

COMMON COUNCIL
CITY OF FRANKFORT, INDIANA

ORDINANCE NO. 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") 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
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:
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 R-2 and will be zoned as B Residential.
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 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 9th day of February, 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

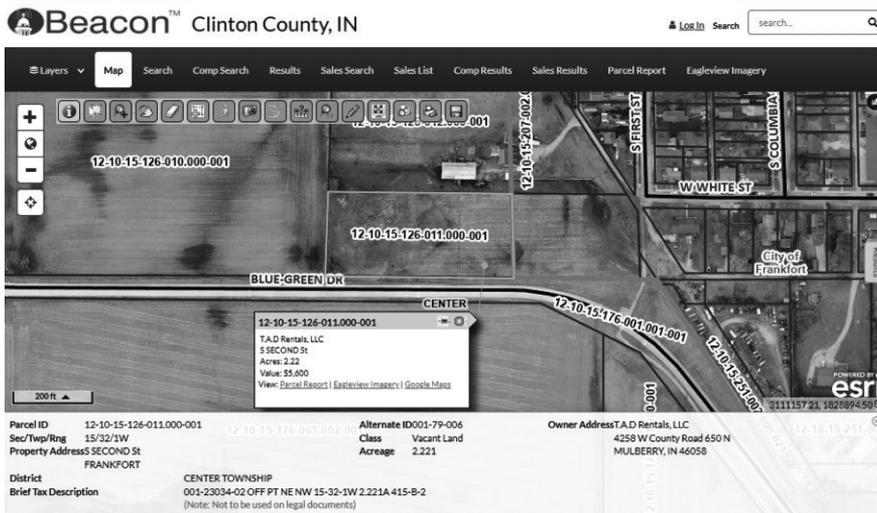
Presented by me to the Mayor of the City of Frankfort, Indiana, for approval and signature this 9th day of February, 2026, at 7:00 p.m.

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 February, 2026, at 7:00 p.m.

