

**COMMON COUNCIL  
CITY OF NOBLESVILLE  
OCTOBER 15, 2024**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, October 15, 2024. Darren Peterson called the meeting to order at 7:00 p.m. pursuant to public notice with the following members present: Mike Davis, Evan Elliott, David Johnson, Todd Thurston and Megan Wiles.

Also present were City Clerk Evelyn Lees, Deputy Mayor Matt Light, City Attorney Jonathan Hughes, Sarah Reed, Chief Deputy Mark Moulton, Department Directors, staff, interested citizens, and a member of the media.

**PLEDGE OF ALLEGIANCE**

Samuel Johnson and Henry Seegers from Boy Scout Troop 1910 led the chamber in the Pledge of Allegiance.

**ROLL CALL**

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

**APPROVAL OF EXECUTIVE SESSION MEMORANDUM: SEPTEMBER 24, 2024**

Mr. Thurston moved to approve the memorandum, second Mr. Elliott, six aye, motion carried.

**APPROVAL OF MINUTES: SEPTEMBER 24, 2024**

Mr. Johnson moved to approve the minutes, second Mr. Elliott, six aye, motion carried.

**APPROVAL OF AGENDA**

Ms. Wiles moved to approve the agenda as written, second Mr. Johnson, six aye, motion carried.

**PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT**

There were no petitions to speak.

**COUNCIL COMMITTEE REPORTS**

Ms. Wiles stated the Downtown District Council Committee met on September 27, 2024 in Preservation Hall on Logan Street. She stated the committee will meet at various locations to highlight participating organizations. She stated Front Porch Music Festival founder Jason Pearson gave a report on the 2024 Front Porch Music Festival. She stated approximately 700 people attended the first Festival, and approximately 10,000 people attended this year. She stated next year the festival will take place on the Saturday one week before Labor Day. She stated similarly, the Indiana Peony Festival will take place one week before Memorial Day. She stated the Downtown District map and boundaries were discussed. She stated the committee agreed that a description rather than a map of the district was more appropriate. She stated the next meeting will take place at the Gathering House on Cherry Street.

Mr. Thurston stated the Roads Committee met on October 4, 2024. He stated most of the 2024 Street Rehabilitation program is complete. He stated the Sommerwood subdivision is nearly complete. He stated the roundabout on State Road 38 at Oakmont and Whitcomb Ridge is open. He stated a majority of the roundabout streetlights were installed, but two foundations would be repoured on the Oakmont side of the roundabout. He stated the INDOT project at State Road 37 and 186<sup>th</sup> Street is funded through the Highway Safety Improvement Program (HSIP). He stated the median was closed, and the west side of 186<sup>th</sup> Street was closed on October 1 for 30 days. He stated the east side of 186<sup>th</sup> Street would close approximately on October 7 for 30 days. He reminded the public that left turns at the temporary traffic signal from eastbound Greenfield Avenue to 16<sup>th</sup> Street are not allowed. He stated officers gave warnings for some time, but the restriction has been abused. He warned the public that tickets would be issued. He stated Walnut Street would be closed between 9<sup>th</sup> and 10<sup>th</sup> Streets in November. He stated a trail and drainage

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improvements between Federal Hill and Forest Park have been under construction. He stated the trail tunnel under the railroad is complete. He stated the railroad tracks would be re-installed this week so that railbike excursions may begin again by October 18.

Mr. Davis stated the Finance Committee met on October 10, 2024. He stated Economic Development Manager Amy Smith discussed an economic development agreement for Morse Village. He stated Chief Financial Officer and Controller Jeffrey Spalding discussed Bond Authorizations for the 2024/2025 One Year Bond, Series A and B. He stated Deputy Controller Caitlin Kesner discussed an appropriation transfer for new accounting software. He stated Deputy Finance Officer Tom MacDonald reported appropriation transfers for the third quarter, and Ms. Kesner reported the appropriation of grant proceeds for the third quarter. He stated the committee recommended approval of the claims.

