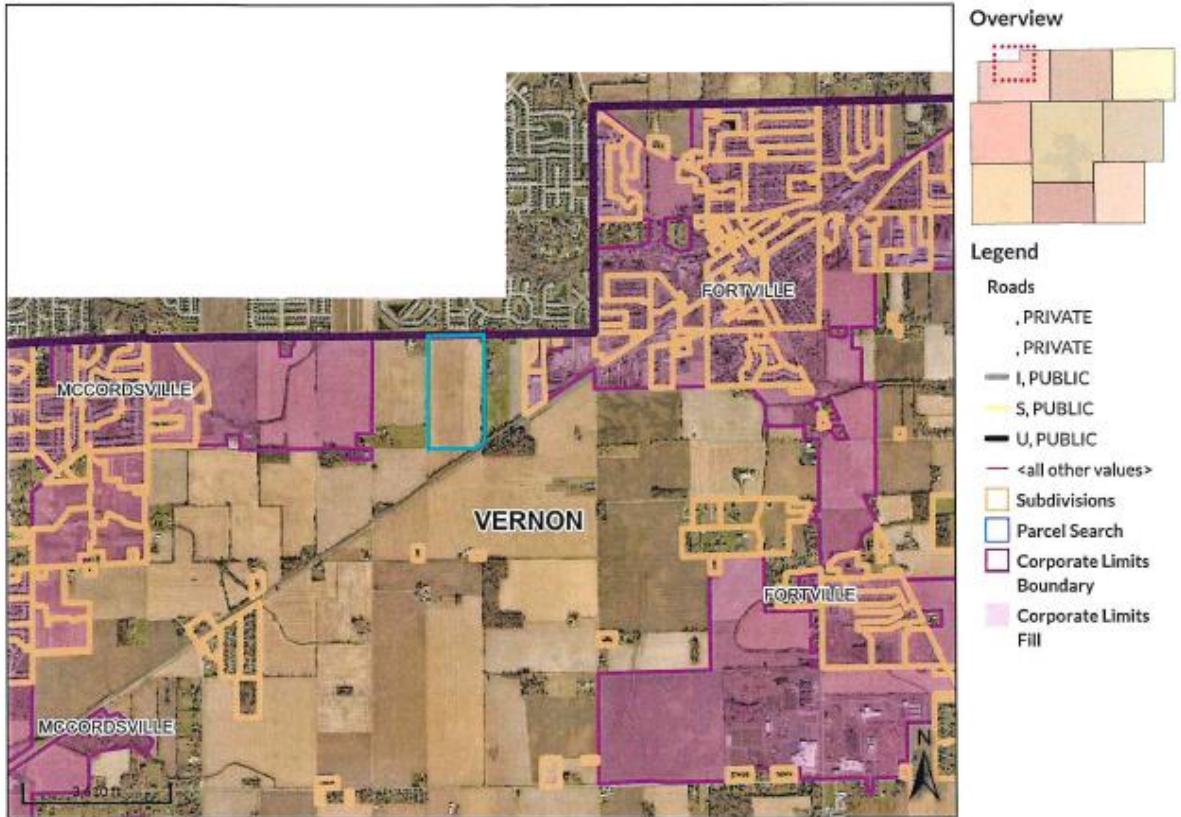
Commencing at the Northwest corner of said East Half of said Southwest Quarter of said Section 17, running thence East along the North line thereof to the North line of the right of way of the C.C.C. & St. L. Railway Company; thence South 54 degrees 30 minutes West with the North line of said right of way to the West line of said East Half of said Southwest Quarter; thence North with the West line thereof to the Place of Beginning, containing 11.91 acres.

(For Reference Only) Property Address: West State Road 67, McCordsville, IN 46055

(For Reference Only) Tax Parcel ID No.: 30-02-17-300-016.000-016

Beacon™ Hancock County, IN

Exhibit A - Parcel 1



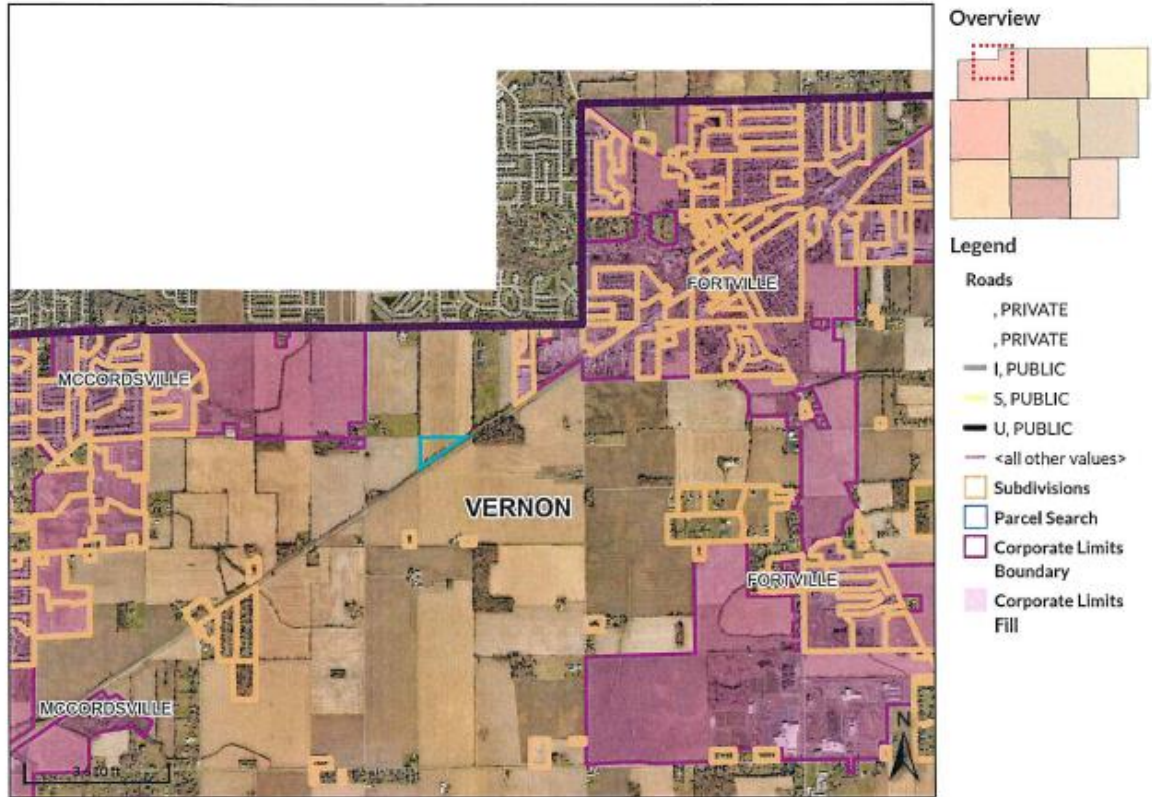
Parcel ID	30-02-17-200-002.000-016	Alternate ID	30-02-17-200-002.000-016	Owner Address	RDJ Petty LLC & CA Petty LLC
Sec/Twp/Rng	n/a	Class	Vacant Land		3600 North Strahl Drive
Property Address	W 1000 N	Acreage	80.0		Greenfield, IN 46140
	Fortville				
District	VERNON TOWNSHIP				
Brief Tax Description	E NW 17-17-6 80AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/6/2025
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Developed by SCHNEIDER
GEOSPATIAL