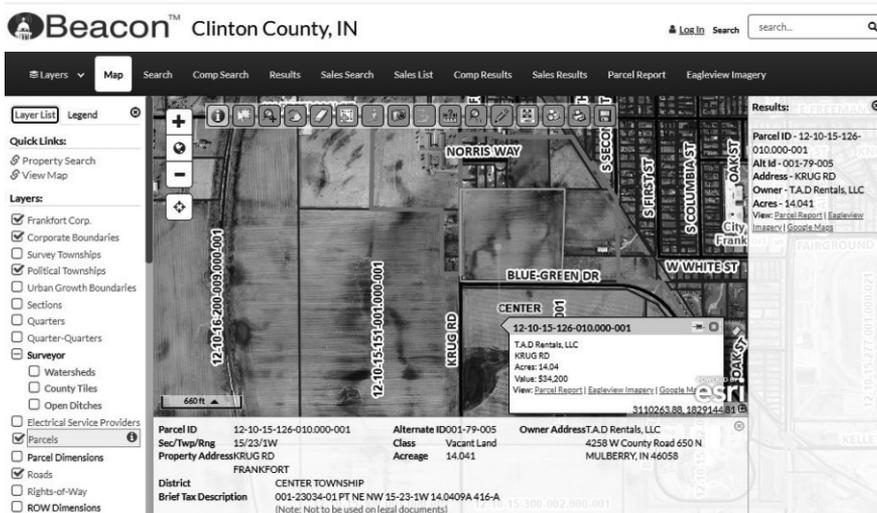
By: Judith E. Sheets, Mayor

EXHIBIT A



Legal description for Parcel No. 12-10-15-126-011.000-001

A NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AN GRANT OF EASEMENT BETWEEN FRANKFORT HIGH SCHOOL ELEMENTARY SCHOOL BUILDING CORPORATION, AN INDIANA CORPORATION AND STEVEN L. WOODRUFF DATED AUGUST 29, 2006 AND RECORDED SEPTEMBER 1, 2006 AS INSTRUMENT NO. 2006-4411, AND AS AMENDED BY AMENDED GRANT OF EASEMENT DATED NOVEMBER 7, 2006 AND RECORDED NOVEMBER 9, 2006 AS INSTRUMENT NO. 2006-5629, IN THE OFFICE OF THE RECORDER OF CLINTON COUNTY, INDIANA OVER THE FOLLOWING LAND: A PART OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 1 WEST, SECOND PRINCIPAL MERIDIAN., CENTER TOWNSHIP, CLINTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, MARKED BY A RAILROAD SPIKE, PROCEED THENCE N 89 DEGREES 42 MINUTES 46 SECONDS W (ASSUMED BEARINGS) A DISTANCE OF 1294.58 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTH-SOUTH QUARTER-QUARTER LINE OF SAID SOUTHWEST QUARTER, THENCE N 0 DEGREES 02 MINUTES 55 SECONDS E A DISTANCE OF 3898.75 FEET ALONG SAID NORTH-SOUTH LINE INTO THE NORTHWEST QUARTER OF SAID SECTION, ALSO BEING ALONG THE APPROXIMATE CENTERLINE OF KRUG ROAD TO THE POINT OF BEGINNING, MARKED BY A RAILROAD SPIKE; THENCE (1) CONTINUE ON SAID LINE A DISTANCE OF 60.00 FEET TO THE EAST-WEST QUARTER-QUARTER LINE OF SAID NORTHWEST QUARTER, MARKED BY A RAILROAD SPIKE; THENCE (2) S 89 DEGREES 25 MINUTES 45 SECONDS E A DISTANCE OF 1297.14 FEET ALONG SAID EAST-WEST LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE (3) S 89 DEGREES 28 MINUTES 54 SECONDS E A DISTANCE OF 314.84 FEET ALONG THE EAST-WEST QUARTER-QUARTER LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE SOUTHWESTERLY RIGHT-OF-WAY OF THE FORMER LOUISVILLE AND NASHVILLE RAILROAD, MARKED BY AN IRON BAR; THENCE (4) S 32 DEGREES 52 MINUTES 25 SECONDS E A DISTANCE OF 21.75 FEET ALONG SAID RIGHT-OF-WAY TO AN IRON BAR; THENCE (5) S 32 DEGREES 51 MINUTES 11 SECONDS E A DISTANCE OF 603.77 FEET ALONG SAID RIGHT-OF-WAY TO AN IRON BAR; THENCE (6) S 89 DEGREES 20 MINUTES 15 SECONDS E A DISTANCE OF 39.58 FEET TO THE APPROXIMATE CENTERLINE OF SAID RAILROAD, MARKED BY AN IRON BAR; THENCE (7) S 32 DEGREES 51 MINUTES 11 SECONDS E A DISTANCE OF 189.77 FEET ALONG SAID CENTERLINE TO A TANGENT CURVE TO THE LEFT, MARKED BY AN IRON BAR; THENCE (8) ALONG SAID CENTERLINE A DISTANCE OF 472.46 FEET, HAVING A RADIUS OF 2865.00 FEET AND WHOSE CHORD BEARS S 37 DEGREES 34 MINUTES 38 SECONDS E A DISTANCE OF 471.92 FEET TO AN IRON BAR; THENCE (9) CONTINUE ALONG SAID CENTERLINE A DISTANCE OF 293.82 FEET, HAVING A RADIUS OF 2865.00 FEET AND WHOSE CHORD BEARS S 45 DEGREES 14 MINUTES 22 SECONDS E DISTANCE OF 293.70 FEET TO ITS TERMINUS BEING THE APPROXIMATE CENTERLINE OF STATE ROAD NUMBER 39; THENCE (10) S 0 DEGREES 08 MINUTES 45 SECONDS W A DISTANCE OF 555.56 FEET ALONG SAID, CENTERLINE; THENCE (11) N 89 DEGREES 24 MINUTES 15 SECONDS W A DISTANCE OF 1126.35 FEET TO AN IRON BAR; THENCE (12) N 0 DEGREES 00 MINUTES 41 SECONDS E A DISTANCE OF 1210.39 FEET TO AN IRON BAR; THENCE (13) S 89 DEGREES 59 MINUTES 19 SECONDS E A DISTANCE OF 408.00 FEET TO AN IRON BAR; THENCE (14) N37 DEGREES 05 MINUTES 16 SECONDS W, A DISTANCE OF 527.54 FEET TO AN IRON BAR; THENCE (15) N 63 DEGREES 15 MINUTES 31 SECONDS W A DISTANCE OF 270.19 FEET TO AN IRON BAR; THENCE (16) N 89 DEGREES 25 MINUTES 45 SECONDS W A DISTANCE OF 1311.34 FEET TO THE POINT OF BEGINNING, CONTAINING 31.318 ACRES AND BEING SUBJECT TO THE RIGHTS- OF-WAY OF SAID STATE AND COUNTY ROADS, ALSO BEING SUBJECT TO THE RIGHT-OF-WAY OF AN ELECTRIC LINE EASEMENT AS THE SAME IS RECORDED AS INSTRUMENT NUMBER 97-4489. ALSO, BEING SUBJECT TO 30-FOOT GAS LINE EASEMENT BEING ON AND ALONG THE ENTIRE SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY AS THE SAME IS RECORDED AS INSTRUMENT NUMBER 63-4052.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT, TO-WIT: A PART OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 1 WEST, SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, CLINTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION, MARKED BY A RAILROAD SPIKE, PROCEED THENCE N 0 DEGREES 05 MINUTES 07 SECONDS E (ASSUMED BEARINGS) A DISTANCE OF 2141.21 FEET ALONG THE WEST LINE OF SAID QUARTER, THENCE S 89 DEGREES 24 MINUTES 15 SECONDS E A DISTANCE OF 1087.07 FEET TO THE POINT OF BEGINNING MARKED BY AN IRON BAR; THENCE (1) CONTINUE ON SAID LINE A DISTANCE OF 207.31 FEET TO THE APPROXIMATE CENTERLINE OF STATE ROAD NUMBER 39; THENCE (2) N 0 DEGREES 08 MINUTES 45 SECONDS E A DISTANCE OF 555.56 FEET ALONG SAID CENTERLINE TO THE APPROXIMATE CENTERLINE OF THE FORMER CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD; THENCE (3) NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 293.82 FEET AND WHOSE CHORD BEARS N 45 DEGREES 14 MINUTES 22 SECONDS W A DISTANCE OF 293.70 FEET ALONG SAID RAILROAD CENTERLINE TO ITS TERMINUS MARKED BY AN IRON BAR; THENCE (4) S 00 DEGREES 00 MINUTES 46 SECONDS W A DISTANCE OF 760.21 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1251 ACRES AND BEING SUBJECT TO THE RIGHT-OF-WAY OF STATE ROAD NUMBER 39 AND BEING SUBJECT TO A 70 FOOT PSI ENERGY, INC. ELECTRIC LINE EASEMENT AS THE SAME IS RECORDED AS INSTRUMENT NUMBER 97-4489. ALSO, BEING SUBJECT TO A 30-FOOT GAS LINE EASEMENT BEING ON AND ALONG THE ENTIRE SAID SOUTHWESTERLY RAILROAD RIGHT-OF-WAY AS THE SAME IS RECORDED AS INSTRUMENT NUMBER 63-4052.



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 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 exception, according to the transfer records, 14.0409 acres, more or less.