**APPROVAL OF CLAIMS**

Ms. Wiles moved to approve the claims, second Mr. Johnson, six aye, motion carried.

**MISCELLANEOUS**

**#1 COUNCIL TO HEAR REPORT FROM NOBLESVILLE MAIN STREET  
(KATE BAKER)**

Ms. Baker displayed a PowerPoint presentation. She provided an annual update on Noblesville Main Street. She reviewed the Executive Team, staff, and Board of Directors. She stated this year the volunteers have recorded 1,500 hours of service. She stated the Farmer's Market Manager, Maggie Williams, was hired as a part-time employee this year. She stated Main Street's social media presence has increased. She stated Noblesville Main Street is an accredited member of Main Street America and Indiana Main Street. She stated Noblesville Main Street has economic vitality, design, promotion, and organization committees modeled after Main Street America's four-point approach. She stated a Farmers Market committee also was created. She stated in November 2023, Main Street America visited Noblesville and met with City officials. She stated with Main Street America's help, Noblesville Main Street adopted three transformation strategies: inspiring growth, empowering business, and enhancing life. She stated in 2023, she attended the Main Street NOW Conference in Boston, Massachusetts. She stated in 2024, she, Maggie Williams, and Katie Nurnberger attended the conference in Birmingham, Alabama. She stated the 2025 conference will be held in Philadelphia, Pennsylvania. She reviewed the collaborative activities in 2024, such as the Front Porch Music Festival, Salsa on the Square, Downtown Unseen, and the Historic Home Tour. She reviewed collaborations between groups' events in response to the State Road 32 construction project this summer. She stated this year Noblesville Main Street received \$31,000 in financial support and \$70,000 in kind support from the City. She reviewed efforts to support Downtown businesses during the State Road 32 project this summer. She reviewed general expenses and revenue. She reviewed revenue and expenses for the Farmer's Market, which is Main Street's largest revenue generator. She reviewed paid media advertising, the Downtown Business Summit, and other events in 2024. She displayed a list of community partners. She stated she recently marked her third anniversary in the position. She thanked the Council for their support.

**PREVIOUSLY DISCUSSED ORDINANCES**

**#50-09-24 COUNCIL TO CONSIDER ORDINANCE #50-09-24, AN ORDINANCE  
ANNEXING APPROXIMATELY 25.68 ACRES AT 12484 EAST 156<sup>TH</sup>  
STREET IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-35-24,  
ADOPTING A FISCAL PLAN (JOYCEANN YELTON)**

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the proposed annexation is for approximately 25 acres on 156<sup>th</sup> Street west of Boden Road.

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**PUBLIC HEARING ON ORDINANCE #50-09-24**

Mr. Peterson opened the public hearing for Ordinance #50-09-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #50-09-24, second Mr. Johnson, six aye, motion carried.

Ms. Wiles moved to approve Resolution RC-35-24, second Mr. Davis, six aye, motion carried.

**#51-09-24 COUNCIL TO CONSIDER ORDINANCE #51-09-24, AN ORDINANCE ANNEXING APPROXIMATELY 27 ACRES IN THE 11100 – 11200 BLOCK OF GREENFIELD AVENUE, NORTH SIDE, EAST OF PROMISE ROAD IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-36-24, ADOPTING A FISCAL PLAN (JOYCEANN YELTON)**

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the proposed annexation is for approximately 27.5 acres north of Greenfield Avenue and east of Promise Road, the Montelena Planned Development.

**PUBLIC HEARING ON ORDINANCE #51-09-24**

Mr. Peterson opened the public hearing for Ordinance #51-09-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #51-09-24, second Mr. Johnson, six aye, motion carried.

Ms. Wiles moved to approve Resolution RC-36-24, second Mr. Johnson, six aye, motion carried.

