

**COMMON COUNCIL
CITY OF NOBLESVILLE
AUGUST 14, 2018**

The Common Council of the City of Noblesville met in regular session on Tuesday, August 14, 2018. Christopher Jensen called the meeting to order pursuant to public notice with the following members present: Brian Ayer, Wil Hampton, Roy Johnson, Mary Sue Rowland, Rick Taylor, and Megan Wiles. Mark Boice and Greg O'Connor were absent.

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

APPROVAL OF MINUTES: JULY 24, 2018

Ms. Wiles moved to approve the minutes, second Mr. Johnson, seven aye.

APPROVAL OF MINUTES: JULY 31, 2018 – SPECIAL SESSION

Ms. Wiles moved to approve the minutes, second Mr. Johnson, five aye, two abstentions. Mr. Ayer and Mr. Taylor abstained.

APPROVAL OF MINUTES: AUGUST 7, 2018 – SPECIAL SESSION

Ms. Wiles moved to approve the minutes, second Mr. Taylor, four aye, three abstentions. Mr. Ayer, Mr. Hampton, and Mr. Johnson abstained.

APPROVAL OF AGENDA

Ms. Wiles moved to amend the agenda and move the Proposed Development Presentation #1 to follow Transfers 1, 2, and 3, second Mr. Hampton, seven aye. Mr. Taylor to approve the agenda as amended, second Ms. Wiles, seven aye.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions to speak.

MAYOR'S REPORT TO COUNCIL

Mayor Ditslear stated the budget process has included department presentations at meetings for the past three weeks. The process should finish in the next six to eight weeks. He proclaimed August 2nd Marching Millers Band Day, and the Marching Millers went on to win the State Fair Band Day competition for the second year in a row. On August 8th, he attended the Earn and Learn event with Governor Holcomb. He attended the Main Street Business Summit on August 10th.

Police Chief Kevin Jowitt, accompanied by Lt. Curtis Kinman, addressed the Council. Chief Jowitt stated the Noblesville Police Department was re-accredited in July by the Commission on Accreditation of Law Enforcement Agencies (CALEA). He stated they first became accredited three years ago; the rules have recently changed, and they will not need to apply again for four years. He stated there was a hearing with CALEA, during which our Police Department was called “innovative” and “impressive.” He stated there were no negative comments at the hearing. Chief Jowitt noted less than six percent of the 486 police departments in Indiana are nationally accredited. He stated they are also accredited with the state accrediting body, and only seven police departments have dual accreditation. He stated accreditation results in greater accountability; reduces risk and liability exposure; demonstrates commitment to excellence; and stresses community policing. He thanked the Council for their support. Mayor Ditslear congratulated Chief Jowitt and the Police Department.

Mayor Ditslear introduced Matt Nelis, board chair for the Noblesville Youth Assistance Program (NYAP). Mr. Nelis stated NYAP is a not-for-profit organization that is a collaboration between the public and private sector. He stated they have two early-intervention advocates who meet

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with, advocate for, and provide wrap-around services for kids and families in our community. He stated the advocates meet with families on a voluntary basis and listen, learn, and act. He stated they listen to the needs of the kids and their families, learn about their unique circumstances, and act upon it. He stated acting can mean offering a variety of services, including financial assistance, activities, and mentoring. He stated in 2017-18 they received 218 new referrals; so far this school year, 91 cases are active and 18 are pending. He stated over 100 children are receiving tutoring or one-on-one mentoring. He stated they serve middle and high school students, and the need continues to rise. He stated this year they took over the summer lunch program in partnership with the Hamilton County Food Bank, providing 242 kids with five meals per week. He stated they are raising funds to meet the need. Mayor Ditslear stated the NYAP is a recipient of funds raised at the Mayor's Charity Jubilee in July.

COUNCIL COMMITTEE REPORTS

Ms. Rowland stated the Cultural Arts Commission held their quarterly meeting last week with approximately 25 artists. She stated there were also representatives from the City's Parks and Economic Development departments, Hamilton County, and Main Street. She stated the meeting discussed the 2018 program of work. She stated there are plans for six events. She stated chair Ailithir McGill asked for a pledge from members concerning their work in 2019. She stated Ms. McGill plans to work with event organizers concerning street closings. She urged the Council to increase funding for additional personnel to help Ms. McGill.