Beacon™ Hancock County, IN

Exhibit A - Parcel 2



Parcel ID	30-02-17-300-016.000-016	Alternate ID	30-02-17-300-016.000-016	Owner Address	RDJ Petty LLC & CA Petty LLC
Sec/Twp/Rng	n/a	Class	Vacant Land		3600 North Strahl Drive
Property Address	WSR 67	Acreage	11.9		Greenfield, IN 46140
	McCordsville				
District	VERNON TOWNSHIP				
Brief Tax Description	NWD E SW 17-17-6 11.9AC (Note: Not to be used on legal documents)				

Date created: 5/6/2025
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Developed by SCHNEIDER
 GEOSPATIAL

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

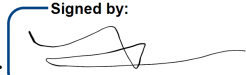
WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed by: 
Signed: _____
E3788009CFD542E...

Printed: Natalie M. Huber on behalf of RDJ Petty LLC

Owner of Parcel(s): 30-02-17-200-002.000-016; 30-02-17-300-016.000-016

Exhibit A – Legal Description

Parcel 1:

The East Half of the Northwest Quarter of Section 17, Township 17 North, Range 6 East, Hancock County, Indiana, containing eighty (80) acres, more or less.

(For Reference Only) Property Address: West 1000 North, Fortville, IN 46040

(For Reference Only) Tax Parcel ID No.: 30-02-17-200-002.000-016

Parcel 2:

Part of the East Half of the Southwest Quarter of Section 17, Township 17 North, Range 6 East, Hancock County, Indiana, described as follows:

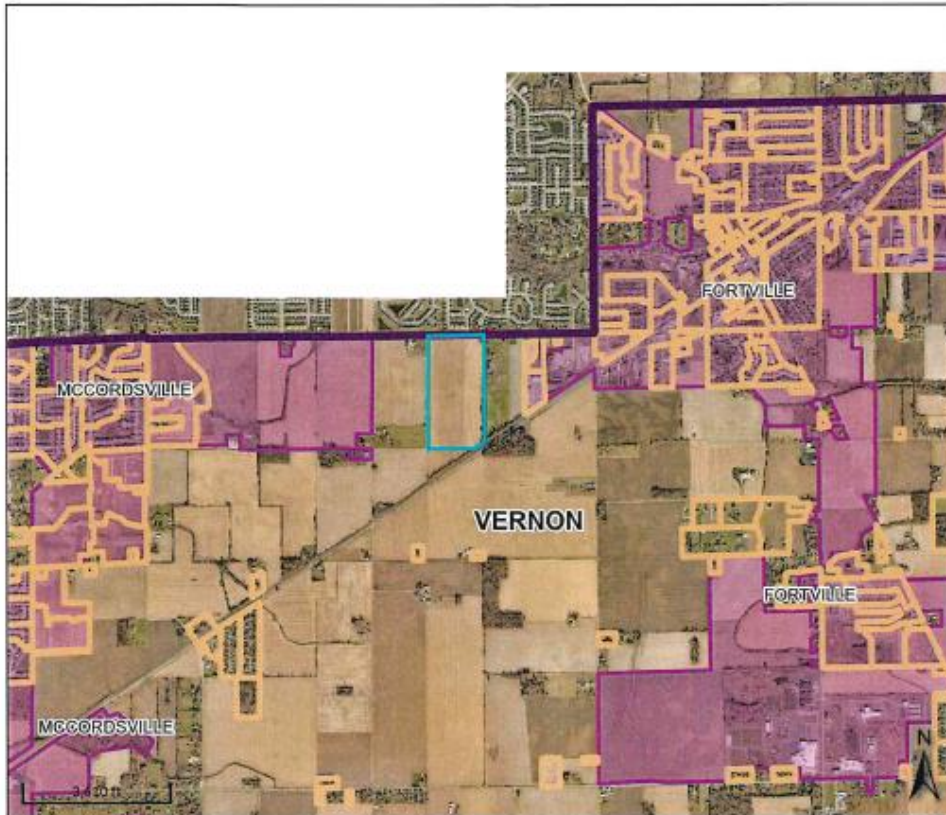
Commencing at the Northwest corner of said East Half of said Southwest Quarter of said Section 17, running thence East along the North line thereof to the North line of the right of way of the C.C.C. & St. L. Railway Company; thence South 54 degrees 30 minutes West with the North line of said right of way to the West line of said East Half of said Southwest Quarter; thence North with the West line thereof to the Place of Beginning, containing 11.91 acres.

(For Reference Only) Property Address: West State Road 67, McCordsville, IN 46055

(For Reference Only) Tax Parcel ID No.: 30-02-17-300-016.000-016

Beacon™ Hancock County, IN

Exhibit A - Parcel 1



Overview



Legend

Roads

- PRIVATE
- PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- <all other values>

- Subdivisions
- Parcel Search
- Corporate Limits Boundary
- Corporate Limits Fill

Parcel ID	30-02-17-200-002.000-016	Alternate ID	30-02-17-200-002.000-016	Owner Address	RDJ Petty LLC & CA Petty LLC
Sec/Twp/Rng	n/a	Class	Vacant Land		3600 North Strahl Drive
Property Address	W 1000 N	Acreage	80.0		Greenfield, IN 46140
	Fortville				
District	VERNON TOWNSHIP				
Brief Tax Description	E NW 17-17-6 80AC				
	<i>(Note: Not to be used on legal documents)</i>				

