

**COMMON COUNCIL, CITY OF NOBLESVILLE/NOBLESVILLE SCHOOL BOARD JOINT MEETING
AUGUST 26, 2010**

The Common Council of the City of Noblesville met in joint session with the Noblesville School Board on Thursday, August 25, 2010. Mayor Ditslear called the meeting to order pursuant to public notice with the following Council members present: Brian Ayer, Mark Boice, Greg O'Connor and Roy Johnson. Steve Wood arrived late. Dale Snelling and Mary Sue Rowland were absent. The following School Board members present: Chris Hamm, Jane Barr, Pat Burgoff and Julia Kozicki. Lori Cain was absent.

Also present were Clerk-Treasurer Janet Jaros, Mayor John Ditslear, City Attorney Mike Howard, Mike Hendricks, Dr. Libbie Conner, Jeff Bragg, Terry Rich and a member of the media.

Mayor Ditslear welcomed everyone to the second joint meeting. An agenda was prepared by the school on items they feel are important for discussion. Dr. Conner stated she wanted to thank the community and the City for the support that was given during the referendum vote. She was at a conference today where she was invited to speak on the referendum campaign that was done by the school. No one could believe that they were able to pass two at the same time. This is a first for the State. Everyone hangs on every word that is said because they can't believe that the community would support this. They want to know what kind of community it is and everything else about the community. She said they appreciate everything that was done to support the schools. We are blessed to be in a place like Noblesville. They appreciate the relationship with the City and County. She and the Mayor have met regularly at the hospital with Pat Fox and the County over the past year to see how they can work together to save money. It has really taken everyone a long way to be connected together. One of the speakers today said, as go the schools so goes the community and the city. She thinks that is reciprocal as well. It needs to be such a reciprocal relationship and work together.

The first thing on the agenda is the future of some of their properties. The first one on the list is Forest Hill School. This school will close at the end of this school year. Those children will be going to Hinkle Creek School. That school is under going a huge renovation. The Tri County part of the building is being redone to make one large school. As they have analyzed their budget and are looking at the buildings they own as well as ground they own. They need to determine what buildings are worth keeping and which ones they need to sell. They need to try to determine what the future needs will be and if they would need to keep some of those buildings for future uses and to be able to afford to buy property because the cash balances are so pathetic right now. When they look at Forest Hill School and Conner School they realize they can not afford to maintain these buildings in the future when they are not using them. Especially when those property would need renovation as well. She stated she would like to back up and talk about those two properties. She said they have talked to the City about the possible purchase of Forest Hill School. Mayor Ditslear stated the Parks Department had an evaluation done on that building for two uses, part for Park programs and the other for use as a police station. Those reports were given to the Council for review and he doesn't feel that has been discussed very much. He felt that was something they needed to do. He had told her that we would purchase it for a million dollars but that was when we thought we had a million dollars. Dr. Conner stated we could sign papers right now. The Mayor stated the council needed to meet in an executive session to discuss all of these areas. At some point in time the City will need a police station but that isn't immediate. He stated the Park could use the area with access roads to the Forest Park. He felt they needed to meet in executive session concerning these properties. Mr. Ayer asked if they have set a price on the Forest Hill property. They have had it appraised. Mr. Ayer said we do not want bid against ourselves. Mr. Ayer asked if they have a time frame in mind. Mr. Hamm said they would like to have it resolved sooner than later. They don't really want to take it out to the public if they don't have to. They feel they have some obligation to the neighborhood as to what goes into the building when they have lived with the school for many years. They feel the city is an excellent use of the property. They are not necessarily wanting to sell to the highest bidder. Mr. Howard stated if it would be a