Mr. Taylor stated the Tree Board met on August 13th. He stated Noblesville has been named a Tree City USA for the 28th consecutive year. He stated the Arbor Day event on April 28th had a low turnout, so they may work with Main Street to hold next year's event at the first Farmers Market. He stated 100 street trees will be planted throughout the City this fall. He stated the Tree Board is interested in planting a few trees at Seminary Park if they are needed. He noted there are significant issues involving street trees which the Board hopes to present to the Council soon.

Mr. Taylor stated the Downtown District Committee met on August 6th. He stated the draft document of the Embrace Downtown Streetscape project was discussed. He stated there was a also a discussion concerning street closings for events and encouraging organizers to close 8th Street rather than 9th Street to minimize impact on merchants. He stated they discussed ways to differentiate the Downtown District from the rest of the City by using black street light poles. He stated alley activation was discussed, which Ms. McGill will present later in the meeting. He stated Ms. Wiles requested a report of expenditures and the remaining balance in the Downtown Development Fund at each meeting, and Ms. Rowland requested a timeline for projects. He stated there was a discussion about activating Seminary Park during the Christmas season, which will be discussed further in the future.

Ms. Wiles stated the Finance Committee met on August 9th. She stated two economic development projects were presented in executive session. She stated in the public meeting following the executive session, the items on tonight's agenda were reviewed. Ms. Wiles stated there is no recommendation to approve the claims due to lack of a quorum at the public meeting.

Mr. Jensen stated the Roads Committee met on August 3rd. He distributed copies of the minutes to the Council.

APPROVAL OF CLAIMS

Mr. Taylor moved to approve the claims as submitted, second Mr. Ayer, seven aye.

PREVIOUSLY DISCUSSED ORDINANCES

#24-07-18 COUNCIL TO CONSIDER ORDINANCE #24-07-18, AN ORDINANCE APPROVING ADDITIONAL APPROPRIATIONS IN THE PROMOTIONAL FUND, AND ESTABLISHING A PUBLIC HEARING (JEFFREY SPALDING)

Mr. Spalding stated this ordinance and the next two are part of the same transaction. He stated this ordinance appropriates money to the Promotional Fund, which is established in City code. He stated the next two ordinances de-appropriate amounts in the General Fund and the Parks Fund to match the appropriation in the Promotional Fund.

#25-07-18 COUNCIL TO CONSIDER ORDINANCE #25-07-18, AN ORDINANCE APPROVING A REDUCTION OF APPROPRIATIONS IN THE GENERAL FUND, AND ESTABLISHING A PUBLIC HEARING (JEFFREY SPALDING)

This ordinance was discussed with ordinance #24-07-18.

#26-07-18 COUNCIL TO CONSIDER ORDINANCE #26-07-18, AN ORDINANCE APPROVING A REDUCTION OF APPROPRIATIONS IN THE PARKS AND RECREATION FUND, AND ESTABLISHING A PUBLIC HEARING (JEFFREY SPALDING)

This ordinance was discussed with ordinance #24-07-18.

PUBLIC HEARING ON ORDINANCES #24-07-18, #25-07-18, AND #26-07-18

Mr. Jensen opened the public hearing for Ordinances #24-07-18, #25-07-18, AND #26-07-18. Seeing no one come forward, Mr. Ayer moved to close the public hearing, second Mr. Taylor, seven aye.

Ms. Wiles moved to approve Ordinance #24-07-18, second Mr. Taylor. The following roll call vote was taken on Ordinance #24-07-18:

AYE: Wil Hampton, Roy Johnson, Mary Sue Rowland, Rick Taylor, Megan Wiles, Brian Ayer, and Christopher Jensen.

Seven aye, motion carries.

Ms. Wiles moved to approve Ordinance #25-07-18, second Mr. Johnson. The following roll call vote was taken on Ordinance #25-07-18:

AYE: Roy Johnson, Mary Sue Rowland, Rick Taylor, Megan Wiles, Brian Ayer, Wil Hampton, and Christopher Jensen.

Seven aye, motion carries.

Mr. Taylor moved to approve Ordinance #26-07-18, second Mr. Johnson. The following roll call vote was taken on Ordinance #26-07-18:

AYE: Mary Sue Rowland, Rick Taylor, Megan Wiles, Brian Ayer, Wil Hampton, Roy Johnson, and Christopher Jensen.