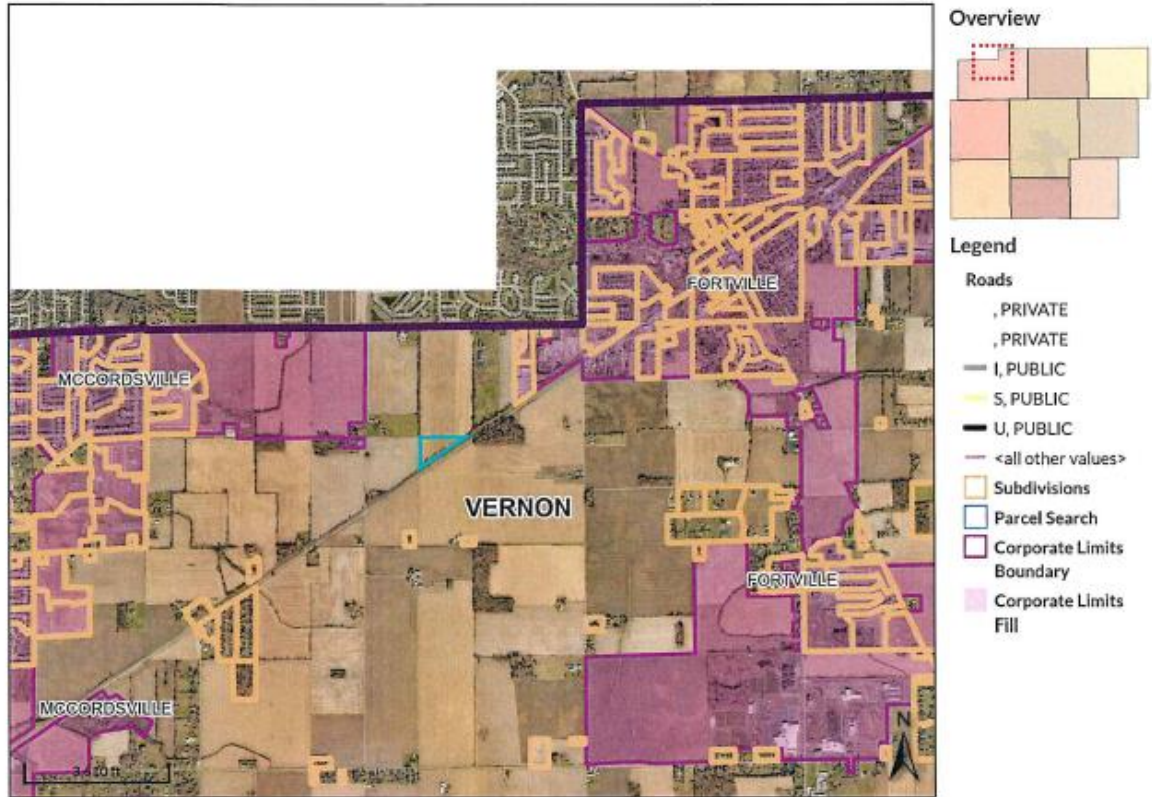
Date created: 5/6/2025

Last Data Uploaded: 5/6/2025 8:11:02 PM

Developed by SCHNEIDER
GEOSPATIAL



Exhibit A - Parcel 2



Parcel ID	30-02-17-300-016.000-016	Alternate ID	30-02-17-300-016.000-016	Owner Address	RDJ Petty LLC & CA Petty LLC
Sec/Twp/Rng	n/a	Class	Vacant Land		3600 North Strahl Drive
Property Address	WSR 67	Acreage	11.9		Greenfield, IN 46140
	McCordsville				
District	VERNON TOWNSHIP				
Brief Tax Description	NWD E SW 17-17-6 11.9AC				
	(Note: Not to be used on legal documents)				

Date created: 5/6/2025
Last Data Uploaded: 5/6/2025 6:10:58 AM

Developed by SCHNEIDER
GEOSPATIAL

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and


WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Wright's Property Fortville, LLC

Signed: 

Printed: Casey N. Wright

Owner of Parcel(s): 30-02-17-100-004.001-016

Signed: _____

Printed: _____

Owner of Parcel(s): _____

EXHIBIT "A"
Legal Description

A part of the Northeast Quarter of Section 17, Township 17 North, Range 6 East in Vernon Township, Hancock County, Indiana, said part being more particularly described as follows: Beginning at a boat spike marking the Northwest corner of said Northeast quarter; thence North 88 degrees 55 minutes 35 seconds East (assumed bearing) along the North line of said Northeast quarter distance of 85.00 feet to a P.K. Nail; thence South 00 degrees 36 minutes 43 seconds East parallel with the West line of said Northeast quarter a distance of 174.24 feet 5/8 inch capped rebar on the Westerly extension of the Southerly boundary of a 0.86 acre tract of land per Instrument No. 93-8559 Office of said Recorder of Hancock County; thence North 88 degrees 55 minutes 35 seconds East, parallel with the North line of said Northeast quarter and being along the Westerly extension of said Southerly boundary and along the Southerly boundary of said 0.86 acre tract and along the extension thereof and along the Southerly boundary of 0.37 acre tract per Instrument No. 78-6537 in the Office of said Recorder, Indiana and along the Easterly extension thereof a distance of 531.25 feet to the Easterly boundary of a 33 acre tract of land conveyed to Mary Tania Flame Kelly per Instrument No. 77-6455 in the Office of the Recorder (the next three (3) calls are along the Easterly, the Southerly and the Westerly boundaries of said 33 acre tract); South 00 degrees 36 minutes 43 seconds East parallel with the West line of said Northeast quarter a distance of 1956.57 feet to the Northerly right-of-way line of the Indiana Union Traction Company; South 55 degrees 42 minutes 33 seconds West along said Northerly right-of-way line a distance of 740.52 feet to the West line of said Northeast quarter; North 00 degrees 36 minutes 43 seconds West along the West line of said Northeast quarter a distance of 2536.49 feet to the point of beginning. Containing 30.889 acres, more or less.

EXCEPTING THEREFROM, A part of the Northeast Quarter of Section 17, Township 17 North, Range 6 East in Vernon Township, Hancock County, Indiana; said part being more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter; thence North 88 degrees 55 minutes 35 seconds East (assumed bearing) along the North line of said Northeast quarter a distance of 85.00 feet to a Northeasterly corner of 30.889 acre tract of land described in Instrument No. 96-07340 in the Office of the Recorder of said Hancock County; thence South 00 degrees 36 minutes 43 seconds East along an Easterly boundary of said 30.889 acre tract and being parallel with the West line of said Northeast quarter a distance of 174.24 feet to a Northeasterly corner of said 30.889 acre tract said point being the point of beginning of this description; thence North 88 degrees 55 minutes 35 seconds East along the Northerly boundary of said 30.889 acre tract and being parallel with the North line of said Northeast quarter a distance of 165.00 feet to the Southwest corner of a 0.86 acre tract of land described in Instrument No. 938559 in the Office of said Recorder; thence South 00 degrees 36 minutes 43 seconds East, parallel with the West line of said Northeast quarter a distance of 35.00 feet; thence South 88 degrees 55 minutes 35 seconds West, parallel with the North line of said Northeast quarter a distance of 165.00 feet to a point in the Southerly extension of aforesaid Easterly boundary of said 30.889 acre tract; thence North 00 degrees 36 minutes 43 seconds West along Southerly extension a distance of 35.00 feet to the point of beginning. Containing 0.132 acres more or less.

RESOLUTION NO. 2026-_____

**A RESOLUTION ADOPTING A WRITTEN FISCAL PLAN ESTABLISHING A
POLICY FOR THE PROVISIONS OF SERVICES TO AN ANNEXED AREA
(Huck Minor Subdivision Annexation – 610, 620, 630 W. Ohio St.)**

RECITALS

A. The Town Council of the Town of Fortville (respectively, the “Council” and the “Town”) has held a public hearing regarding Ordinance 2025-12B which contemplates the voluntary annexation of certain territory to be annexed into the Town (the “Annexation Territory”) pursuant to Ind. Code § 36-4-3-5.1.