**#52-09-24 COUNCIL TO CONSIDER ORDINANCE #52-09-24, AN ORDINANCE ANNEXING APPROXIMATELY 19 ACRES IN THE 17200-17300 BLOCK OF HAZEL DELL ROAD, WEST SIDE, IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-37-24, ADOPTING A FISCAL PLAN (JOYCEANN YELTON)**

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the proposed annexation is for approximately 18 acres to be called the Village at Trail Crossing, a townhome development.

**PUBLIC HEARING ON ORDINANCE #52-09-24**

Mr. Peterson opened the public hearing for Ordinance #52-09-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #52-09-24, second Mr. Thurston, six aye, motion carried.

Ms. Wiles moved to approve Resolution RC-37-24, second Mr. Thurston, six aye, motion carried.

**#53-09-24 COUNCIL TO CONSIDER ORDINANCE #53-09-24, AN ORDINANCE ANNEXING APPROXIMATELY THREE ACRES AT 5263 EAST 156<sup>TH</sup> STREET IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-38-24, ADOPTING A FISCAL PLAN (JOYCEANN YELTON)**

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the proposed annexation is for approximately three acres with one dwelling and possibly two more.

**PUBLIC HEARING ON ORDINANCE #53-09-24**

Mr. Peterson opened the public hearing for Ordinance #53-09-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #53-09-24, second Mr. Johnson, six aye, motion carried.

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Ms. Wiles moved to approve Resolution RC-38-24, second Mr. Davis, six aye, motion carried.

#54-09-24 COUNCIL TO CONSIDER ORDINANCE #54-09-24, AN ORDINANCE ANNEXING APPROXIMATELY 52 ACRES IN THE 19500 – 19600 BLOCK OF PROMISE ROAD, WEST SIDE, IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-39-24, ADOPTING A FISCAL PLAN (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the proposed annexation is for approximately 52 acres to be called Branson Reserve Planned Development for single-family dwellings.

**PUBLIC HEARING ON ORDINANCE #54-09-24**

Mr. Peterson opened the public hearing for Ordinance #54-09-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #54-09-24, second Mr. Elliott, six aye, motion carried.

Ms. Wiles moved to approve Resolution RC-39-24, second Mr. Elliott, six aye, motion carried.

#55-09-24 COUNCIL TO CONSIDER ORDINANCE #55-09-24, AN ORDINANCE ANNEXING APPROXIMATELY 42 ACRES IN THE 17100 – 17300 BLOCK OF HAZEL DELL ROAD, EAST SIDE, IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-40-24, ADOPTING A FISCAL PLAN (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the proposed annexation is for approximately 42 acres to be called the Courtyards of Hazel Dell.

**PUBLIC HEARING ON ORDINANCE #55-09-24**

Mr. Peterson opened the public hearing for Ordinance #55-09-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #55-09-24, second Mr. Thurston, six aye, motion carried.

Ms. Wiles moved to approve Resolution RC-40-24, second Mr. Davis, six aye, motion carried.

**PROPOSED DEVELOPMENT PRESENTATION**

#1 COUNCIL TO HEAR INTRODUCTORY INFORMATION FOR A MIXED-USE DEVELOPMENT ON APPROXIMATELY 174 ACRES AT EAST 206<sup>TH</sup> STREET AND HAGUE ROAD TO BE KNOWN AS MORSE VILLAGE (ATTORNEY MATT SKELTON)

Economic Development Director Andrew Murray stated the proposed master planned development would be known as Morse Village. He described the project. He introduced the developers.