Seven aye, motion carries.

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TRANSFERS

- #1 COUNCIL TO CONSIDER TRANSFER #TC-02-18A, AMENDING
TRANSFER #TC-02-18 TO CORRECT A SCRIVENER'S ERROR
(JEFFREY SPALDING)

Mr. Spalding stated this transfer amends transfer #TC-02-18 to correct a scrivener's error: He stated the Parks and Recreation is Fund 108, but in the original version it was listed as 101, which is incorrect. He stated this is the corrected version. Mr. Ayer moved to approve transfer #TC-02-18A, second Ms. Wiles, seven aye.

Mr. Spalding requested consideration of Transfer #3 before Transfer #2. Mr. Jensen granted his request.

- #3 COUNCIL TO CONSIDER TRANSFER #TA-06-18, AN APPROPRIATION
TRANSFER FOR DEMOLITION OF AN UNSAFE STRUCTURE AT 19570
FORSYTHE DRIVE (JEFFREY SPALDING, SARAH REED)

Mr. Spalding stated this transfer is from contingency funds that were budgeted for "known unknowns" to fund a specific need that has arisen. He stated this project is demolition of an unsafe structure that has already been approved by the Board of Public Works and Safety. He stated the funds will be transferred to the Planning Department, which is overseeing the work. He referred any specific questions concerning the project to Planning Director Sarah Reed. He noted this transfer is budget neutral. Mr. Ayer asked Mr. Howard if the City will be able to recoup this expense. Mr. Howard replied yes, the City will have a lien on the property. Mr. Ayer moved to approve transfer #TA-06-18, second Mr. Johnson, seven aye.

- #2 COUNCIL TO CONSIDER TRANSFER #TA-04-18, AN APPROPRIATION
TRANSFER IN THE DOWNTOWN DEVELOPMENT FUND, AND
TRANSFER #TA-05-18, AN APPROPRIATION TRANSFER IN THE
GENERAL FUND, BOTH CONCERNING FUNDING FOR DOWNTOWN
ALLEY ACTIVATION (JEFFREY SPALDING, JUDI JOHNSON)

Mr. Spalding stated the Downtown District Committee took action recently to support alley activation and recommends the transfer of \$80,000.00 in the Downtown Development Fund for that purpose. He stated the Economic Development Department also has \$10,000.00 from the General Fund to be appropriated to the project, so there are two transfers to consider. He stated the transfers split the money between the 300 and 400 series due to the nature of the work. He stated the total project funding is \$90,000.00. He noted this is not an additional appropriation, but budget neutral transfers.

Economic Development Director Judi Johnson stated her department will receive the invoices and manage payments of funding for the project. She stated Ailithir McGill is the arts and culture consultant for the City and is leading the initiative for alley activation. She stated Ms. McGill has partnered with Lorna Steele of Main Street for this project, and they meet regularly with the Economic Development Department.

Ms. McGill, Director of Nickel Plate Arts at 107 South 8th Street, addressed the Council. Ms. McGill shared concept drawings of different features to be included in the north, east, and south alleys to be activated. She stated Petersen Architecture is helping plan the project, and several local artists plan to contribute. She stated decorative bollards will be installed in the north and east alleys to close the alleys to traffic. She stated bollards and safety mirrors will be the bulk of the expense. She explained Matteo's Italiano Ristorante has already closed the alley in the summer for outside dining, which is working well. She stated the alley needs to be used more regularly. She stated the proposed improvements are for safety and beautification of the alleys, and include a hydration station (drinking fountain) in the south alley. She noted furniture in the alleys will match the Downtown Streetscape design. She stated proposed concepts include articulated archways that can open and shut that will complement each other but not be alike. She stated the

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alleys may also be renamed. She stated murals and decorative lighting are also planned. She noted the alley activation plan is more comprehensive than just the alleys on the Square; she displayed a map of other Downtown alleys. She stated not all of the alleys can or should be closed, but they still can be pretty, welcoming spaces that work well. Mr. Hampton asked who will be responsible for maintaining the alleys once they are closed. Ms. McGill replied they are working out those details with the Parks Department.

