

**COMMON COUNCIL – RETREAT  
CITY OF NOBLESVILLE  
JUNE 25, 2019**

The Common Council of the City of Noblesville met in special session pursuant to public notice on Tuesday, June 25, 2019. Brian Ayer called the meeting to order at 3:00 p.m. with the following members present: Mark Boice, Wil Hampton, Christopher Jensen, Roy Johnson, Darren Peterson, and Rick Taylor. Greg O'Connor joined the meeting at 3:20 p.m. Megan Wiles joined the meeting by telephone at 3:25 p.m.

Also present were Mayor John Ditslear, City Clerk Evelyn Lees, Deputy Mayor Steve Cooke, City Attorney Michael Howard, Planning Director Sarah Reed, Assistant City Engineer Jim Hellmann, Controller Jeffrey Spalding, Economic Development Director Judi Johnson, Communications Manager Robert Herrington, staff, and interested citizens.

A PowerPoint presentation was presented to the Council by various members of the Administration. Mayor Ditslear reviewed the history of the Noblesville NOW 2018 capital projects priorities, which did not initially have a funding plan. They included the Pleasant Street Corridor, Olio Road Improvements, Noblesville Police Headquarters, Midland Trace Trail – Phase 3, Downtown Development, Roundabout(s), Little Chicago Pedestrian Bridge, Allisonville Road Trail and Drainage, and Street Lights on 146<sup>th</sup> Street. He stated the list now has been updated.

**Capital Project Updates**

The projects that have been removed are Midland Trace Trail – Phase 3, Downtown Development, Logan Street Pedestrian Bridge, and Street Lights on 146<sup>th</sup> Street. Stony Creek Trail and Cumberland Road have been added. Mayor Ditslear stated the project for Cumberland Road is added tentatively; a definite decision will be made in a few weeks.

Mayor Ditslear reviewed the timing for funding the updated list of projects. He stated he, Mr. Cooke, and Mr. Jensen met with Hamilton County Councilman Brad Beaver regarding the bridge over White River, and Mr. Beaver committed to a \$6.5 million bridge with three lanes. He stated they hope to begin construction in 2023 or 2024. Mr. Ayer asked if a Memorandum of Understanding (MOU) with the County will be executed for the bridge. Mayor Ditslear replied yes, there will be an MOU. Mr. Howard stated he will work with Mr. Hellmann on dates, budgets, and times to include in the document. He noted that the County will not commit to funding without an Interlocal agreement. Mayor Ditslear reviewed the rest of the priority list. He commended Mr. Hellmann for his work in compiling the information.

Mr. Hellmann presented spreadsheets detailing the funding needs for each project, the amounts that are already funded, and the years that the funding will be needed or provided. He reviewed the sources and amounts of funding to come from outside City resources: INDOT, Hamilton County, and the Metropolitan Planning Organization (MPO). He provided schematic drawings of each infrastructure project and reviewed funding and timing. Chief Jowitt reported on the Police Headquarters project and the ongoing negotiations with Firestone for property to build on. He stated the environmental assessment results were much better than expected and provide more options for design and construction. He stated while some people still harbor concerns over whether the site can be adequately mitigated, it was pointed out to him that if mitigation weren't possible, New Jersey would not exist. Mr. Cooke stated a Request for Proposals is expected to be issued in July or August. Chief Jowitt stated the only concern for mitigation will be vapor. Mr. Howard noted it will be similar to radon mitigation. There was a discussion concerning use of the rest of the Firestone property.

**Capital Project Funding Discussion**

Mr. Spalding reviewed four steps in the funding process for capital projects: 1) Identify Funding Sources; 2) Determine Financing Structure; 3) Quantify Tax Impacts; 4) Decide How to Proceed. He noted that steps one through three are interrelated and overlap, but following the steps in order will minimize confusion. He reviewed other key fiscal matters relevant to the proposed projects, proposed possible funding sources, and financing options. There was a discussion concerning Wastewater tap on fees and user rates. Mr. Howard noted tap on fees have not been

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changed in many years. Mr. Boice observed slow, steady growth for fees is preferable to infrequent, large rate increases. Mr. Spalding stated there is also a possibility that the County may adopt a 911 Local Income Tax, which would relieve the City of the share it currently pays for the 911 dispatch center. He noted that money could then be used elsewhere.

Mr. Ayer called a recess at 4:40 p.m. and called the meeting back to order at 4:52 p.m.

Mr. Cooke distributed a list of Noblesville NOW Capital Improvement Projects by expected year of construction and listing the as yet unfunded amounts for each project. He asked the Council for their input. Mr. O'Connor stated Pleasant Street is a necessity, the Police Headquarters is long overdue, and roundabouts are needed for safety as the community grows. Mr. Boice agreed. Mr. Cooke raised the option of diverting funding from the Downtown Development Fund to help fund other projects. Mr. Taylor and Ms. Wiles strenuously disagreed. Mr. Taylor stated the Downtown Development Fund was a commitment the Council made when the trash fee was instituted. Mr. Ayer suggested that the Downtown Signal Project should be funded from the Downtown Development Fund. Several Councilors agreed. After brief discussions of several projects, Mr. Ayer stated it is up to the Administration to formulate a plan for the projects. The Council agreed that the listed priority projects need to be funded. Mr. Cooke noted the street lights on 146<sup>th</sup> Street project has been removed from the list; it will still be completed, but it has been given a lower priority.

**2020 Budget Process**

Mr. Spalding reviewed the proposed timeline for the budget process. Mr. Ayer stated he would prefer Mr. Reuter's overview of the City's finances and any discussion of employee wage increases early in the process, before the department heads present their budget requests to the Council. Mr. Boice agreed. He stated the Council's job is to set a general appropriation for the City's budget, then it is the Administration's job to help set budgets for each department. Mr. Spalding stated he will set specific dates for budget meetings soon.

**Miscellaneous**

Mr. Cooke distributed a handout regarding a Downtown parking update. He reviewed upcoming changes to parking enforcement and plans to educate the public. Chief Jowitt reviewed possible upcoming changes to the parking ordinance. There was a discussion regarding the proposed changes.


Mr. Hellmann reviewed the current Road Impact Fee study. He stated the last study was in 2016, so another study is not required until 2021. He stated they are completing the study now in order to align the schedule with the studies for Park Impact Fees and the Comprehensive Master Plan. He stated this timing allows the same data to be collected and used for all of the studies, which is more efficient. He reviewed the current data and level of service for the Road Impact Fee study.

Mr. Hampton stated he has heard concerns from residents about blighted areas in the City. Chief Jowitt and Ms. Reed stated the Police and Planning Departments are working together to address these areas. Ms. Reed stated now that there is a full time code enforcement officer, more progress is being made. She stated the process is not a quick one. She noted they are exploring options to better remedy unsafe buildings.

The meeting adjourned at 5:58 p.m.

  
BRIAN AYER, PRESIDENT

ATTEST:

  
EVELYN L. LEES, CLERK