

**COMMON COUNCIL
DOWNTOWN DISTRICT COMMITTEE
MAY 18, 2020**

The City of Noblesville Council Downtown District Committee met pursuant to public notice on Monday, May 18, 2020. Darren Peterson, Aaron Smith, and Megan Wiles were present. Mr. Peterson called the meeting to order at 2:30 p.m.

Also present were Deputy Mayor Matt Light, Deputy Clerk Charlene Cummings, Engineering Director Alison Krupski, Engineering Project Manager Andrew Rodewald, and Community Engagement Manager Kayla Arnold.

Old Business:

Status of Funds

Mr. Light reviewed a spreadsheet tracking expenditures from the Downtown Development Fund. He stated the fund balance was approximately \$275,000.00 at the end of 2019. He noted that \$14,000.00 will be transferred to cover the costs for bollards, bike racks, and the banner program, leaving approximately \$261,000.00 before the \$500,000.00 appropriated for this year. Ms. Arnold noted there is \$761,327.00 in the Downtown Development Fund at this time.

Ms. Arnold stated out of the \$14,000.00, Mattingly Concrete was paid \$2,670.00 for the bollards near Noble Coffee and Tea. She stated she is going to order trash cans and recycling bins. She stated she is going to look at the ones that were removed from the south alley to see if they can be reused. She stated she is considering red and yellow bike racks. She stated the sails in the south alley will be replaced, and each alley will have a specific sail color. She stated she received a quote of \$3,650.00 to purchase and install seven decorative poles, the sails, and Edison lights. The committee agreed this was an excellent price and encouraged her to move forward as soon as possible. Ms. Arnold stated she is researching a matching grant for alley activation to help cover the cost of the poles, sails, lighting, and archways. She stated she is hopeful the archway can be installed the week of June 26, in time for the north alley to be activated by July 4th.

Ms. Arnold stated as part of the Streetscape Master Plan, resolution RB-26-20 approved the banner program guidelines. She stated the boundaries will need to be approved by the Plan Commission and the Council. She stated she is researching a patio and café seating ordinance. She stated the ordinance also would regulate sidewalk sales by local merchants. She stated she has researched prices for sidewalk patio fencing; costs are \$3,200.00 through \$7,800.00 based on the space requirements at each business. She stated she is working with the merchants to see what time frame they would want the fencing in place. She stated she isn't sure if every business wants the fencing. She stated one merchant commented that the fencing cut down on their outside seating. The committee agreed the business previously had encroached too far on the sidewalk. Mr. Peterson asked who would purchase the fencing. Ms. Arnold replied the City would purchase the fencing, and the Street Department would install it. She stated this would allow the City to maintain the proper encroachment area. Mr. Peterson asked if the costs would be passed on to the merchant when they pay their fees. Ms. Arnold replied a fee of \$300.00 to

\$400.00 was discussed as part of the encroachment fees, but the majority of the cost would be paid from the Downtown Development Fund. Ms. Wiles stated she supports the City owning the fencing, because then the City can determine where the fencing needs to be installed.

Mr. Peterson asked about the asphalt medallions for streets to designate the Downtown District area. Mr. Rodewald stated INDOT would prefer vertical designations versus anything in the road. Mr. Peterson suggested since 10th Street is slated to be paved this year, would it be possible to place the medallions in the street on north and south 10th Street. Mr. Rodewald replied 10th Street is slated to be repaved later this year, so it might be possible. Ms. Arnold replied she will talk with Ailithir McGill, Director of Nickel Plate Arts, about the medallions. Mr. Rodewald discussed closing the north alley. He stated traffic ordinances require two readings. Ms. Krupski stated her department will look into the traffic laws related to alley use. Mr. Rodewald stated the Board of Public Works and Safety would need to take action to close the alley.

Streetlight Replacement

Mr. Rodewald reported on the streetlight replacement project. He stated 54 of the streetlights are already completed, with nine left. He stated some of the brackets were not delivered with the light poles, which has delayed installation. He stated it will take only a few days to finish them once the brackets are received. He stated the streetlight foundations were checked, and ten were in need of replacement. He stated out of the ten foundations, six were quad lights. Mr. Peterson asked if it was possible to extend the black street lights east on Conner Street to State Road 37. Mr. Rodewald stated he has talked to Duke about replacing those lights. He stated it will be divided into two phases. He stated Phase 1 from Lakeview Drive to 13th Street would cost \$70,000.00, and Phase 2 from 13th Street to State Road 37 would cost \$130,000.00. The committee discussed since Ms. Arnold is applying for a grant for alley activation, the \$200,000.00 cost of extending the black streetlights to State Road 37 could be paid out of the Downtown District Fund. Mr. Rodewald replied it should be possible to complete the project this year. He stated there are five or six lights on the Conner Street Bridge that the City will have to take over, because Duke will not be responsible for poles placed on third party property. The committee asked to include the cost of those poles with the Phase 1 portion of the project.