B. Ind. Code § 36-4-3-3.1 requires that the Town develop and adopt a written fiscal plan and establish a definite policy by resolution of the Council that meets the requirements set forth in Ind. Code § 36-4-3-13, and that said resolution is adopted prior to adopting an annexation ordinance under Ind. Code § 36-4-3-5.1.

C. It is the desire of the Council to provide such a written fiscal plan and comply with Indiana law.

D. The written fiscal plan attached hereto as Exhibit A (the “Fiscal Plan”) is acceptable and appropriate for the Annexation Territory.

E. The Fiscal Plan complies with the requirements of Indiana law to provide services of a non-capital nature to the Annexation Territory within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density.

F. The Fiscal Plan complies with the requirements of Indiana law to provide services of a capital nature to the Annexation Territory within three (3) years after the effective date of the annexation in the same manner 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.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Fortville, State of Indiana, that:

Section 1. The above recitals are incorporated herein by reference and shall be deemed part of the Fiscal Plan.

Section 2. The Fiscal Plan, including the summary of the plan and its Exhibits, is adopted for the annexation set forth in Ordinance 2025-12B.

Section 3. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 4. The Fiscal Plan and the policies for implementing the Fiscal Plan provided in attached Exhibit A are incorporated into this Resolution and adopted as the fiscal plan for the annexation proposed by Ordinance 2025-12B.

Section 5. This Resolution shall be in full force and effect from and after the date of its passage and any publication as is required by law.

Section 6. Introduced and filed on the 20th day of January, 2026. Duly resolved and passed the 20th day of January, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

[Signature Page Follows]

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick Fentz, Member

Frederick Fentz, Member

Libby Wyatt, Member

Libby Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier
Town Clerk-Treasurer

Exhibit A

VOLUNTARY ANNEXATION FISCAL PLAN AND POLICY

This fiscal plan is written and offered to support a voluntary annexation in accordance with Indiana Code 36-4-3-5.1. Therefore, this annexation fiscal plan is prepared for the purpose of meeting the expectations of the landowners who have petitioned the Town of Fortville (the “Town”) for the annexation of approximately 6.63 acres of their property as more specifically identified in the description attached to Ordinance 2025-12B. Inasmuch as the property owners have requested this annexation, this fiscal plan is directly intended to serve the interests of the property owners of the Territory with regard to the provision of municipal services. The Town hereby reserves the right to amend, adjust, or revise its fiscal plan and policies in any manner deemed appropriate by the Town in order to serve the public interests or the interests of the landowners involved in this annexation, *especially* in such case as the nature of the anticipated annexation changes from voluntary to some form of contested or involuntary annexation.

It is understood by both the Town and the property owners of the Territory that the Territory is subject to development pressures of many forms. It is therefore the intent of the Town to work cooperatively with the property owners of the Territory to pursue this annexation as a means of providing for the orderly and planned growth of the municipality. This interest includes the ultimate extension of municipal services into the Territory, as well as providing for planning and development standards appropriate to protect the interests of the general public, the incorporated neighbors, and the future residents and/or landowners of the Territory.

ARTICLE I - CURRENT CONDITION OF THE TERRITORY

610 W. Ohio Street contains a single-family residential home under construction owned by Joe & Donna Huck.

620 W. Ohio Street contains a single-family residential home (built 2009) owned by Mary Jo & David Adams.

630 W. Ohio Street contains a single-family residential home (built 2021) owned by Joshua & Sarah Huck.

ARTICLE II - PROVISION OF NON-CAPITAL MUNICIPAL SERVICES

The Town will provide non-capital services to the Territory as soon as possible after the effective date of the annexation. Non-capital services typically includes police patrols, fire protection (Vernon Township), roadway maintenance, Town administration, participation in municipal elections, and other non-capital services of the Town.

It is anticipated that the voluntary annexation under Ordinance 2025-12B can be completed and become effective in February 2026. Consequently, assuming the effective date will occur in February 2026, non-capital municipal services can be expected to commence in February 2026.

ARTICLE III – POLICE PROTECTION

The municipality will extend police protection to the Territory with an anticipated commencement of police protection on the effective date of Ordinance 2025-12B in February 2026. The Town does not require an increase in the number of police personnel, the amount of police equipment, the amount of police training, or any significant increase in the cost of providing this municipal service attributed to these parcels by the Town. Any increase in the cost of providing police services will be paid for with existing revenue streams and revenue from the Territory.

ARTICLE IV - STREET MAINTENANCE

Zero (0) lineal feet of additional roadway would be transferred to the Town of Fortville Streets Department; The road/ROW (Ohio Street) has been within town limits since the annexation of the land to the north (Northwest Fortville).

ARTICLE V - TOWN ADMINISTRATION

The Town's administration has the capability of meeting the needs of the Territory upon annexation in the same manner and to the same extent it does with the rest of the community. The hiring of additional administrative personnel is not necessary for this annexation. Accordingly, no increase in expense for Town administration is anticipated to result from the annexation of the Territory.

ARTICLE VI - PARTICIPATION IN MUNICIPAL ELECTIONS

Any eligible occupants residing on the property would be able to participate in municipal elections.

ARTICLE VII - PROVISION OF CAPITAL MUNICIPAL SERVICES

All capital services provided by the Town will be available to the Territory within three (3) years of the effective date of the Territory. Assuming an effective date of February 2026, the latest projected date of availability of capital services is February 2029.

Capital services of the municipality will include capital utility services. It should be noted, however, that the Town's policy for the extension of capital utility services is purely voluntary. At such time as the property owner in the Territory seeks to voluntarily connect to municipal sewer and water utilities, the property owner would be required to

pay the cost of those extensions, in accordance with the system of policies, rates and charges of the municipal sewer and water utilities.

ARTICLE VIII - CAPITAL STREET SERVICES

Zero (0) lineal feet of additional roadway would be transferred to the Town of Fortville Streets Department; The road/ROW (Ohio Street) has been within town limits since the annexation of the land to the north (Northwest Fortville).

ARTICLE IX - FIRE PROTECTION

The Vernon Township Fire Department provides fire protection services to the Town of Fortville and unincorporated areas within the township. Fire protection services will continue to be provided by the Vernon Township Fire Department. It follows that this annexation will have no impact on fire protection services that are currently provided in the Territory. Further, the cost of providing fire protection services will be paid for with existing revenue streams.

ARTICLE X - METHOD OF PAYMENT FOR EXTENSION OF SERVICES

Public water and sewer lines are available along Ohio Street; A primary reason for the owners desiring to annex is to connect these properties to those services. Connections have been made (and paid for by the owners and/or the developers of Northwest Fortville per agreement), or are in the process of being connected.

ARTICLE XI – ESTIMATED EFFECT OF ANNEXATION IN EACH OF THE POLITICAL SUBDIVISIONS TO WHICH THE ANNEXATION APPLIES

Since the Town will eventually receive some amount of yearly revenue from the property tax “pie” (capped at 1% per state constitution for owner-occupied single-family residential property), the other political subdivisions would technically receive a smaller amount. The drop in revenue each political subdivision receives in relation to the total amount of revenue based on total community-wide assessed value each subdivision receives would be negligible.