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government use to government use, they both don't have to get appraisals. Mr. Hamm stated there has been interest from multi-family developers for area. Mr. Howard stated they are the only ones with any money. Mr. Ayer stated this is an executive session area and the Mayor has stated there is interest by the city to look at this property. He said the Council needs to set an executive session for this discussion. He knows there is some interest and they need to know how to fund it. Mayor Ditslear stated instead of money maybe the city could build a field or two instead of exchanging money. Mr. Hamm stated they would be open to that also. Mr. Boice stated he would have liked to see more in the report than what was in it. There wasn't a lot of substance. It was stated you get what you pay for. Mr. O'Connor stated it was very verbose. Mr. O'Connor stated with the proximity to the park it makes sense. It also makes sense to stay in the public domain. He asked how old the building was. It was constructed in 1951. The Mayor stated they added a couple of additions about 20 years ago. Mr. Hamm stated it was built like a bomb shelter. The Mayor said that is part of the problem. There is concrete upon concrete and that makes it hard for items like AC. Mr. Hamm stated they would look forward to hearing from them. Dr. Conner stated as far as Conner School is concerned the Boys & Girls Club has an interest in it. Mr. Ayer stated they have deeper pockets. Dr. Conner stated they don't want to admit that. Mayor Ditslear stated we don't want another drug store there. Dr. Conner stated they have the Land property out at 171st and Mill Creek. This is behind the power company and they own 30 some acres there. They had talked too the city before about teaming up on a location. They are in need of a maintenance center and parking for buses. They are growing on the southwest side and would like a satellite facility to park buses. They wouldn't necessarily need the bus maintenance there but need a place to park them and have gas tanks. The Mayor said they had also talked about putting a salt barn on that location. Dr. Conner stated their maintenance department would love to have Forest Hill but they didn't think they needed to be parking all of that equipment in the middle of the neighborhood. They need to find a better solution for them. Their needs are in the maintenance and the bus parking area. They felt they might be able to team up with the City on that area. They also own almost 100 acres on Moontown Road and 216th Street. They were glad to acquire this property but they feel it might not be the best location for a school with Westfield across the street. As they move forward they need to make some decisions on if they want an expanded high school campus or two high schools. That will be a question the community will need to look at. When it was purchased it was for consideration as a high school and possibly another elementary school. Mayor Ditslear stated even if they were going to have the second high school, that wouldn't be the best place for it. Dr. Conner agreed. Mr. Hamm said one thought they have had was for a sports facility, ball field upon ball field upon ball field. They would have plenty of parking and it would be lighted. Other communities are moving towards this. He stated Dillion Park is exceptional but they feel there is a need for more. Mayor Ditslear stated he understands they are running out of space. The programs are growing. There are new sports that are growing and they have 100 acres of ground. He felt there was some opportunity out there for this use. The schools and City could expand on this part. Mr. Johnson asked how much many acres was the Land property. It is 37 acres. There was a lot of discussion concerning this area. Mr. Hamm said the Land property makes sense for the maintenance facility with what is surrounding it. Mr. O'Connor asked what they are envisioning for the area. Dr. Conner stated some type of building that could store equipment inside. Mr. Hamm stated they are also looking at some type of warehouse building for storage and possibly bulk purchases. Mayor Ditslear stated we do have a salt facility on the Westside. It is on leased property at this time. He stated if they ever got together or all of them including the County to buy some real bulk to save money, then storage is the problem. There is another group of people that are meeting to talk about purchasing, talking about all areas to save. Mr. Howard stated the County did bulk purchase of paper. The paper became damp from the way it was stored and then kept jamming the copy machines. There would also be a need to have a person administrate the joint purchases and the County has not been able to make that work. Dr. Conner stated on item e, New programming opportunities for school/City properties. Mr. Hamm stated these programs are working so well. They are

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now looking at the new intermediate school to expand on these programs. There are some really good things happening and opportunities to expand on this. There are more community uses being done with the buildings after hours. They would like to hear any of the ideas the City might have. Mayor Ditslear stated he wants to compliment the schools, especially Dr. Conner for opening up the schools to programs. He stated there are 1050 kids in the summer programs. Without the facilities we could not do this. He knows the pool, we have not committed any money to that. He heard that the Park had committed \$20,000 to that cause. He is not sure there has been any money committed to the pool. The Park would like to do some programs with the pool but he doesn't know where the rumor came from on a dollar commitment. Mr. Hamm stated there are really strides taking place on these areas. Mr. Hamm said he had participated in one of the boot camps classes and he hasn't been back since.

