

ORDINANCE NO. 26-07
AN ORDINANCE AMENDING ORDINANCE 26-01
AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY
OF FRANKFORT, INDIANA, PLACING THE SAME WITHIN THE
CORPORATE BOUNDARIES THEREOF AND MAKING THE SAME A
PART OF THE CITY OF FRANKFORT, INDIANA ("T.A.D. RENTALS").

WHEREAS, the Common Council (hereinafter the "Council") of the City of Frankfort, Indiana (hereinafter the "City") adopted Ordinance 26-01 on February 9, 2026, on second reading;

WHEREAS, after adoption, the Council determined that there was an error in the legal description provided in Ordinance 26-01;

WHEREAS, the Council hereby amends and restates Ordinance 26-01 to correct the error in the legal description;

WHEREAS, the Council has investigated annexation of property west of its existing border; and

WHEREAS, pursuant to Indiana Code § 36-4-3, the legislative body of a municipality may, by ordinance, annex territory that is contiguous to the municipality, subject to certain limitations; and

WHEREAS, responsible planning and Indiana Code require adoption of a written fiscal plan and a definite policy for the provision of services to the annexed areas; and

WHEREAS, this Council has previously adopted by resolution a written fiscal plan and definite policy for the provision of municipal services pursuant to Resolution No. 26-01 (hereinafter the "Fiscal Plan"); and and

WHEREAS, Exhibit A is a legal description of the territory to be annexed, which territory consists of approximately 16.261 acres (hereinafter the "Annexation Territory"); and

WHEREAS, Exhibit A also includes a map of the Annexation Territory; and

WHEREAS, the Annexation Territory is at least one-eighth (1/8) contiguous to the existing corporate boundaries of the City or would be if such annexation occurred in multiple phases; and

WHEREAS, it is the intent of this Council that zoning of the Annexation Territory be zoned as B Residential; and

WHEREAS, this Ordinance has been adopted following a duly noticed public hearing; and

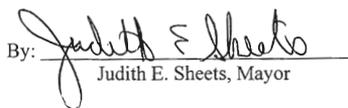
WHEREAS, this Council has determined to annex the Annexation Territory pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FRANKFORT, INDIANA, as follows:

- The above recitals, including Exhibit A, are incorporated herein by reference as though fully set forth herein below. Two copies of Exhibit A shall be kept on file with the Clerk Treasurer for public inspection.
- In accordance with Indiana Code § 36-4-3-5.1, the Annexation Territory is hereby annexed to the City of Frankfort and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.
- The terms and conditions applicable to this Annexation are as follows:
 - Timing of Annexation.** Pursuant to Indiana Code § 36-4-3-8, the effective date of this Ordinance shall be immediately upon the adoption of this Ordinance pursuant to Indiana Code § 36-4-3-7.
 - Zoning Classification.** There shall be a zoning change as a result of annexation. The Annexation Territory is currently zoned as R-2 and will be zoned as B Residential.
 - Connection to Municipal Utilities.** The Annexation Territory is connected to or will be connected to the City's Municipal Utilities and shall be billed at the City's Municipal Utility rates and charges pursuant to the City of Frankfort's Code of Municipal Ordinances upon adoption of this Ordinance. Such connection shall be subject to the City's Uniform Development Ordinance pertaining to subdivisions, if applicable.
 - Taxes.** Those parcels in the Annexation Territory which are currently assessed as land non-residential under the real property assessment rules and regulations of the department of local government finance and shall be adjusted and assessed pursuant to Indiana Code.
- The Annexation Territory is hereby assigned to Common Council District No. 3.
- The effective date of this annexation shall be immediately after the date as lawfully permitted following its adoption and execution and publication as required by law.
- The paragraphs, sentences and words of this Ordinance are severable, and if any portion hereof is declared unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such declaration shall not affect the remaining portions of this Ordinance.
- All prior Ordinances or parts thereof which may be inconsistent with any provision of this Ordinance are hereby repealed.

ADOPTED on this 9th day of March, 2026, by the Common Council of the City of Frankfort, Indiana

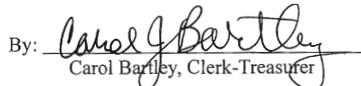
COMMON COUNCIL,
CITY OF FRANKFORT, INDIANA

By: 
Judith E. Sheets, Mayor

ATTEST:

Carol Bartley, Clerk-Treasurer

Presented by me to the Mayor of the City of Frankfort, Indiana for approval and signature this 9th day of March, 2026, at 7:00 p.m.

By: 
Carol Bartley, Clerk-Treasurer

Approved and signed to me, the Mayor of the City of Frankfort, Indiana, for approval and signature this 9th day of March, 2026 at 7:00 p.m.