ARTICLE XII – ESTIMATED EFFECT ON MUNICIPAL FINANCES FOR FOUR (4) YEARS AFTER ANNEXATION EFFECTIVE DATE

Unknown precisely at this time since the home at 610 W. Ohio Street is still under construction. However, the effect on Town finances should be small in relation to the overall assessed value of the Town, which is a main factor determining the tax levy.

ARTICLE XIII – ESTIMATED EFFECT ON POLITICAL SUBDIVISIONS IN THE COUNTY THAT ARE NOT PART OF THE ANNEXATION

The annexation will not directly impact other political subdivisions outside the annexed area, such as the Greenfield Central School Corporation as an example. Indirect effects on countywide distributions of circuit breaker allocations are expected to be negligible.

ARTICLE XIII – PARCEL INFORMATION

The Territory consists of three (3) parcels:

<u>Parcel ID:</u>	<u>Net Assessed Value (2025):</u>	<u>Remonstrance Waiver:</u>
30-02-09-301-003.000-016	\$32,700	No
30-02-09-301-002.000-016	\$585,200	No
30-02-09-301-001.000-016	\$760,900	No

Exhibit A-1 – Legal Description

REFER TO LEGAL DESCRIPTIONS IN ORDINANCE 2025-12B

ORDINANCE NO. 2025-12B

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF FORTVILLE, INDIANA, ANNEXING CERTAIN
TERRITORY INTO THE TOWN OF FORTVILLE, INDIANA, PLACING
THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF
AND MAKING THE SAME A PART OF THE TOWN OF
FORTVILLE**

(HUCK MINOR SUBDIVISION ANNEXATION – 610, 620, 630 W. OHIO ST.)

RECITALS

A. The Town Council of the Town of Fortville, Indiana (respectively, the “Council” and the “Town”) is in receipt of petitions (“Petitions”) requesting the annexation of certain territory, commonly known as the Huck Minor Subdivision Properties at 610, 620, and 630 W. Ohio Street and more particularly described in attached Exhibit A (the “Annexation Territory”).

B. The Petition has been signed by one hundred percent (100%) of the landowners of the Annexation Territory and is attached hereto as Exhibit A.

C. The Annexation Territory consists of three (3) tax parcels totaling approximately 6.63 acres and the Annexation Territory is contiguous to the existing Town boundaries.

D. Responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of certain services to any annexed areas.

E. Prior to adoption of this Ordinance, this Council by resolution will adopt a written fiscal plan and definite policy for the provision of services of both a non-capital and capital nature to the Annexation Territory.

F. The written fiscal plan and definite policy adopted by resolution will provide for the provision of services of a non-capital nature (including police protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries of the Town) to Annexation Territory within one (1) year after the effective date of this annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the current corporate boundaries, regardless of similar topography, patterns of land use, and population density.

G. The written fiscal plan and definite policy adopted by resolution will also provide for the provision of services of a capital nature (including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities) to the Annexation Territory within three (3) years after the effective date of this annexation in the same manner those services are provided to areas within the current 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.

H. The terms and conditions of this annexation, including the written fiscal plan and definite policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the Town.

I. Prior to the final adoption of this Ordinance, the Town will have conducted a public hearing pursuant to proper notice issued as required by law.

J. The Council finds that the Annexation Territory, pursuant to the terms of this Ordinance, is fair and equitable and should be accomplished.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fortville, Indiana, as follows:

Section 1. The above recitals are incorporated herein by this reference as though fully set forth herein below.

Section 2. In accordance with I.C. § 36-4-3-5.1, the Annexation Territory is hereby annexed to the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.

Section 3. The Annexation Territory is assigned to Council District No. 2.

Section 4. The Annexation Territory shall be zoned as Residential: 1.0 (R1.0) which is the closest zoning district available to match the existing use, size, and character of the lots, and is consistent with the adopted Comprehensive Plan map.

Section 5. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby repealed. The paragraphs, sentences, and words of this ordinance are separable, and if a court of competent jurisdiction hereof declares any portion unconstitutional, invalid or unenforceable, such declaration shall not affect the remaining portions of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after the date of its adoption and such publication and recordation as is required by law.

[Signature Page Follows]

Duly ordained and passed this ____ day of _____, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick (Fritz) Fentz, Member

Frederick (Fritz) Fentz, Member

Elizabeth (Libby) Wyatt, Member

Elizabeth (Libby) Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier, Clerk-Treasurer

In accordance with Indiana Code, 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.
Adam Zaklikowski, AICP.

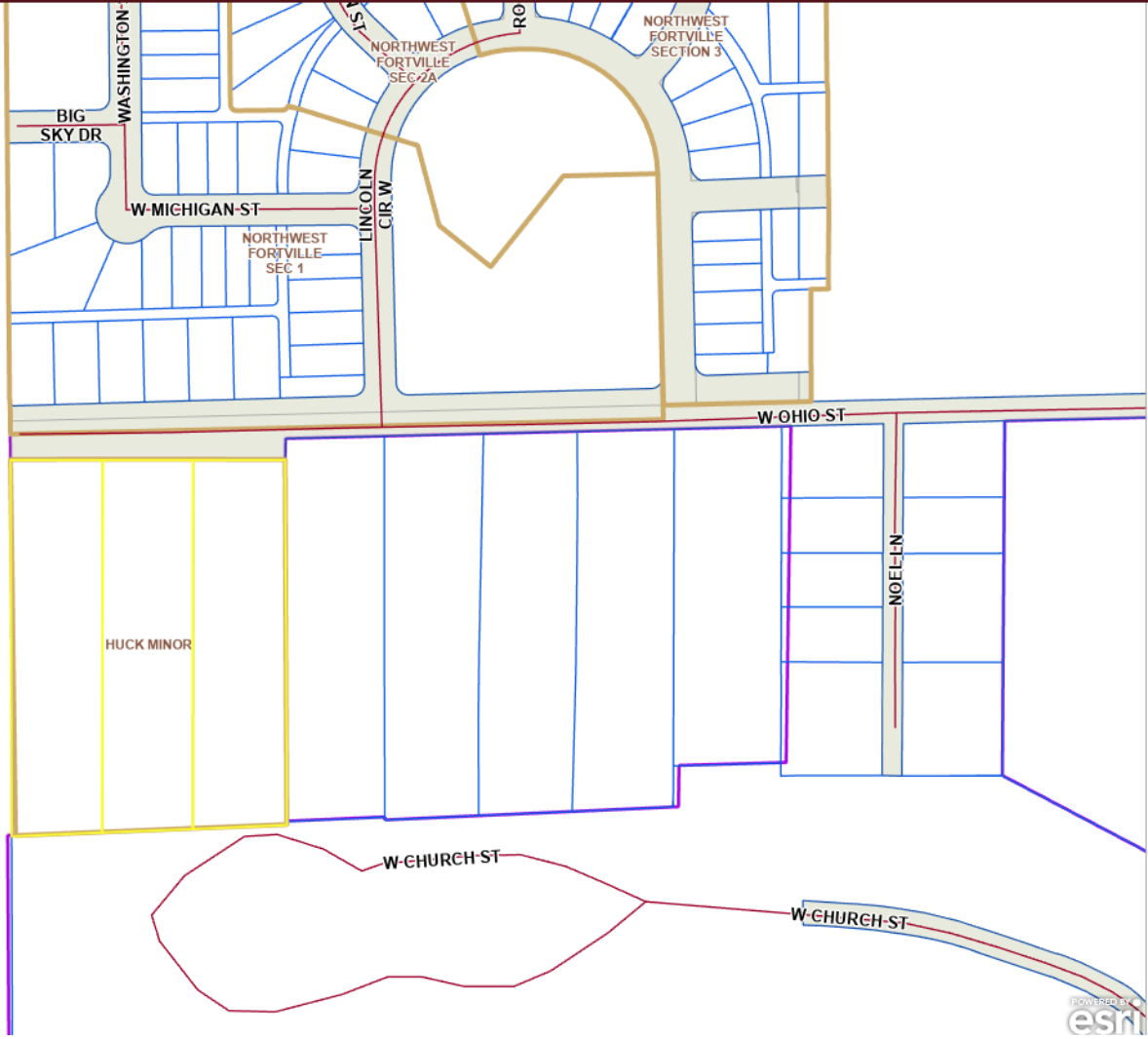
This instrument prepared by Adam Zaklikowski, AICP, Town of Fortville, 714 E. Broadway St., Fortville, IN 46040

