

**COMMON COUNCIL  
CITY OF FRANKFORT, INDIANA  
ORDINANCE NO. 26-09  
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 ("NHK ANNEXATION").**

WHEREAS, the Common Council (hereinafter the "Council") of the City of Frankfort, Indiana (hereinafter the "City") 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. 26-06 (hereinafter the "Fiscal Plan"); and  
 WHEREAS, Exhibit A is a legal description of the territory to be annexed, which territory consists of approximately 44.01 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 I-1; 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:

1. 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.
2. 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.
3. The terms and conditions applicable to this Annexation are as follows:
  - i. **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.
  - ii. **Zoning Classification.** There shall be a zoning change as a result of annexation. The Annexation Territory is currently zoned as I-1 and will be zoned as I-1.
  - iii. **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.
  - v. **Taxes.** Those parcels in the Annexation Territory which are currently assessed as land non-residential and improvement 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.
4. The Annexation Territory is hereby assigned to Common Council District No. 3.
5. 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.
6. 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.
7. All prior Ordinances or parts thereof which may be inconsistent with any provision of this Ordinance are hereby repealed.

ADOPTED on this 11th day of May, 2026, by the Common Council of the City of Frankfort, Indiana.

COMMON COUNCIL,  
CITY OF FRANKFORT, INDIANA

By: Judith E. Sheets  
Judith E. Sheets, Mayor

ATTEST:

Carol Bartley  
Carol Bartley, Clerk-Treasurer

Presented by me to the Mayor of the City of Frankfort, Indiana, for approval and signature this 11th day of May, 2026, at 7:00 p.m.

By: Carol Bartley  
Carol Bartley, Clerk-Treasurer

Approved and signed to me, the Mayor of the City of Frankfort, Indiana, for approval and signature this 11th day of May, 2026, at 7:00 p.m.

By: Judith E. Sheets  
Judith E. Sheets, Mayor

**EXHIBIT A**



**LEGAL DESCRIPTION**

A part of the South Half of the Southeast Quarter of Section 17, Township 21 North, Range 2 West, Washington Township, Clinton County, Indiana, described as follows (this description written by Todd Ashley Starr, LS20300028, Job Number 20196279, 01/15/2020): Commencing at a Starr Capped Rebar marking the Southwest corner of the Southeast Quarter of said Section 17; thence South 89° 49' 35" East (Bearings are based on WGS84) 474.61 feet along the South line of the Southeast Quarter of said Section 17, to the Point of Beginning; thence North 28° 03' 57" West 991.81 feet, this line is 25.00 feet Northeasterly from, and parallel to, the existing underground gas pipeline; thence North 00° 27' 38" West 458.18 feet, this line is 15.00 feet East from, and parallel to, the West line of the South Half of the Southeast Quarter of said Section 17, to the North line of the South Half of the Southeast Quarter of said Section 17; thence South 89° 48' 33" East 1,374.53 feet along the North line of the South Half of the Southeast Quarter of said Section 17, to a Mag Spike; thence along a tract of land owned by the State of Indiana, as described in Document Number 68-1906 (ORCCI), the following Two (2) courses: thence (1) South 00° 1' 34" West 36.18 feet to a Starr Capped Rebar; thence (2) South 87° 54' 53" East 278.08 feet to a Starr Capped Rebar; thence South 00° 27' 38" East 1,286.12 feet to a Starr Capped Rebar on the South line of the Southeast Quarter of said Section 17; thence North 89° 49' 35" West 1,192.33 feet along the South line of the Southeast Quarter of said Section 17, to the Point of Beginning and containing 45.632 Acres.

EXCEPTING THEREFROM the following tract, which was conveyed by NHK Seating of American, Inc. to Clinton County Building Corporation by Instrument No. 20201859 in the Office of the Recorder of Clinton County, Indiana:

A part of the Southeast Quarter of Section 17, Township 21 North, Range 2 West of the Second Principal Meridian, Washington Township, Clinton County, more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter of Section 17, said corner being Point Number 90002 at InGCS "Clinton" Zone coordinate 157471.236 North and 768955.925 East as shown on the Location Control Survey recorded as Instrument Number 20192158 in the Office of the Recorder of Clinton County, Indiana; thence North 00 degrees 14 minutes 08 seconds West (grid bearing based upon said InGCS "Clinton" Zone) along the west line of said Quarter Section a distance of 1291.80 feet to the proposed south right-of-way line of State Road 28 per Preliminary Plans for S.R. 28 and 800 West Intersection Improvement by Butler, Fairman, and Seufert, Project Number 6435, the following five (5) courses being along said proposed south right-of-way line: (1) thence South 89 degrees 35 minutes 30 seconds East a distance of 1269.90 feet; (2) thence South 82 degrees 11 minutes 05 seconds East a distance of 100.84 feet; (3) thence South 84 degrees 23 minutes 50 seconds East a distance of 194.37 feet to the POINT OF BEGINNING; (4) thence South 84 degrees 23 minutes 50 seconds East a distance of 81.76 feet; (5) thence South 58 degrees 18 minutes 04 seconds East a distance of 28.78 feet to the east line of the Grantor's land; thence 00 degrees 08 minutes 49 seconds East along said east line a distance of 67.04 feet; thence North 88 degrees 40 minutes 23 seconds West a distance of 105.22 feet; thence North 00 degrees 32 minutes 59 seconds West a distance of 87.22 feet to the POINT OF BEGINNING, containing 0.199 acres, more or less.