

**COMMON COUNCIL
CITY OF NOBLESVILLE
MAY 13, 2025**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, May 13, 2025. Megan Wiles called the meeting to order at 6:00 p.m. pursuant to public notice with the following members present: Mark Boice, Mike Davis, Evan Elliott, David Johnson, Darren Peterson, Pete Schwartz, Aaron Smith, and Todd Thurston.

Also present were Mayor Chris Jensen, City Clerk Evelyn Lees, Community Development Director Sarah Reed, Attorney Steve Unger, department directors, staff, interested citizens, representatives of developers, and a member of the media.

PLEDGE OF ALLEGIANCE

Mr. Schwartz led the chamber in the Pledge of Allegiance.

ROLL CALL

Ms. Lees called the roll. A quorum was present.

APPROVAL OF MINUTES: APRIL 29, 2025

Mr. Davis moved to approve the minutes from April 29th, second Mr. Johnson, nine ayes, motion carried.

APPROVAL OF AGENDA

Mr. Davis moved to approve the agenda, second Mr. Johnson, nine ayes, motion carried.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions to speak.

MAYOR'S COMMENTS

Mayor Jensen stated the annual Employee Appreciation Breakfast took place that morning. He stated that afternoon he hosted Jennifer Ruth Green, the new Indiana Secretary of Public Safety. He stated Governor Braun had established several cabinet secretary positions. He stated Secretary Green would oversee the State Police and the first-ever Office of School Safety. He stated the roundtable discussion was held with Secretary Green, the Noblesville Police and Fire Departments, and Noblesville Schools. He stated they shared the work that was done prior to, during, and since the school shooting in May 2018. He stated Saturday would be the fifth annual Indiana Peony Festival. He stated 40,000 to 50,000 people were expected to attend.

COUNCIL COMMITTEE REPORTS

Mr. Boice stated the Roads committee met on May 2, 2025. He stated Pleasant Street, Phase I was complete except for ongoing landscaping work. He stated Pleasant Street, Phase II construction was focused on compressing soil, but there were no new closures. He stated Pleasant Street, Phase III was on schedule. He stated the closure of Hague Road would begin in June, followed by the closure of State Road 32 in July. He stated a Highway Safety Improvement Grant would most likely be constructed in 2027 to install Americans with Disabilities Act (ADA) – compliant sidewalks in Old Town. He stated an agreement for final design of the Nickel Plate Trail bridge over 146th Street was approved by the Board of Public Works and Safety a few weeks ago. He stated the project to rehabilitate, not remove, the bricks on Logan and Clinton Streets would require a survey for approximately four days this month. He stated no parking would be allowed while the survey was underway. He stated Greenfield Avenue was open again after replacement of the culvert at Wheeler drain and Wheeler arm. He stated the Hamilton County project at Allisonville Road and 146th Street may allow left turns beginning in July. He stated the project was on schedule for completion by the end of the year. He stated painting the

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State Road 32 bridge over White River by INDOT could be postponed so that more work could be completed while the bridge is closed.

Mr. Davis stated the Finance Committee on May 8, 2025. He stated Human Resources Director Holly Ramon and representatives of Apex Benefits presented an update of the Benefits Self-Insurance Performance Review for 2024. He stated Ms. Ramon also discussed a 2025 Salary Ordinance Revision. He stated the committee recommended approval of the claims.

APPROVAL OF CLAIMS

Mr. Thurston moved to approve the claims as presented, second Mr. Johnson, nine ayes, motion carried.

NEW ORDINANCES FOR DISCUSSION

#13-05-25 COUNCIL TO CONSIDER ORDINANCE #13-05-25, A SALARY ORDINANCE AMENDING ORDINANCE #57-09-24A, SALARIES FOR APPOINTED OFFICIALS AND EMPLOYEES OF THE CITY OF NOBLESVILLE FOR 2025 (HOLLY RAMON)

Mr. Davis moved to introduce Ordinance #13-05-25, second Mr. Johnson. Human Resources Director Holly Ramon stated this request was to amend the current salary ordinance. She reviewed changes to position titles and a correction to two positions' salary amounts that were inadvertently entered incorrectly.

Mr. Johnson asked if these changes would affect the budget. Ms. Ramon replied the changes had been discussed by the Finance Committee. Mayor Jensen stated that all changes would be accommodated within the existing budget.