Exhibit A
Legal Description, Map, and
Petitions

[See following pages.]

Legal Description

Lots numbered One (1), Two (2), and Three (3) in the Huck Minor Subdivision 9-17-6, a subdivision in Vernon Township, Hancock County, Indiana, as per Plat thereof recorded in Book 09, Page 6177, on June 8, 2009 in the Office of the Recorder, Hancock County, Indiana.



Results:

Parcel ID - 30-02-09-301-001.000-016
Alt Id - 30-02-09-301-001.000-016
Address - 630 W Ohio St
Owner - Huck, Joshua D & Sarah L
Acres - 2.209
View: Parcel Report Form 136 Google Maps
Parcel ID - 30-02-09-301-002.000-016
Alt Id - 30-02-09-301-002.000-016
Address - 620 W Ohio St
Owner - Adams, Mary Jo & David M
Acres - 2.209
View: Parcel Report Form 136 Google Maps
Parcel ID - 30-02-09-301-003.000-016
Alt Id - 30-02-09-301-003.000-016
Address - 610 W Ohio St
Owner - Huck, Joseph A & Donna F
Acres - 2.209
View: Parcel Report Form 136 Google Maps

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed: _____

Printed: Joseph Huck

Owner of Parcel(s): 30-02-09-301-003.000-016

Signed: _____

Printed: Dona F Huck

Owner of Parcel(s): 30-02-09-301-003.000-016

610 W. Ohio St.

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed: Mary Jo Adams

Printed: MARY JO ADAMS DAVID ADAMS

Owner of Parcel(s): DAVID + MARY JO ADAMS

620 W Ohio St

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

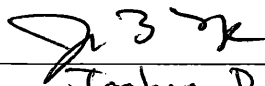
1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed: _____

Printed: _____

Owner of Parcel(s): _____



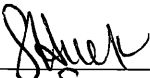
Joshua D Huck

630 West Ohio Street; Fortville, IN 46040 (30-02-09-301-001.000-016)

Signed: _____

Printed: _____

Owner of Parcel(s): _____



Sarah Huck

630 West Ohio Street; Fortville, IN 46040 (30-02-09-301-001.000-016)

RESOLUTION NO. 2026-_____

**A RESOLUTION ADOPTING A WRITTEN FISCAL PLAN ESTABLISHING A
POLICY FOR THE PROVISIONS OF SERVICES TO AN ANNEXED AREA
(Rice-Ross Annexation – Fortville Pike, south of Mt. Carmel Primitive Baptist
Church)**

RECITALS

A. The Town Council of the Town of Fortville (respectively, the “Council” and the “Town”) has held a public hearing regarding Ordinance 2025-12C which contemplates the voluntary annexation of certain territory to be annexed into the Town (the “Annexation Territory”) pursuant to Ind. Code § 36-4-3-5.1.

B. Ind. Code § 36-4-3-3.1 requires that the Town develop and adopt a written fiscal plan and establish a definite policy by resolution of the Council that meets the requirements set forth in Ind. Code § 36-4-3-13, and that said resolution is adopted prior to adopting an annexation ordinance under Ind. Code § 36-4-3-5.1.

C. It is the desire of the Council to provide such a written fiscal plan and comply with Indiana law.

D. The written fiscal plan attached hereto as Exhibit A (the “Fiscal Plan”) is acceptable and appropriate for the Annexation Territory.

E. The Fiscal Plan complies with the requirements of Indiana law to provide services of a non-capital nature to the Annexation Territory within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density.

F. The Fiscal Plan complies with the requirements of Indiana law to provide services of a capital nature to the Annexation Territory within three (3) years after the effective date of the annexation in the same manner 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.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Fortville, State of Indiana, that:

Section 1. The above recitals are incorporated herein by reference and shall be deemed part of the Fiscal Plan.

Section 2. The Fiscal Plan, including the summary of the plan and its Exhibits, is adopted for the annexation set forth in Ordinance 2025-12C.

Section 3. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 4. The Fiscal Plan and the policies for implementing the Fiscal Plan provided in attached Exhibit A are incorporated into this Resolution and adopted as the fiscal plan for the annexation proposed by Ordinance 2025-12C.

Section 5. This Resolution shall be in full force and effect from and after the date of its passage and any publication as is required by law.

Section 6. Introduced and filed on the 20th day of January, 2026. Duly resolved and passed the 20th day of January, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

[Signature Page Follows]

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick Fentz, Member

Frederick Fentz, Member

Libby Wyatt, Member

Libby Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier
Town Clerk-Treasurer

Exhibit A

VOLUNTARY ANNEXATION FISCAL PLAN AND POLICY

This fiscal plan is written and offered to support a voluntary annexation in accordance with Indiana Code 36-4-3-5.1. Therefore, this annexation fiscal plan is prepared for the purpose of meeting the expectations of the landowner who has petitioned the Town of Fortville (the “Town”) for the annexation of approximately 0.06 acres of her property as more specifically identified in the description attached to Ordinance 2025-12C. Inasmuch as the property owner has requested this annexation, this fiscal plan is directly intended to serve the interests of the property owner of the Territory with regard to the provision of municipal services. The Town hereby reserves the right to amend, adjust, or revise its fiscal plan and policies in any manner deemed appropriate by the Town in order to serve the public interests or the interests of the landowner involved in this annexation, *especially* in such case as the nature of the anticipated annexation changes from voluntary to some form of contested or involuntary annexation.