2. Promise Road Elementary Zoning

Mr. Hamm stated there is a map with 3 items outlined on it. The area outlined in red represents the Reynolds property they bought about 6 years ago. The school obtained this area at a great price at the time. The area outlined in blue is a wooded area that was given to the school as long as they maintained it as a park. The red line to the north is the approximate realignment of Promise Road. Those are the three things that need to be outlined on this map. The area the school owns is about 75 acres. The school hope is to locate at least an elementary school at this site and possible another school facility in the future. The ground is currently not zoned for that use. He stated he is not sure of the timing of the rezone. Mr. Bragg stated the paperwork has been filed with the City to make the October Plan Commission meeting. Mr. Hamm stated the Council will be seeing this item in the next 60 days. Mayor Ditslear stated this property that the school bought was a good deal because there was access to two roads, Howe and Promise. It was a good deal and the price was good. The City had a young man that said there is no way there should be a school on that property. That person was a former Economic Development Director and realized the value of that property. Mr. Hamm stated he thinks he know that man. The Mayor said it would be his preference to have those 75 acres of land for economic development when we come out of this recession. He would like to see that land swapped for land in another location. Mr. Boice said he and Mr. O'Connor talked about it this morning and it was about ditto to what the Mayor just said. This doesn't seem to be the best deal for the City. Mayor Ditslear asked Mr. Hamm if there was any other property out in the area that might be available. Mr. Hamm stated there are two out there. One is owned by Mr. Wiles and he has stated on many occasions he is not interested in selling at all let alone trade. They are in no position to go out and buy any property at this time. The other one is owned by Steve and Tina Hood. It is north of Greenfield. One of the challenges to that property is it is as far east as they could go. That is not a good location without any resolution to the Wayne Township matter. He feels they would be open to discussion but the Hood's do have unrealistic expectation of what the value of the property is. It does not have the value that the current school property has. There are more acres there than what the school currently owns. There are limits to the other ground that is out there and they have looked at most of the areas. They know they need an elementary school in this area. There are three properties that make some sense, one they already own. Mr. Ayer stated when you look at the housing counts out there. Mr. Hamm stated this area continues to show growth. Mr. O'Connor stated most are in the Hamilton Southern district. Mr. Hamm said one is but they are still seeing growth in this area. When you look at the map you are almost surrounded by housing. Mr. Hamm said there is multi-family zoning to the north of this property. Residential zoning northwest of the property, as far as a southern location, it is not a bad position. Mr. Ayer said at least it isn't along 146th Street. Mr. Hamm said they are in need of a school in this area. Mr. O'Connor asked if this is the minimum amount of acres they would need for a school. It was stated they do not need this much but if they needed to have an additional intermediate school, it could be placed on this property as well. They will need 15 to 20 acres for the elementary school. They are racing toward

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salvation about 60 days from now. Mr. O'Connor stated they could use half and pay for the school from the half that is sold. Mr. Hamm stated the problem is there was property that just sold north of this one for a number that doesn't have a number attached to it. Another property just south of this sold for \$22,500 per acre. That amount would not pay for the school. They paid around \$45,000 per acre. It is what the school owns. The question was asked if the right of way has been done for Phase V of Union Chapel Road. Mr. Howard stated he didn't see that as a problem. He did state if they are going to build soon it would be good to sit down and talk. Right now the contractors are working for nothing. Mr. Howard stated the plan right now extends that road to 146th Street. The plan would be to build the school on the east side of the property.

3. Reynolds Park Project

Mr. Hamm stated they purchased the property 6 years ago. Mr. Joe Reynolds owned the land and he has a very good relationship with schools. One of the concerns of Mr. Reynolds children is that this area is very dear to Joe's heart. It was put in the agreement that the schools will forever protect this wooded area. The schools thought was that this 7 acres could be dedicated to the city as a park and named the Meredith Joe Reynolds Nature Preserve. He doesn't know how the process goes, the design would go. It would be a very nice honor to give to him. Mr. Reynolds have been a good corporate citizen. Mr. Ayer stated he thought they had a nature trail up by White River Elementary. Mr. Hamm stated they do but they really are not in the business and do not do this well. The question was asked what condition is it, wet lands. Mr. Bragg stated it is a nice wooded area. Mr. Reynolds kept it mowed and cleaned out. The family would gather there for picnics and family gatherings. It was groomed well. The people in the central office now were not there when it was given to the school. They were not aware the family wanted it kept in the shape the Joe had kept it. Joe's daughter came in to talk to him about the woods and how it was upsetting her father because the school had not kept it in the condition he had over the last few years. They have assured her they will go out and clean it up. He does go by this everyday when he goes to the farm. They will get it mowed and try to get it back like a park space. The daughter had been told that the people going in to the north had been given the woods for their nature park. He stated the he reassured her that is was the school's property and that had not been done. He stated the moratorium was for 25 years. Mr. Ayer stated he assumes there would need to be parking. Mr. Hamm stated they will be out there putting asphalt down for parking and a drive. If their contribution was for parking, a sign and they didn't have to maintain it, he felt there was an opportunity for this location. Mr. Ayer stated from his perspective he would like for the Mayor to get with Mr. Seal concerning this location. It was discussed that it would have it's own access off of Promise Road and not be going through the school access. There was a discussion on how the schools are being used and full all the time on off school time. Mr. Hamm stated this wooded area and school would be in the middle of about 2 thousand homes. The Mayor stated they would talk about it. Mr. O'Connor asked if they could get a copy of the agreement and what were the requirements. There were no requirements except it be maintained with the nature center. Mr. Johnson asked who would maintain ownership of the property. They stated they would convey it to the city.