Adam Hill, Chief Executive Officer and President of LOR Corporation, Inc. at 6350 Rucker Road, Indianapolis, addressed the Council. Mr. Hill stated he has been working on this project for the past two years. He played a video promoting the project followed by a PowerPoint presentation. He stated the Eagle Park Preserve would be at the center of the project. He stated he has worked with U.S. Fish and Wildlife and has received a permit. He stated five acres have been dedicated to the park that will not be developed. He stated an educational area about the eagles will be added at one end of the parcel. He stated the mixed-use project would be on approximately 175 acres at 206<sup>th</sup> Street and Hague Road. He displayed a map of the area. He stated there will be three areas besides the Eagle preserve: North Pointe, South Pointe, and West

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Pointe. He displayed a site plan. He stated North Pointe would have commercial uses facing Hague Road, plus multi-family, townhomes, and high-density single-family homes. He stated the architecture would be in a lake house style. He stated the project would be walkable with gathering places and would function as a separate ecosystem that would attract high-end tenants. He listed the planned amenities. He stated South Pointe would be approximately 114 acres and would feature single-family homes on larger lots and private amenities. He stated South Pointe would include approximately 30 acres of green space. He stated West Pointe would consist of townhomes and condominiums that look out on the reservoir. He stated the whole project would add six miles of trails and would connect to existing trails, including the Levee Trail. He stated many of the amenities are lifestyle amenities, such as the trails and water features. He displayed a list of public improvements to be built as part of the project. He stated gateways signs will be installed, as well as extra landscaping. Mr. Peterson expressed appreciation for the project. He stated other developers have shied away from the property's obstacles, but they have been treated as opportunities. He stated there was a nice variety of housing types that satisfy the housing study. Mr. Elliott stated he supported the needed housing and 30,000 square feet of commercial space. He stated naming the areas North, South, and West Pointe seemed redundant, since there is already a North, South, and West Harbour nearby. He stated otherwise, he approved of the project. He expressed appreciation to Mr. Hill for walking the Levee Trail with him and Mr. Boice, which was very helpful. Mr. Thurston commended the developer and the Administration for answering his questions. He stated the development felt like Noblesville, and not just another development.

**NEW ORDINANCES FOR DISCUSSION**

#59-10-24 COUNCIL TO CONSIDER ORDINANCE #59-10-24, AN ORDINANCE AUTHORIZING THE ISSUANCE AND THE SALE OF SHORT-TERM BOND OF THE CITY, SERIES A, FOR THE PURPOSE OF PROVIDING FUNDS TO BE USED FOR THE COSTS OF CERTAIN CAPITAL PROJECTS (JEFFREY SPALDING)

Ms. Wiles moved to introduce Ordinance #59-10-24, second Mr. Davis. Chief Financial Officer and Controller Jeffrey Spalding stated this is the first of four ordinances that are all part of one package. He stated the ordinances authorize the issuance of bonds and appropriate the proceeds of the bonds. He stated he presented the ordinances in detail to the Finance Committee. He stated this annual financing accomplishes two major goals: one is to help fund capital projects, and the other is to help manage the City's tax rate that was set by the Council as fair and reasonable. He stated these ordinances are a part of the budget process.

#60-10-24 COUNCIL TO CONSIDER ORDINANCE #60-10-24, AN ORDINANCE APPROPRIATING THE PROCEEDS OF THE CAPITAL PROJECTS SHORT-TERM GENERAL OBLIGATION BOND OF 2024, SERIES A, AND ESTABLISHING A PUBLIC HEARING (JEFFREY SPALDING)

Ms. Wiles moved to introduce Ordinance #60-10-24, second Mr. Davis. Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance provides a list of projects to be funded with the proceeds of the bonds. He stated this ordinance appropriates the proceeds from the previous ordinance.

Ms. Wiles moved to establish a public hearing for Ordinance #60-10-24 at the October 29 meeting, second Mr. Davis, six aye, motion carried.

#61-10-24 COUNCIL TO CONSIDER ORDINANCE #61-10-24, AN ORDINANCE AUTHORIZING THE ISSUANCE AND THE SALE OF SHORT-TERM BOND OF THE CITY, SERIES B, FOR THE PURPOSE OF PROVIDING FUNDS TO BE USED FOR THE COSTS OF CERTAIN ROAD AND STREET PROJECTS (JEFFREY SPALDING)

Ms. Wiles moved to introduce Ordinance #61-10-24, second Mr. Davis. Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance is the third of the four related ordinances.