It is understood by both the Town and the property owner of this Territory that the Territory is subject to development pressures of many forms. It is therefore the intent of the Town to work cooperatively with the property owner of this Territory to pursue this annexation as a means of providing for the orderly and planned growth of the municipality. This interest includes the ultimate extension of municipal services into the Territory, as well as providing for planning and development standards appropriate to protect the interests of the general public, the incorporated neighbors, and the future residents and/or landowners of the Territory.

ARTICLE I - CURRENT CONDITION OF THE TERRITORY

The small parcel consists of undeveloped land; Tree(s), foliage, grass.

ARTICLE II - PROVISION OF NON-CAPITAL MUNICIPAL SERVICES

The Town will provide non-capital services to the Territory as soon as possible after the effective date of the annexation. Non-capital services typically includes police patrols, fire protection (Vernon Township), roadway maintenance, Town administration, participation in municipal elections, and other non-capital services of the Town.

It is anticipated that the voluntary annexation under Ordinance 2025-12C can be completed and become effective in February 2026. Consequently, assuming the effective date will occur in February 2026, non-capital municipal services can be expected to commence in February 2026.

ARTICLE III – POLICE PROTECTION

The municipality will extend police protection to the Territory with an anticipated commencement of police protection on the effective date of Ordinance 2025-12C in February 2026. The Town does not require an increase in the number of police personnel, the amount of police equipment, the amount of police training, or any significant increase in the cost of providing this municipal service attributed to this parcel by the Town. Any increase in the cost of providing police services will be paid for with existing revenue streams and revenue from the Territory.

ARTICLE IV - STREET MAINTENANCE

Only approximately 50 feet of lineal feet of Fortville Pike will technically be transferred from the jurisdiction of the Hancock County Highway Department to the Fortville Streets Department. Impact is negligible.

ARTICLE V - TOWN ADMINISTRATION

The Town's administration has the capability of meeting the needs of the Territory upon annexation in the same manner and to the same extent it does with the rest of the community. The hiring of additional administrative personnel is not necessary for this annexation. Accordingly, no increase in expense for Town administration is anticipated to result from the annexation of the Territory.

ARTICLE VI - PARTICIPATION IN MUNICIPAL ELECTIONS

Not applicable; There are no residents living in the territory.

ARTICLE VII - PROVISION OF CAPITAL MUNICIPAL SERVICES

All capital services provided by the Town will be available to the Territory within three (3) years of the effective date of the Territory. Assuming an effective date of February 2026, the latest projected date of availability of capital services is February 2029.

Capital services of the municipality will include capital utility services. It should be noted, however, that the Town's policy for the extension of capital utility services is purely voluntary. At such time as the property owner in the Territory seeks to voluntarily connect to municipal sewer and water utilities, the property owner would be required to pay the cost of those extensions, in accordance with the system of policies, rates and charges of the municipal sewer and water utilities.

ARTICLE VIII - CAPITAL STREET SERVICES

Only approximately 50 feet of lineal feet of Fortville Pike will technically be transferred from the jurisdiction of the Hancock County Highway Department to the Fortville Streets Department. Impact is negligible.

ARTICLE IX - FIRE PROTECTION

The Vernon Township Fire Department provides fire protection services to the Town of Fortville and unincorporated areas within the township. Fire protection services will continue to be provided by the Vernon Township Fire Department. It follows that this annexation will have no impact on fire protection services that are currently provided in the Territory. Further, the cost of providing fire protection services will be paid for with existing revenue streams.

ARTICLE X - METHOD OF PAYMENT FOR EXTENSION OF SERVICES

Public water and sewer lines are available along Fortville Pike. No extension of services is needed. If a water and/or sewer tap is ever needed, the property owner would be responsible to pay impact and tap fees.

ARTICLE XI – ESTIMATED EFFECT OF ANNEXATION IN EACH OF THE POLITICAL SUBDIVISIONS TO WHICH THE ANNEXATION APPLIES

Since the Town will eventually receive some amount of yearly revenue from the property tax “pie” (capped at 2% per state constitution for agriculturally-assessed property) the other political subdivisions would technically receive a smaller amount. The drop in revenue each political subdivision receives in relation to the total amount of revenue based on total community-wide assessed value each subdivision receives would be negligible.

ARTICLE XII – ESTIMATED EFFECT ON MUNICIPAL FINANCES FOR FOUR (4) YEARS AFTER ANNEXATION EFFECTIVE DATE

Negligible. The effect on Town finances should be extremely small in relation to the overall assessed value of the Town, which is a main factor determining the tax levy.

ARTICLE XIII – ESTIMATED EFFECT ON POLITICAL SUBDIVISIONS IN THE COUNTY THAT ARE NOT PART OF THE ANNEXATION

The annexation will not directly impact other political subdivisions outside the annexed area, such as the Greenfield Central School Corporation as an example. Indirect effects on countywide distributions of circuit breaker allocations are expected to be extremely small.

ARTICLE XIII – PARCEL INFORMATION

The Territory consists of one (1) parcel:

<u>Parcel ID:</u>	<u>Net Assessed Value (2025):</u>	<u>Remonstrance Waiver:</u>
30-02-16-100-011.001-016	\$100	No

Exhibit A-1 – Legal Description

REFER TO LEGAL DESCRIPTIONS IN ORDINANCE 2025-12B

ORDINANCE NO. 2025-12C

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF FORTVILLE, INDIANA, ANNEXING CERTAIN
TERRITORY INTO THE TOWN OF FORTVILLE, INDIANA, PLACING
THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF
AND MAKING THE SAME A PART OF THE TOWN OF
FORTVILLE**

(ROSS-RICE ANNEXATION)

RECITALS

A. The Town Council of the Town of Fortville, Indiana (respectively, the “Council” and the “Town”) is in receipt of a petition (“Petition”) requesting the annexation of certain territory, commonly known the Rice-Ross Property along the west side of Fortville Pike, south of Mt. Carmel Primitive Baptist Church and more particularly described in attached Exhibit B (the “Annexation Territory”).

B. The Petition has been signed by one hundred percent (100%) of the landowners of the Annexation Territory and is attached hereto as Exhibit A.

C. The Annexation Territory consists of one (1) parcel (Parcel No. 30-02-16-100-011.001-016) of approximately 0.06 acres and the Annexation Territory is contiguous to the existing Town boundaries.

D. Responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of certain services to any annexed areas.

E. Prior to adoption of this Ordinance, this Council by resolution will adopt a written fiscal plan and definite policy for the provision of services of both a non-capital and capital nature to the Annexation Territory.

F. The written fiscal plan and definite policy adopted by resolution will provide for the provision of services of a non-capital nature (including police protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries of the Town) to Annexation Territory within one (1) year after the effective date of this annexation in a manner equivalent in standard and scope to those non-capital services provided

to areas within the current corporate boundaries, regardless of similar topography, patterns of land use, and population density.