4. Opportunities to Save Money

Dr. Conner said as stated before the Mayor and she meet with a group but there is another group that meet to discuss ways to buy together to save money. For the schools that is Roy Wallace. They have talked a lot of contract services, joint services and she felt they meet almost monthly. Mr. Hendricks said with contracts, even within the city, they all have contracts that expire at different times. It is almost impossible to get even the city contracts coordinated. They are trying to work though the things that can be done together. With joint purchasing the big problem, not only where you store it but if that area can be temperature controlled. There also has to be a position to manage all of the

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purchases. It sounds easy when it is talked about but it isn't. One of the things noted was the school purchased 2 truck loads of paper at the beginning of school. Some of our costs have been lower than what the school paid for the two truck loads. They are making small steps. Mayor Ditslear stated one of the things is we are not doing that badly with our prices as others may think. They talked about the salt and the price the city pays for theirs compared to what the school paid. Mayor Ditslear stated the city will be in the brine service and we can sell salt to the school at our price. They can bring their truck, get a load and then pay us for that load of salt. Dr. Conner said that would be very helpful.

5. Update on School Design Build Projects/Referendum

Mr. Bragg stated phase I would be the additions on the existing building and renovations. Phase II will be the building of the new school. They are doing the RFP process and making sure everyone is on the same page. On September 15th they will meet with each group and get their presentation. The group will score each presentation. Eight days later they will open the cost part of the RFP's. They hold those not opening them at the time the presentation is done. When they open the part that holds the pricing they can see where they are and if they need to adjust the project due to the cost. There are now two teams, one has dropped out. Once they get this done, they will start over for phase II. They are excited about where they are. Some of the design build projects are coming in lower than what the DLGF has for build costs. Mr. Hendricks said one thing that he would like to offer. Each team has met with our Engineering staff. Would the school like to have someone from the City in on those evaluations to be sure they have included what is needed by the City. This might help with the process and what we told them they needed. Mayor Ditslear said some of those guys lie. He felt they needed to have it in the agreement that there would be more than one person on the team, just in case someone leaves. In the past they have had some bad experiences on construction of schools. They hope to have all of the elementary school renovations schools completed by next fall. They will start on the other schools at some point.

6. TIF Update.

Dr. Conner asked if they have added any additional TIF areas. Mr. Howard stated the reason TIF areas are so important is because of what the circuit breaker impact has done in order to fund the general budgets and the need for AV. He stated we have 8 TIF districts with 3 being in the HSE School District. He listed those three areas. In those districts we built in a structure to pay for the thoroughfares. Our goal in the last two years has been to look at the debt payments and then pass through as much AV as we can and still make the debt payments. In 2010 the City passed through a million dollars worth of AV and plans to do the same for 2011. The year after that we are cautiously optimistic that we might be able to double that amount. We still have some projects on the radar screen and if they come through it would be in the HSE districts. When we have passed through the AV we have made sure they are all in the Noblesville district. There are no huge projects or new TIF districts that are being planned.

7:50pm, Steve Wood arrived.

7. School Impact Fees- Public Safety Impact Fee

Mr. Hamm stated it is their desire to use the school coalition to pursue the implementation of school impact fees in State Statute in the State of Indiana. This concept is not new to other states but would be new to Indiana. Impact fees are not foreign to Indiana being that Park Impact and Road Impact fees are in place. The school impact fee would be for capital projects. As the Governor continues to squeeze down on revenue sources for K-12, and they are not sure they have seen the end of that yet and as the Legislature continues to implement additional rules that make it nearly impossible to

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build new facilities in growing school corporations, they are looking at all the tools they can find to provide what is needed. He thinks that was the intent of the Legislature's intent to force them to look at new ways. The reason they are asking the city about this was to see if we would be interested extending it for public safety issues as well. It hasn't been done in the Midwest but has been done out west. Mayor Ditslear stated we would be interested in getting any help we can for public safety and the possibility of getting additional personnel. Mrs. Jaros asked if it would be for capital projects only. Mr. Howard said it would be capital projects only. Mayor Ditslear stated they need to place the burden of the growth on the new citizens that have come to the community. It was stated that at this time they may not have a lot of growth to support this. Mr. Hamm stated the area is stilling growing; it hasn't stopped, slowed way down but not stopped. Mr. Ayer said if there is option for Public Safety impact fee, we should look at it. Mayor Ditslear said he would take it to IACT and everyone is grasping for additional revenue.