Ms. Wiles stated the Downtown District Committee recommends approval of the transfer. Mr. Ayer moved to approve transfer #TA-04-18, second Mr. Johnson, seven aye. Ms. Wiles moved to approve transfer #TA-05-18, second Mr. Taylor, seven aye.

PROPOSED DEVELOPMENT PRESENTATION

**#1 COUNCIL TO CONSIDER INTRODUCTORY INFORMATION FOR THE
PROPOSED PARKSIDE AT FINCH CREEK PLANNED DEVELOPMENT
(STEVE HARDIN, DAVE COMPTON)**

Steve Hardin of Faegre Baker Daniels LLP, 600 East 96th Street, Indianapolis, introduced David Compton of Pulte Homes of Indiana, Inc., 11590 North Meridian Street, Carmel, who addressed the Council. Mr. Compton stated the proposed Parkside at Finch Creek would be built at the northeast corner of 156th Street and Boden Road. He stated this development fits the Noblesville Housing Study. He noted the site is within two miles of two hospitals and Exit 210. He stated the centerpiece of the development will be Del Webb, but it will also include multigenerational sections, including traditional family housing, Finecraft homes by Pyatt, a mixed use commercial/multi-family component, and cottage style homes and duplexes. He stated the community will be walkable, with over eight miles of asphalt trails and over ten miles of sidewalks. He reviewed the amenities provided in the differing sections. He stated they are partnering with Holladay Properties to develop the mixed use component in the southwest corner of the development. Mr. Johnson stated this is a great concept that incorporates the full life of adults. Mr. Taylor noted that Area A allows vinyl siding. He asked what percentage of vinyl siding would be allowed and if it is allowed in all the areas or just Area A. Mr. Compton replied it would only be allowed in Area A. He explained that low maintenance is very important to these potential buyers. He stated vinyl would be allowed on the sides and rear of the homes, with brick or stone on the front. He stated there will be an option for brick wrap. He noted there will be a strong homeowners association, and they are working with City staff on standards. Mr. Johnson asked if there are other alternatives to vinyl siding. Mr. Compton replied cement fiberboard siding is a challenge, because it has to be painted every four or five years. He explained use of vinyl is not about lowering the price, but about low maintenance, which is a huge issue for these buyers. Mr. Hampton asked what buffers would be included next to the Copperleaf development that has already been approved. Mr. Compton replied they are having discussions with Corby Thompson to share amenities, but some buffers may be needed for transition on the south end of Copperleaf. He stated they will work with Mr. Thompson and with City staff to make sure adequate buffers are in place. Mr. Jensen noted he is concerned that the City already has enough multi-family housing. He stated he appreciates the diversity of the proposed multi-family housing in this project. He asked how many units are planned. Mr. Compton replied these apartments will be non-traditional; there will be 300 proposed units rented at market rate that will include residential over retail. He stated between Finch Creek and Copperleaf there will be 1,500 homes, so connectivity is very important. He noted there will be 43 acres of regional detention ponds, which will be open to the public and could include Zagster bicycle rental stations. He stated this project will work well for people employed at BorgWarner or at Exit 210. Mr. Jensen encouraged Mr. Compton to consider unique options. Mr. Ayer stated there is a similar project on Cyntheanne Road that is very well buffered so that houses can't be seen from the road. He stated these houses seem to back up to the roads. Mr. Compton stated the same perimeter buffers and landscaping used on Cyntheanne Road will be used for this project. Mr. Hampton asked if there will be enough parking in the commercial portion. Mr. Compton replied the parking is not yet finalized, and there is a challenge to provide adequate parking with residential over retail. He stated he plans to draw on others' expertise. Mr. Johnson noted that Noblesville's postmaster requires cluster rather than individual mailboxes. He asked where the

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mailboxes will be located and how they will be designed. Mr. Compton replied they have studied this factor already. He stated Del Webb will have a mailroom in the clubhouse that will include package drop off. He stated they have studied possible locations and designs throughout the development and plan to work with the postal service. Mr. Jensen reiterated that this is the postmaster's requirement, not City government.

COUNCIL COMMENTS

There were no additional comments.

ADJOURNMENT

There being no further business before the Common Council this 14th day of August, 2018, Ms. Wiles moved to adjourn, second Mr. Ayer, seven aye.

CHRISTOPHER JENSEN, PRESIDENT

ATTEST:

EVELYN L. LEES, CLERK