G. The written fiscal plan and definite policy adopted by resolution will also provide for the provision of services of a capital nature (including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities) to the Annexation Territory within three (3) years after the effective date of this annexation in the same manner those services are provided to areas within the current 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.

H. The terms and conditions of this annexation, including the written fiscal plan and definite policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the Town.

I. Prior to the final adoption of this Ordinance, the Town will have conducted a public hearing pursuant to proper notice issued as required by law.

J. The Council finds that the Annexation Territory, pursuant to the terms of this Ordinance, is fair and equitable and should be accomplished.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fortville, Indiana, as follows:

- Section 1. The above recitals are incorporated herein by this reference as though fully set forth herein below.
- Section 2. In accordance with I.C. § 36-4-3-5.1, the Annexation Territory is hereby annexed to the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.
- Section 3. The Annexation Territory is assigned to Council District No. 1.
- Section 4. The small Annexation Territory shall be zoned as Residential: 3.5 (R3.5) to match the remainder of the existing adjacent property in town limits.
- Section 5. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby repealed. The paragraphs, sentences, and words of this ordinance are separable, and if a court of competent jurisdiction hereof declares any portion unconstitutional, invalid or unenforceable, such declaration shall not affect the remaining portions of this Ordinance.
- Section 6. This Ordinance shall be in full force and effect from and after the date of its adoption and such publication and recordation as is required by law.

[Signature Page Follows]

Duly ordained and passed this ____ day of _____, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick (Fritz) Fentz, Member

Frederick (Fritz) Fentz, Member

Elizabeth (Libby) Wyatt, Member

Elizabeth (Libby) Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier, Clerk-Treasurer

In accordance with Indiana Code, 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.
Adam Zaklikowski, AICP.

This instrument prepared by Adam Zaklikowski, AICP, Town of Fortville, 714 E. Broadway St., Fortville, IN 46040

Exhibit A
Petition

[See following page.]

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth (1/8) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

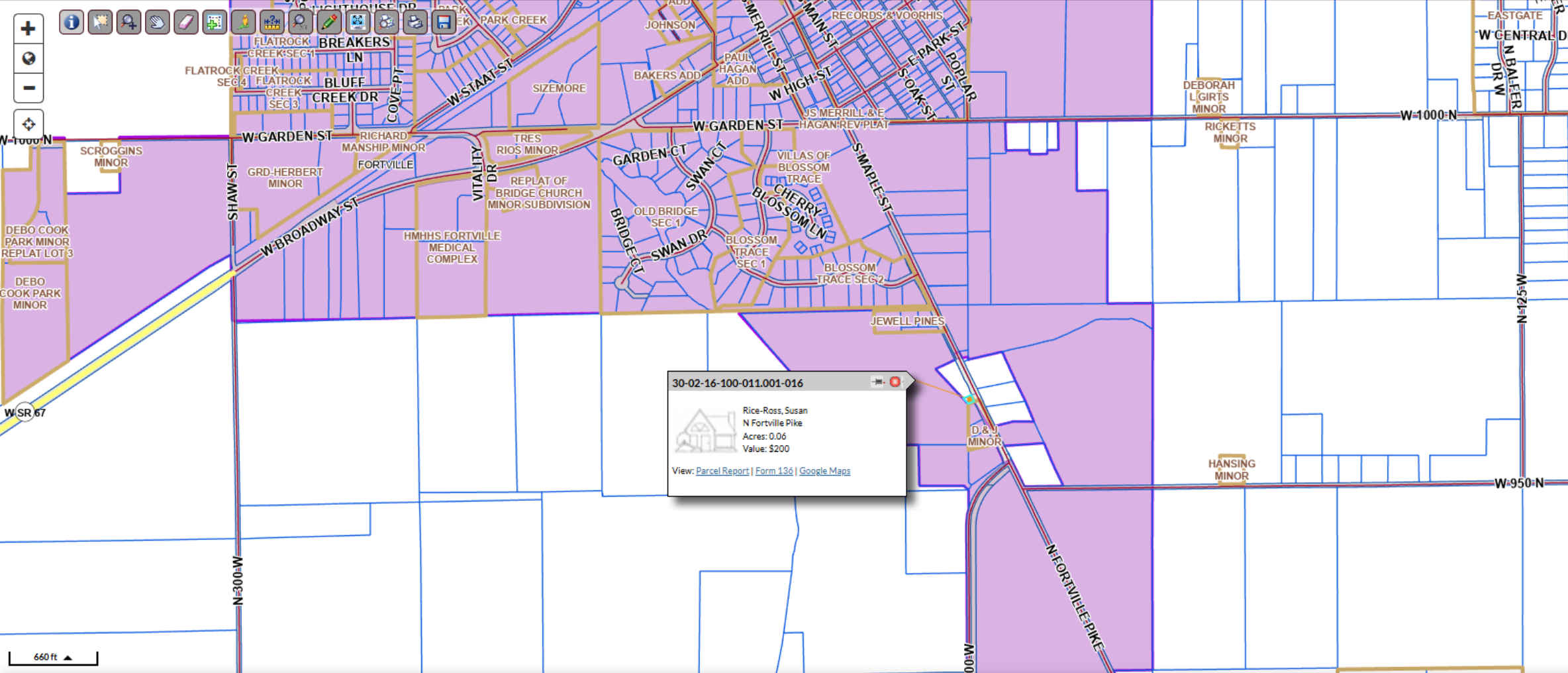
Signed: 

Printed: Susan Rice-Ross

Owner of Parcel(s): 30-02-16-100-011.001-016

Exhibit B
Legal Description & Map

BEGINNING AT A BRASS PIN IN PLATE MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST; THENCE NORTH $00^{\circ} 19' 20''$ WEST, A DISTANCE OF 613.88 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE NORTH $43^{\circ} 01' 34''$ WEST, A DISTANCE OF 53.42 FEET; THENCE NORTH $67^{\circ} 34' 26''$ EAST, A DISTANCE OF 61.42 FEET; THENCE SOUTH $25^{\circ} 47' 01''$ EAST, A DISTANCE OF 50.09 FEET; THENCE SOUTH $67^{\circ} 34' 26''$ WEST, A DISTANCE OF 46.56 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0613 ACRES.



30-02-16-100-011.001-016

 Rice-Ross, Susan
N Fortville Pike
Acres: 0.06
Value: \$200

[View: Parcel Report](#) | [Form 136](#) | [Google Maps](#)

660 ft

Parcel ID 30-02-16-100-011.001-016
 Sec/Twp/Rng n/a
 Property Address N Fortville Pike
 Fortville
 District
 Brief Tax Description

Alternate ID 30-02-16-100-011.001-016
 Class Vacant Land
 Acreage 0.061

VERNON TOWNSHIP
 SW NE 16-17-6 & SW NW 15-17-6 0.0613ac
 This piece is split down the middle of Sec 16 & Sec 15
 (Note: Not to be used on legal documents)

Owner Address Rice-Ross, Susan
 10634 Thorny Ridge Trace
 Fishers, IN 46037