Parking Options for Carry-Out

Mr. Light stated ten parking spaces near the restaurants offering carry-out service will be switched to ten minute spaces. He stated new signs designating the spaces will be put out the morning of Tuesday, May 19. He stated the signs will be installed in heavy planters at these locations as a safety precaution. He stated these spaces will be temporary until the dining-in ban is lifted or until July 4th, whichever comes first. Ms. Arnold stated she will go to the local businesses later today to inform them of the change. She stated the planters will not be shipped until Friday.

Ms. Arnold stated she plans to request \$12,000.00 for a parking study. Ms. Krupski stated the study will be managed by the Planning Department. She stated there is a lot of new development coming, and we don't want to be over-garaged. She stated the study will look at where and how

much parking will be needed in order not to over-commit. The committee agreed to support the parking study.

Façade Grant Report

Ms. Arnold stated there is \$77,000.00 left in the Façade Improvement Grant Fund for the remainder of the year. She stated there are two applications in process currently. One is in the amount of \$25,000.00 and the second one is for \$15,000.00, which will leave \$37,000.00 in the fund. She stated improvements are still underway on the following businesses: Federal Hill School, Timberline Properties, Noblesville Preservation Alliance, and Noblesville Premium Properties (former Key Bank building).

Ms. Arnold stated she has researched mural opportunities, which will be from \$500.00 to \$5,000.00 depending on size. She stated the going rate is \$125.00 per square foot. Mr. Peterson asked if it would be possible to get a list of all businesses who have received Façade Grant funds. Ms. Arnold agreed to provide the list.

Seminary Park

Mr. Light stated he has been in contact with Parks Director Brandon Bennett and Assistant Director Amber Mink regarding Seminary Park. He stated Seminary Park will be included on the outside movie tour in September. He stated they are in negotiations with Shine Yoga to possibly offer a Yoga in the Park class. He stated they are looking at additional ideas for Lights Over Seminary Park. He said they are also looking at the possibility of having some small musical groups play. Ms. Wiles suggested for the tree decorating contest at Christmas, that real trees could be used to plant around the City after the event. The committee agreed to research the idea.

Downtown Project

Mr. Rodewald stated the timing for the Downtown Project has still not been determined. He stated asphalt cannot be put down after October. Mr. Peterson asked if an entire block will have to be shut down at once when the construction gets to a certain point. Mr. Rodewald stated when it is time to put the asphalt down, it will probably require two sides to be shut down at once to accommodate the equipment. Ms. Krupski stated no timeline has been determined yet. She stated once Hagerman Construction is finished with the Levinson and the other contractor begins, it will be easier to determine a timeline. She stated weather delays will not affect the building construction as much as the parking garage construction. There was a brief discussion concerning the effect on local businesses and how best to communicate with them about the project.

Levinson

Mr. Light stated the sheeting removal will begin soon on the parking garage. Ms. Krupski stated there will be vibration during the removal process. She stated it should only last for two weeks. She stated the contractor still will have to abide by the threshold in the noise ordinance. Mr.

Peterson stated Rebar Development has fixed any damages that were reported during the installation process. Ms. Krupski noted the Council can make a site visit request.

New Business:

Projects for 2020 and 2021

Ms. Arnold reviewed a list of Downtown Streetscape Master Plan tasks. Mr. Light asked where the committee stands on the Streetscape Master Plan. Mr. Peterson, Ms. Wiles, and Mr. Smith stated they support the plan. Mr. Light stated possible bond payments could be \$350,000.00 to \$500,000.00 over a ten year period. Mr. Light asked Mr. Rodewald what is a rough estimate for the expected cost of the projects. Mr. Rodewald replied it could be anywhere from \$3 million to \$10 million depending on what is included. Ms. Arnold stated they are looking at mid-block street crossing designations. Mr. Peterson stated he is opposed to this for safety reasons. Mr. Light asked when would be a good time to begin the vetting and design work for construction next year. Ms. Krupski and Mr. Rodewald stated the process would have to begin as soon as possible. Ms. Krupski asked who would be preparing the RFP/RFQ. She noted if Engineering would be overseeing the project, they should prepare the RFP. Ms. Arnold asked if the Streetscape Master Plan could be used instead of starting from square one with a new engineer. Ms. Wiles said the City paid a lot of money for this Master Plan, and it should be utilized if possible. Ms. Krupski stated they will find an engineering firm to look at the Master Plan and see if they would be interested in the project.

Any New Business at the Discretion of the Committee

There was no other business.

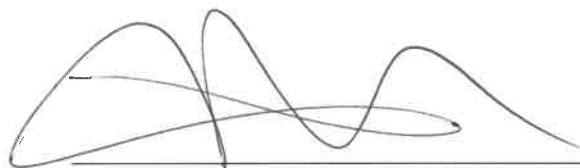
Other Business:

Set Date for Next Meeting

The next meeting will be August 10 at 9:30 a.m.

Adjournment

The meeting adjourned at 4:05 p.m.



DARREN PETERSON, COMMITTEE CHAIR



EVELYN LEES, CLERK