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He stated the bonds are broken into two groups to comply with state law. Mr. Johnson thanked Mr. Spalding for his detailed explanation to the Finance Committee.

#62-10-24 COUNCIL TO CONSIDER ORDINANCE #62-10-24, AN ORDINANCE APPROPRIATING THE PROCEEDS OF THE CAPITAL PROJECTS SHORT-TERM GENERAL OBLIGATION BOND OF 2024, SERIES B, AND ESTABLISHING A PUBLIC HEARING (JEFFREY SPALDING)

Ms. Wiles moved to introduce Ordinance #62-10-24, second Mr. Davis. Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance is the fourth of the four related ordinances. He stated it appropriates the proceeds from the previous ordinance.

Ms. Wiles moved to establish a public hearing for Ordinance #62-10-24 at the October 29 meeting, second Mr. Davis, six aye, motion carried.

#63-10-24 COUNCIL TO CONSIDER ORDINANCE #63-10-24, AN ORDINANCE ADOPTING A SPECIAL CONSIDERATION FOR AN INDOOR RECREATIONAL USE IN THE CORPORATE CAMPUS AT 9535 - 9575 EAST 151<sup>ST</sup> STREET WITHIN THE WASHINGTON BUSINESS PARK FOR A CONTENDERS WRESTLING ACADEMY (AMY STEFFENS)

Ms. Wiles moved to introduce Ordinance #63-10-24, second Mr. Davis. Senior Planner Amy Steffens stated this project was presented to the Council on September 27. She stated this request is for a special consideration for a wrestling academy in approximately 4,500 square feet of one of the buildings in Washington Business Park. She stated the Plan Commission recommended adoption. She stated the other two tenants in the building include a medical practice and a warehouse. She stated staff believed this is an appropriate use for this location. Mr. Peterson stated the only question regarded parking, which has been resolved. Ms. Steffens replied that is correct. She stated the academy would operate outside of the other two tenants' business hours. She stated the owner of the wrestling academy also owns the medical practice, so it is in his interest to make sure parking is sufficient. Mr. Thurston stated he recalled that most of the students are too young to drive, so they will be dropped off. He stated for that reason, there won't be many cars parking there in general. Ms. Wiles moved to approve Ordinance #63-10-24, second Mr. Thurston. The following roll call vote was taken for Ordinance #63-10-24:

AYE: Mike Davis, Evan Elliott, David Johnson, Todd Thurston, Megan Wiles, and Darren Peterson.

Six aye, motion carried.

**MISCELLANEOUS, CONTINUED**

#2 COUNCIL TO CONSIDER RESOLUTION RC-42-24, A RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT WITH LOR CORPORATION FOR A MIXED-USE DEVELOPMENT IN THE MORSE VILLAGE PLANNED DEVELOPMENT (ANDREW MURRAY)

Economic Development Director Andrew Murray stated this resolution approves a partnership with LOR Corporation to construct Morse Village Planned Development. He stated the project will include a master-planned community and infrastructure improvements. He stated the developer has committed to constructing a roundabout at 206<sup>th</sup> Street and Hague Road; road widening; a sewer extension; trails, road resurfacing, and community amenities as was described in the presentation earlier in the meeting. He stated the developer will apply for voluntary annexation of the approximately 175 acres. He stated but for the City's help, the project would not exist, so this agreement meets the statutory requirements. He stated in the agreement, the City commits to issue \$13.3 million in bonds, which the developer will purchase. He stated a portion of the TIF revenue that is generated will be pledged to the developer to pay debt service on the bonds. He stated the developer will use the bond proceeds to fund the infrastructure improvements. He stated the City will issue Road and Park Impact Fee credits and

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sewer extension credits for construction. He stated the City also will vacate 209<sup>th</sup> Street near Hague Road. He stated the Finance Committee has vetted the agreement. Mr. Peterson asked how much total Assessed Value is expected upon completion. Mr. Murray replied approximately \$250 million upon completion. Mr. Elliott asked if community involvement will be required of the developer. Mr. Murray replied yes, community involvement is expected of all the City’s partners. Mr. Thurston asked if the streets would be public or private. Mr. Murray replied the streets would be public. Ms. Wiles moved to approve Resolution RC-42-24, second Mr. Davis, six aye, motion carried.