8. Youth Sports Activities in Noblesville Township

Mr. Hamm stated they have talked briefly about this earlier with one of the properties. He asked Mr. Jim Williams what the future of Township Government is going to be. Mr. Williams said they should know more in January. Mr. Hamm said he is not sure how long Township Government survives. Noblesville Township has been the responsible group at this time and at some point they will need to have a replacement for them. There will need to be additional organization from an oversight perspective when it comes to budgeting, liability insurance etc. He feels many of these things have been worked out on the back of a napkin and that is kind of scary when you are dealing with 3 year olds and 4 years old with broken bones. Mayor Ditslear stated it is when they are on our properties. Mr. Hamm said we move forward they will need to transition with more administrative support than they are getting now. Mr. O'Connor asked if they have ever had a meeting with these groups to talk about all of this. Mayor Ditslear said that is probably a good idea but it would be like herding cats. Mr. Ayer said those boards have a lot of personalities on them. Mr. Hamm said that was a good way to put it. Mayor Ditslear stated the soccer club made the decision not to be a part of Township Rec because they wanted to have the control. He said we do have the control because they are playing on our properties. He had to nix a rumor that Dillion Park wanted to kick the NEFL out of Dillion Park. He said he told them he didn't think that was the case. He feels they need to discuss it before they go into a meeting with them. Mr. Howard said the landowners need to go in arm and arm. It needs to be landowner driven. Mr. Hamm said the good thing is that they want everyone to be able to participate and no one gets left out. He really appreciates that part of these programs and for that he feels Township Rec has done a very good job providing youth sports to the community. Mayor Ditslear said it was the intent that no one would be paying anything. He knows they are paying a reasonable fee compared to what he has heard the kids from Carmel are paying. Mr. Hamm said it will probably hit us sooner than later. Mr. Wood asked how the fields were at Dillion Park. Mr. Hamm said the fields are great. There has been some complaints but they are great. Mr. Johnson said each individual sports being important, we may need to provide additional places to play. Mr. Boice said the soccer board is more reasonable to deal with now than they have been in the past. Mayor Ditslear said he has heard this too.

9. Wayne Township and Growth matters.

Mr. Hamm stated they do not know anything new since they met last year. As far as growth goes they have 234 new students this year so there is still growth. He said Noblesville isn't completely recession proof. There will be a turn in this at some point. They would like to be involved with those discussion. Now is a good time to plan for future growth. The Mayor said he feels he is right but there should be no reason why the kids that live in Noblesville do not go to Noblesville Schools. He had been told by people that they use to live in Noblesville and now live in Fishers. When he asked if they moved he was told no but they assume because they go to school in Fishers that they live

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in Fishers. He said everyone's lives revolve around their kids and they should go to school in the community that they live. It doesn't personally affect him. He said he knows money is tight. He said HSE School Board cut them off in a snap. He said that was an old Board and that may have changed. Mr. Rich said they had a report that said the area would not support taking the area over. Mayor Ditslear said he felt they would have to take it all, not just Wayne Township. The other Townships is where the AV is. Mr. Hamm said the Noblesville School area should be the entire area within the Noblesville boundaries. Mr. Rich said they also have a problem dividing the tax rates. That has been talked about before. Mr. Hamm said at the end of the day it may have to be a joint high school college campus. The Mayor said it has also been talked about Wayne Township having their own school system and he doesn't feel they can support that either.

10. Next Meeting

Mr. Hamm said they would like to discuss the next meeting date. They would like not to wait an entire year again. Mr. Johnson asked if they would like to do it before the end of the year. It was decided to meet after the first of the year. Mr. Hamm said he would send around a proposed date and see if it works for everyone.

The meeting adjourned at 8:40 p.m.

JOHN DITSLEAR, MAYOR

ATTEST:

JANET S. JAROS, CLERK-TREASURER