PROPOSED DEVELOPMENT PRESENTATION

#1 COUNCIL TO HEAR INTRODUCTORY INFORMATION CONCERNING A PROPOSED DEVELOPMENT ON APPROXIMATELY 124 ACRES NORTH OF AND ADJACENT TO STATE ROAD 32 AND SOUTH OF AND ADJACENT TO 181ST STREET, EAST OF PROMISE ROAD, TO BE KNOWN AS PARKS AT CROSSROADS (ATTORNEY JIM SHINAVER)

Jon Dobosiewicz of Nelson & Frankenberger LLC at 550 Congressional Boulevard in Carmel, addressed the Council on behalf of Boomerang Development. Mr. Dobosiewicz displayed a map of the area. He stated the project would have for-sale mixed residential uses with approximately 354 homes. He stated the site would have centralized amenities, greenspace, three dog parks, a pool, common areas, and a pond on State Road 32 as a buffer. He stated the community has several home product types: townhomes, single-family dwellings, two-family paired villas, and large homesites. He stated the builder would be DR Horton. He stated there would be approximately 120 townhomes with an estimated price range of \$300,000.00 - \$375,000.00. He stated that townhouses would have alley-load garages. He stated that there would be approximately 66 two-family paired villas with an estimated price range of \$325,000.00 to \$400,000.00. He stated that there would be approximately 115 single-family that would offer two and three car garage variations with an estimated price range of \$375,000.00 to \$500,000.00. He stated there would be approximately 58 large homesites which would feature side-load garages at an estimated price range of \$600,000.00 to \$800,000.00. He stated a neighborhood meeting was scheduled for May 28. Mr. Thurston asked where the meeting would be held. Mr. Dobosiewicz replied it would be in one of the conference rooms at a hotel near Hamilton Town Center, but the exact location had not been determined. Mr. Johnson expressed concern about the density of the development. He stated since this development would be an eastern gateway to the City, homes visible from State Road 32 should reflect the character of Noblesville. Mr. Davis asked if the dead end townhome alleys would allow room for trash trucks to turn around. Mr. Dobosiewicz

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replied those concerns had been presented by the Planning and Fire Departments, and they would be addressed. He stated the alleys would be 18 feet wide. Mr. Johnson stated a concern regarding access from State Road 32. Mr. Peterson asked if similar rental restrictions would be in place as they were for other recent developments. Mr. Dobosiewicz replied they would be included in their presentation to the Plan Commission. Mr. Boice expressed concerns about density and the ability of public safety to keep up with so much rapid growth. He asked the Council to move with caution concerning additional high density neighborhoods. Mr. Smith asked if visitor parking would be available for the townhomes. Mr. Dobosiewicz stated there were alleys for resident parking, and the streets in front of the townhomes would allow parking on both sides. Mr. Thurston agreed with Mr. Boice's concerns about density, however he did like the duplex product and greenspace areas throughout the development rather than one large central area. Mr. Elliott asked if DR Horton had any developments in Hamilton County and had DR Horton done a development that large. Mr. Dobosiewicz replied this was the first DR Horton community of this type in the county. Mr. Smith stated he would like to see examples. Mr. Dobosiewicz replied he would send examples from Indianapolis to the Council. Mr. Peterson stated he would like to see if the Fire Department had questions or comments. Mr. Dobosiewicz stated he had received comments from the Fire Marshall earlier that day but had not had time to review them. Mr. Peterson asked how infrastructure challenges would be addressed. Mr. Dobosiewicz replied the developer was working with Boomerang development on the site to the south of this one, which would pull sanitary sewer from the interceptor near Stony Creek. He stated the mixed housing in the development would provide a chance to grow and change housing options without leaving the neighborhood. Ms. Wiles asked to see how this development would correlate to the potential development to the south. Mr. Dobosiewicz replied the products would somewhat mirror the products in the other development where they overlap. Ms. Wiles stated it was important to take both developments into consideration as they consider the proposal. Mr. Thurston asked if the development would be in the Noblesville school district. Mr. Dobosiewicz replied yes, it would.

COUNCIL COMMENTS

Mr. Peterson stated this weekend would be the Indiana Peony Festival. Mr. Johnson stated the Build-Operate-Transfer (BOT) contractor selection process was almost complete for Lift Station 20. Mr. Thurston stated Eric Steger, a Noblesville resident and golf pro at Pebblebrook golf course, was competing in the US open. Mayor Jensen stated the closure at State Road 32 at Hague Road to complete a roundabout was the final piece of the Pleasant Street project. He stated State Road 32 would fully close in July and was estimated to reopen in early October. He stated the City was working with nearby homeowners' associations and residents. Mayor Jensen stated a video announcing the closure had just been completed to reach as many people as possible. He stated detour routes had not yet been finalized.

ADJOURNMENT

There being no further business before the Common Council this 13th day of May 2025, Ms. Wiles adjourned the meeting.

MEGAN WILES, PRESIDENT

ATTEST:

EVELYN L. LEES, CLERK