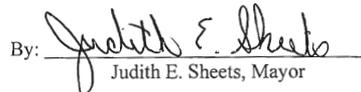
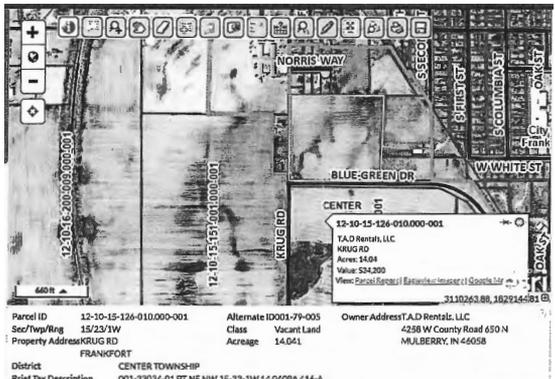
By: 
Judith E. Sheets, Mayor

EXHIBIT A



Legal description for Parcel No. 12-10-15-126-011.000-001
A part of the North Half of Section 15, Township 21 North, Range 1 West of the Second Principal Meridian, more particularly described as follows:

From the northwest corner of said Section, proceed thence South 89 degrees 17 minutes 36 seconds East (assumed bearings) a distance of 1296.75 feet along the north line of said Section also being along the approximate centerline of Freeman Street to a railroad spike, thence South a distance of 584.85 feet along the approximate centerline of County Road 80W, thence South 89 degrees 21 minutes 26 seconds East a distance of 835.04 feet to point marked by an iron bar; Thence South 1 degree 51 minutes 44 seconds West along the East line of Mary K. Woodward Trustee Property (inst# 94-4626 Office of the Clinton County Recorder) 536.29 feet the point of beginning of this description also being the south line of Delores I Coddington (inst# 2001/1000 Office of the Clinton County Recorder); Thence South 89 degrees 25 minutes 15 seconds East along said south line 443.8 feet to the boundary of the City of Frankfort; Thence deflecting to the right 89 degrees 21 minutes 3 seconds and along said City Boundary a distance of 206.62 feet to the south boundary of the owner's land; thence North 89 degrees 25 seconds 15 minutes west 455.0 feet; thence North 1 degree 51 minutes 44 seconds east 206.65 feet to the point of beginning, containing 2.13 acres more or less.



Legal description for Parcel No. 12-10-15-126-010.000-001
A part of the North half of Section 15, Township 21 North, Range 1 West of the Second Principal Meridian, Center Township, Clinton County, Indiana, more particularly described as follows:

From the northwest corner of said half, marked by a stone, proceed thence Easterly a distance of 1296.75 feet along the north line of said quarter, thence SOUTH (assumed bearings) on a deflection angle to the right of 89 degrees 17 minutes 36 seconds a distance of 584.85 feet along the approximate centerline of County Road 80W to the point of beginning; thence (1) continue on said line a distance of 743.72 feet; thence (2) South 89 degrees 25 minutes 15 seconds East a distance of 1610.88 feet along a straight line projection of an existing fence line to the southwesterly right-of-way of the Seaboard Railroad marked by a wooden headpost; thence (3) North 32 degrees 44 minutes 53 seconds West a distance of 888.55 feet along said right-of-way to a wooden headpost; thence (4) North 89 degrees 21 minutes 26 seconds West a distance of 1130.21 feet along a straight line projection of an existing fence line to the point of beginning, containing 23.375 acres, more or less.

EXCEPT the following described tract, to wit:

A part of the North Half of Section 15, Township 21 North, Range 1 West of the Second Principal Meridian, more particularly described as follows:

From the northwest corner of said Section, marked by a stone, proceed thence South 89 degrees 17 minutes 36 seconds East (assumed bearings) a distance of 1296.75 feet along the north line of said Section also being along the approximate centerline of Freeman Street to a railroad spike, thence SOUTH a distance of 584.85 feet along the approximate centerline of County Road 80W, thence South 89 degrees 21 minutes 26 seconds East a distance of 835.04 feet to the point of beginning, marked by an iron bar; thence (1) continue on said line a distance of 295.17 feet to a wooden headpost; thence (2) South 32 degrees 44 minutes 53 seconds East a distance of 888.55 feet along the southwesterly right-of-way of the former Seaboard Railroad to a wooden headpost; thence (3) North 89 degrees 25 minutes 15 seconds West a distance of 800.00 feet to an iron bar; thence (4) North 1 degree 51 minutes 44 seconds East a distance of 742.94 feet to the point of beginning, containing 9.3341 acres, and being the tract shown on the survey by Franklin C. Moses, dated October 3, 1990 and designated as Job No. 90-284.

And containing, after said annexation, according to the transfer records, 14.0409 acres, more or less.