

**COMMON COUNCIL  
CITY OF NOBLESVILLE  
FEBRUARY 27, 2024**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, February 27, 2024. Darren Peterson called the meeting to order at 7:00 p.m. pursuant to public notice with the following members present: Mark Boice, Mike Davis, Evan Elliott, David Johnson, Pete Schwartz, Aaron Smith, Todd Thurston, and Megan Wiles.

Also present were City Clerk Evelyn Lees, Deputy Clerk Ilga Pruzinskis, Community Development Director Sarah Reed, City Attorney Jonathan Hughes, a Department Director, staff, interested citizens, and members of the media.

**PLEDGE OF ALLEGIANCE**

Second Class Boy Scout Ian Kijovsky of Troop 446 led the chamber in the Pledge of Allegiance.

**ROLL CALL**

Ms. Lees called the roll. A quorum was present.

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM: JANUARY 23, 2024**

Ms. Wiles moved to approve the memorandum, second Mr. Smith, nine aye, motion carried.

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM: FEBRUARY 13, 2024**

Ms. Wiles moved to approve the memorandum, second Mr. Schwartz, nine aye, motion carried.

**APPROVAL OF MINUTES: FEBRUARY 13, 2024**

Ms. Wiles moved to approve the minutes, second Mr. Smith, nine aye, motion carried.

**APPROVAL OF AGENDA**

Ms. Wiles moved to approve the agenda, second Mr. Thurston, nine aye, motion carried.

**PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT**

There were no requests to speak from citizens.

**COUNCIL COMMITTEE REPORTS**

Mr. Peterson stated the Public Safety Committee met on February 14. He stated Mr. Knecht and Fire Chief Mitchell reviewed the fire protection contract with Noblesville Township. He stated the township had 286 more runs in 2023 than in the previous year. He stated approximately 40 percent of the runs are for fires and 60 percent are for EMS. He stated the NobleAct mobile integrated health program has decreased multiple runs to the same addresses and saved overall expense. He stated both the Police and Fire Departments plan for staffing three years in advance because it takes that long for the hiring process to be completed. He stated the Police Department needs to hire three more officers to be fully staffed. He stated the committee reviewed crime data for the City and discussed the need for a new police station. He stated Fire Chief Mitchell discussed the need for a new fire station between Station 73 and Station 77.

Mr. Smith stated the Downtown District Committee met on February 23. He stated since it was the first meeting of the year, the purpose of the committee was discussed. He stated the Downtown Development Fund receives \$500,000.00 per year from Food and Beverage Tax revenue to be spent on Downtown enhancements. He stated improvements to three four-way signal flashers are underway at 9<sup>th</sup> Street and Maple Avenue, 10<sup>th</sup> and Hannibal Streets, and 10<sup>th</sup> and Clinton Streets. He stated the project should be finished before the Peony Festival takes place in May. He stated a project to install decorative crosswalks at 10<sup>th</sup> Street at Division and Hannibal Streets is ongoing. He stated the crosswalks will have a peony theme. He stated there was a discussion to incorporate decorative crosswalks into the trail to be constructed this year

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from Federal Hill to Forest Park. He stated the crosswalks there will have a farmers market theme. He stated the committee heard a brief update on parks from Mr. Light.

Mr. Davis stated the Finance Committee met on February 22. He stated Economic Development Director Andrew Murray discussed an Economic Development agreement and tax abatement authorization for Justus Companies LLC, which is on the agenda tonight. He stated Chief Financial Officer and Controller Jeff Spalding discussed re-establishing City investment policies per IC 5-13-9. He stated Paul Gifford and Ally Powers of 1<sup>st</sup> Source Bank provided an update on 2023 investment performance. He stated Deputy Controller Caitlin Moss provided an update on cancellation of expired warrants. He stated the committee recommended approval of the claims.

**APPROVAL OF CLAIMS**

Mr. Smith moved to approve the claims, second Mr. Davis, nine aye, motion carried.

**PREVIOUSLY DISCUSSED ORDINANCES**

#04-02-24 COUNCIL TO CONSIDER ORDINANCE #04-02-24, AN ORDINANCE AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS PURSUANT TO IC 5-13-9-5.7 (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance is one of three items on the agenda regarding the City's investment policies. He stated the other two items are resolutions. He stated this ordinance authorizes the City to invest a portion of its cash investments for a term of two to five years. He stated this authorization allows the investment manager to make optimal choices on behalf of the City. Ms. Wiles moved to approve Ordinance #04-02-24, second Mr. Schwartz. The following roll call vote was taken for Ordinance #04-02-24:

AYE: Mark Boice, Mike Davis, Evan Elliott, David Johnson, Pete Schwartz, Aaron Smith, Todd Thurston, Megan Wiles, and Darren Peterson.

Nine aye, motion carried.

**MISCELLANEOUS**

#1 COUNCIL TO CONSIDER RESOLUTION RC-6-24, A RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT WITH JUSTUS AT PROMENADE, LLC (ANDREW MURRAY)

Economic Development Director Andrew Murray stated this resolution approves an economic development agreement with Justus at Promenade, LLC for property at the northeast corner of State Road 32 and Little Chicago Road. He displayed a site plan of the Promenade development. He stated Justus has already constructed the Promenade Apartments north of the site and Promenade Trails east of the site. He stated the development also includes a Learning Experience, Meijer neighborhood grocery store, and Pep Boys. He stated Justus Companies plans to relocate their corporate headquarters to approximately five acres on the site. He displayed a rendering of the proposed building. He stated the building will be two stories and approximately 20,000 square feet. He stated Justus will invest approximately \$7.3 million. He stated the City's commitment would include a real property tax abatement of 80 percent for ten years and cover approximately half of the Road Impact Fees for the project. He stated upon approval, there will be future business items to come before the Council to carry out the City's commitments. He stated the Finance Committee has reviewed the proposal and recommended approval. Mr. Peterson asked how many jobs will come with the relocation of the headquarters. Mr. Murray replied 23 jobs will be retained. Mr. Johnson asked for a timeline of the project. Mr. Murray replied Justus plans to occupy approximately 17,000 square feet of the building and lease the remainder. He stated they plan to begin as soon as possible. Mr. Thurston stated it speaks well for the company that they are willing to move to their own development. Ms. Wiles moved to approve Resolution RC-6-24, second Mr. Davis, nine aye, motion carried.

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- #2 COUNCIL TO CONSIDER RESOLUTION RC-7-24, A DECLARATORY RESOLUTION DESIGNATING AN ECONOMIC REVITALIZATION AREA FOR JUSTUS AT PROMENADE, LLC, AND ESTABLISHING A PUBLIC HEARING (ANDREW MURRAY)

Economic Development Director Andrew Murray stated this resolution relates to the same project and formally approves the real property tax abatement. He stated the resolution sets a public hearing for March 26, at which time the Council will consider a confirmatory resolution. Ms. Wiles moved to establish a public hearing, second Mr. Elliott, nine aye, motion carried. Ms. Wiles moved to approve Resolution RC-7-24, second Mr. Schwartz, nine aye, motion carried.

- #3 COUNCIL TO CONSIDER RESOLUTION RC-10-24, A RESOLUTION ESTABLISHING AN INVESTMENT POLICY FOR THE CITY OF NOBLESVILLE (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this resolution re-establishes the City's investment policy. He stated there are no changes to the policy. He stated the policy must be re-established every four years. He stated the current policy expires on March 1. Mr. Smith stated the Finance Committee had a long conversation about the policy. He expressed appreciation for the work that staff dedicates to stewarding the City's investments. Mr. Johnson thanked Mr. Spalding for his work on complicated financial matters. Ms. Wiles moved to approve Resolution RC-10-24, second Mr. Smith, nine aye, motion carried.

- #4 COUNCIL TO CONSIDER RESOLUTION RC-11-24, A RESOLUTION AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS PURSUANT TO IC 5-13-9-5 (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this resolution is the third of three items on the agenda regarding the City's investments. He stated this resolution authorizes the City to pursue investments throughout the state instead of only locally. Ms. Wiles moved to approve Resolution RC-11-24, second Mr. Smith, nine aye, motion carried.

- #5 COUNCIL TO RECEIVE THE ANNUAL REPORT OF EXPIRED WARRANTS PURSUANT TO IC 5-11-10.5 FOR THE FISCAL YEAR ENDING DECEMBER 31, 2023 (CAITLIN MOSS)

Deputy Controller Caitlin Moss presented a report of expired checks issued by the City more than two years ago. She stated the checks will be voided. She stated the payees can still claim the checks, and they will be reissued.

**COUNCIL COMMENTS**

There were no comments.

**ADJOURNMENT**

There being no further business before the Common Council this 27<sup>th</sup> day of February, 2024, Mr. Peterson adjourned the meeting.

  
DARREN PETERSON, PRESIDENT

ATTEST:

  
EVELYN L. LEES, CLERK