**#3                   COUNCIL TO RECEIVE SUMMARY OF FISCALLY NEUTRAL THIRD  
QUARTER APPROPRIATION TRANSFERS PURSUANT TO RESOLUTION  
RC-1-24 (TOM MACDONALD)**

Deputy Financial Officer Tom MacDonald presented the required report of appropriation transfers for the third quarter.

**#4                   COUNCIL TO RECEIVE SUMMARY OF APPROPRIATION OF THIRD  
QUARTER GRANT PROCEEDS PURSUANT TO RESOLUTION RC-2-24  
(CAITLIN KESNER)**

Deputy Controller Caitlin Kesner presented the required report of appropriation of grant proceeds received in the third quarter.

**TRANSFER**

**#1                   COUNCIL TO CONSIDER TRANSFER TA-07-24, AN APPROPRIATION  
TRANSFER IN THE GENERAL FUND TO PROVIDE FUNDING FOR AN  
ADD-ON ACCOUNTING SOFTWARE (CAITLIN KESNER)**

Deputy Controller Caitlin Kesner stated this appropriation request transfers \$33,250.00 from contingency to the Office of Finance and Accounting budget to cover the cost of implementation and a one-month subscription for accounting software called Spendbridge. She stated the software would help Accounts Payable become more efficient and move to a paperless environment. She stated the software would supplement the accounting system by allowing scanning or drag-and-drop invoices instead of hand keying invoices. She stated the software would also keep a digital record. Ms. Wiles stated the transfer was discussed by the Finance Committee. Mr. Johnson commended Mr. Spalding and his staff for explaining the intricacies of public finance to the committee. Ms. Wiles moved to approve Transfer TA-07-24, second Mr. Davis, six aye, motion carried.

**COUNCIL COMMENTS**

Ms. Wiles recognized Ms. Reed for receiving the Ivan H. Brinegar Municipal Leader Award at the Accelerate Indiana Municipalities Ideas Summit last week. The chamber applauded.

Mr. Elliott stated Andy Schwartz of Noblesville appeared on the game show Wheel of Fortune last night and won over \$26,000.00. He stated seeing Noblesville recognized nationally, especially as the City builds partnerships as it has with the Pacers, is exciting.

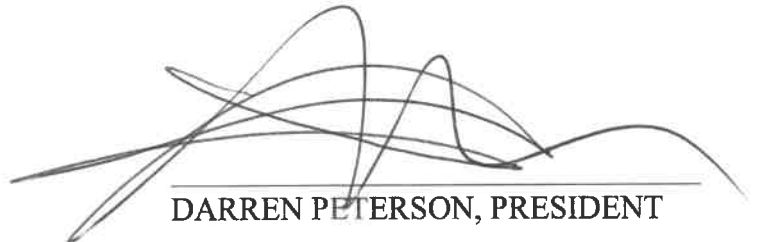
Mr. Thurston stated Ms. Baker had mentioned how active Noblesville Main Street’s board members are. He stated when he attends Main Street events, he sees all of the board members at all of the events. He commended Ms. Baker for her leadership. He stated the Lady Millers soccer team will play in the first game of the regional tournament tomorrow night. Mr. Elliott agreed that the Noblesville High School soccer teams are very good.

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**ADJOURNMENT**

There being no further business before the Common Council this 15<sup>th</sup> day of October, 2024,  
Mr. Peterson adjourned the meeting.



DARREN PETERSON, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK