

**COMMON COUNCIL
CITY OF NOBLESVILLE
JUNE 12, 2018**

The Common Council of the City of Noblesville met in regular session on Tuesday, June 12, 2018. Christopher Jensen called the meeting to order pursuant to public notice with the following members present: Brian Ayer, Mark Boice, Greg O'Connor, Roy Johnson, Mary Sue Rowland, Rick Taylor, and Megan Wiles. Wil Hampton was absent.

Also present were Mayor John Ditslear, Deputy Clerk Jacqueline Thompson, City Attorney Michael Howard, department directors, staff, interested citizens, and members of the media.

APPROVAL OF MINUTES: MAY 29, 2018

Mr. Taylor moved to approve the minutes, second Ms. Wiles, eight aye.

APPROVAL OF AGENDA

Mr. O'Connor moved to approve the agenda as presented, second Mr. Taylor, eight aye.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There was one petition to speak. The petitioner chose to speak when the item is considered.

MAYOR'S REPORT TO COUNCIL

Mayor Ditslear stated he visited the 5th grade class at Hazel Dell Elementary on May 31st. He stated the week of June 4th was Employee Appreciation week for city employees. On June 7th he attended the Cherish (Child Advocacy Center) Annual Breakfast and the Grand Opening Reception for Noblesville Embassy Suites Hotel and Conference Center. He stated today he attended a ribbon cutting at Bailey and Woods Mortgage and a swearing in ceremony for two police officers. He stated June 14th is BorgWarner's Grand Opening. St. Michael's Episcopal Church's Annual Strawberry Festival will be held Friday and Saturday, June 15th and 16th.

Mayor Ditslear introduced Aili McGill, Nickel Plate Arts Director. Ms. McGill stated Nickel Plate Arts was founded in 2012 by Hamilton County Tourism, and contracted with the City of Noblesville to serve as their Arts Contractor in January 2018. She provided an overview of progress over the past year and their new strategic plan moving forward. Mayor Ditslear thanked her.

COUNCIL COMMITTEE REPORTS

Mr. Ayer stated the Roads Committee met on June 1st. He stated they discussed the East-West Corridor Project. He stated the Midland Trace Trail will have a pedestrian crossing signal installed at Hazel Dell Road, and paving for Phase II is scheduled to begin soon. Greenfield Avenue paving is substantially complete. Streets will be repaved where sewer work has been completed. He stated construction of the Levee Trail is expected to go out for bid in July.

Mr. O'Connor stated the Finance Committee met on June 7th. He stated the Comprehensive Annual Financial Report (CAFR) is due for submission by June 30th, but we may request a 30-day extension. He stated Police Chief Jowitt and Mark Booth, Director of Special Education and Safety at Noblesville Schools will present their plans for additional School Resource Officers (SROs) to the Finance Committee prior to coming before Council to request additional funding for the positions. Mr. Jensen asked if the schools were going to need funding before school starts in August. Mayor Ditslear stated the school is committed to remove portable classrooms and to have an SRO in each of its 10 schools. He stated we are planning to share the cost of SROs. Mr. O'Connor stated the committee recommends approval of the claims.

Ms. Rowland stated the Wastewater Committee met this afternoon. She asked Mr. Thompson, Director of Wastewater Utilities, about rate increases. She stated he said the next two rate increases are scheduled for July 2018 and July 2019. She stated the water gardens at 10th Street and Wayne Avenue will be upgraded to create more of an entrance to downtown. She stated

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milling work on the streets affected by Long Term Plan Phase IV work will begin on June 18th. She stated they are doing great work at the Wastewater Utility.

APPROVAL OF CLAIMS

Ms. Wiles moved to approve the claims as submitted, second Mr. Taylor, eight aye.

PREVIOUSLY DISCUSSED ORDINANCES

#18-05-18 COUNCIL TO CONSIDER ORDINANCE #18-05-18, AN ORDINANCE FOR TEXT AMENDMENTS REGARDING SIGNAGE FOR THE ST. VINCENT HOSPITAL LOCATED WITHIN THE PROMENADE PLANNED DEVELOPMENT AT 6139 PROMENADE SHOPS BOULEVARD (JOYCEANN YELTON)

Ms. Yelton stated this request is for an amendment concerning signage at the new St. Vincent micro hospital in the Promenade Shoppes area on S.R. 32. She stated this request is similar to the other micro hospital on 146th Street, which came before Council and received approval for additional signage.

Mr. Ayer moved to approve Ordinance #18-05-18, second Mr. Boice. The following roll call vote was taken on Ordinance #18-05-18:

AYE: Brian Ayer, Mark Boice, Roy Johnson, Greg O'Connor, Mary Sue Rowland, Rick Taylor, Megan Wiles, and Christopher Jensen.

Eight aye, motion carries.

PROPOSED DEVELOPMENT PRESENTATION

#1 COUNCIL TO CONSIDER INTRODUCTORY INFORMATION FOR THE PROPOSED MIDLAND OVERLOOK PLANNED DEVELOPMENT (JAMES SHINAVER)

Mr. Ayer stated he was going to abstain from discussion regarding this presentation, as he has a conflict of interest. James Shinaver of Nelson & Frankenberger, LLC, 550 Congressional Boulevard, Carmel, Indiana, addressed the Council on behalf of the petitioner. Mr. Shinaver gave an overview of the proposal. He stated the proposed homes will be a mix of single-family detached homes and townhomes. The proposed development would be built on approximately 63 acres located generally north of 171st Street and east of Mill Creek Road. He stated there will be approximately 144 single-family detached homes ranging in price from \$275,000.00 to \$350,000.00, and approximately 30 two-story townhomes ranging in price from \$225,000.00 to \$250,000.00. He stated the project will be presented to the Technical Advisory Committee (TAC) and Architectural Review Board (ARB) next month in advance of the Plan Commission public hearing in August. He stated a neighborhood meeting will be held before the public hearing in August.

Marsha Paul of 6644 East 171st Street, Noblesville, Indiana addressed Council. She stated they have six acres, four dogs, and two horses. She stated she is happy about this proposed development moving in next to her property. She stated since they moved in they have been surrounded by beautiful developments and they have been a good neighbor. She stated she is happy to see there will be an entrance to the Midland Trace Trail next to their property. She stated she is excited and wishes them the best.

Mr. Johnson asked why there weren't any exits onto Mill Creek Road. Mr. Shinaver stated they have been working with City Engineer John Beery and he suggested the entrances based on condition and traffic on surrounding roads. Mr. Johnson asked Mr. Taylor if it would help emergency services to have an entrance on Mill Creek Road. Mr. Taylor stated it would but he

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feels like there is going to be an issue with traffic on S.R. 32 no matter what. He stated he is not in favor of all of this density. Ms. Wiles stated she is not fond of the elevation of the townhomes and garages facing the Midland Trace Trail. She stated she would prefer a more pleasing aesthetic facing the trail. Mr. Jensen asked if they could have rear-load garages. He stated the neighbors to the east of Willowview Road in Willow Lakes will have concerns and suggested the developer start meeting with them now. Mr. Shinaver replied they would reach out to HOA leadership. Mr. Taylor asked if you park two vehicles end-to-end in a fifty foot driveway, would the cars be on the sidewalk. Mr. Shinaver replied yes. Mr. O'Connor asked if all of the lots zoned R3 are fifty feet in width. Keith Lash of CalAtlantic Homes, dba Lennar, 9025 North River Road, Suite 100, Indianapolis, Indiana addressed Council. He stated ranch home lots will either be 50 or 60 feet in width. He stated ranch homes will include lawn care and snow removal provided by the HOA. Mr. O'Connor asked about green space and amenities to attract buyers. Mr. Shinaver stated there will be connectivity to the Midland Trail, benches and seating areas, and a minimum of 17.7 acres of green space.

#2 COUNCIL TO CONSIDER INTRODUCTORY INFORMATION FOR THE
PROPOSED BROOKS FARMS PLANNED DEVELOPMENT
(STEVEN HARDIN)

Steven Hardin of Faegre Baker Daniels LLP, 600 East 96th Street, Indianapolis, Indiana addressed Council. Mr. Hardin stated the proposed homes will be a mix of single-family detached homes and single-story villa homes. The proposed development would be built on approximately 124 acres located at the northwest corner of 156th Street and Summer Road. He stated there will be 46 paired single-story villas marketed to the empty-nester with an average price \$275,000.00. He stated there will be 268 single-family detached homes ranging in price from \$300,000.00 to \$325,000.00. He stated there will be over 38 acres of common area, including walking and biking trails. The development includes a building that will be known as "Brooks Barn", designed to hold various neighborhood events and serve as a gathering place for the community. The number of villas was discussed.

Mr. Johnson stated he is concerned with the houses lined up on the west side of the development and thought they were too close. Mr. Jensen stated he would like to see more diversity in the home styles, including the duplex-style homes for empty-nesters. Ms. Wiles stated space for a community garden would be a good idea to go along with the farm idea. Mr. O'Connor, Mr. Jensen, and Ms. Wiles expressed concern with the linear strip of houses on the west side. Mr. O'Connor suggested a better design with approximately the same number of homes would be more acceptable. Mr. Hardin stated they will look at it and see if they can come up with something better.

COUNCIL COMMENTS

There were no comments.

ADJOURNMENT

There being no further business before the Common Council this 12th day of June, 2018, Mr. Boice moved to adjourn, second Ms. Wiles, eight aye.


CHRISTOPHER JENSEN, PRESIDENT

ATTEST:


EVELYN L. LEES, CLERK