

**COMMON COUNCIL
CITY OF NOBLESVILLE
OCTOBER 29, 2024**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, October 29, 2024. Darren Peterson called the meeting to order at 7:00 p.m. pursuant to public notice with the following members present: Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston and Megan Wiles. Evan Elliott was absent.

Also present were Mayor Chris Jensen, City Clerk Evelyn Lees, Deputy Mayor Matt Light, Community Development Director Sarah Reed, Chief Deputy Mark Moulton, City Attorney Jonathan Hughes, Department Directors, staff, interested citizens, 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: OCTOBER 15, 2024

Mr. Johnson moved to approve the minutes, second Mr. Davis, eight aye, motion carried.

APPROVAL OF AGENDA

Ms. Wiles moved to amend the agenda to remove Miscellaneous #1 and consider Miscellaneous Items #3 and #4 after Miscellaneous #2, second Mr. Boice, eight aye, motion carried. Ms. Wiles moved to approve the agenda as amended, second Mr. Boice, eight aye, motion carried.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions to speak.

MAYOR'S COMMENTS

Mayor Jensen deferred his remarks until consideration of the budget.

COUNCIL COMMITTEE REPORTS

Mr. Smith stated the Downtown District Committee met on October 25 at the Gathering House. He stated the Parks Department gave an update on the process for updating their master plan for the next five years. He stated SERVE Noblesville gave an update on their neighborhood activation program. He stated the committee also received an update on the commercial façade improvement grant program, which began in 2008. He stated the City has invested approximately \$1.4 million in the matching grant program. He stated building owners have invested approximately \$3.3 million. He stated there was a discussion regarding the boundaries of the committee's jurisdiction. He stated there was an update on decorative crosswalks at Seminary Park. He stated new decorative crosswalks will be installed soon near Federal Hill Commons for the new trail that will connect Federal Hill with Forest Park.

Mr. Davis stated the Finance Committee met on October 24. He stated Ms. Reed and Economic Development Manager Amy Smith discussed a loan authorization and economic development agreement with Kittles Furnishings, Inc. He stated Ms. Smith also discussed an Economic Development Area to be created in Finch Creek. He stated Deputy Financial Officer Tom MacDonald discussed an additional appropriation for a service truck purchase. Chief Financial Officer and Controller Jeff Spalding discussed the 2025 Civil City budget and the 2025 Civil City maximum property tax rate. He stated the committee recommended approval of the claims.

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APPROVAL OF CLAIMS

Ms. Wiles moved to approve the claims, second Mr. Smith, eight aye, motion carried.

MISCELLANEOUS

- #2 COUNCIL TO CONSIDER RESOLUTION RC-45-24, A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESTFIELD AND THE CITY OF NOBLESVILLE REGARDING THE NOBLESVILLE CITY COURT (JONATHAN HUGHES)

Mr. Hughes stated this resolution approves an interlocal agreement requested by the City of Westfield. He stated the Noblesville City Court serves both Noblesville and Westfield. He stated this amendment allows Westfield to file Unified Development Code (UDO) violations in a Hamilton County court if they choose. He stated this amendment clarifies the original agreement. He stated the Westfield City Council has already approved the agreement. He stated Judge Cook was unsure of the impact this amendment would have on Court revenue.

Community Development Director Kevin Todd stated in the past five years, they have filed a total of three cases concerning UDO violations in Noblesville City Court. He stated the amendment did not change the agreement regarding traffic violations. Westfield Chief of Legal Kaitlin Glazier stated last year, Westfield submitted approximately 4,500 traffic citations, and this year there have been almost 3,000. Mr. Boice thanked Ms. Glasier and Mr. Todd for coming to the meeting. He stated Judge Cook has told him the Court has a great partnership with Westfield. Mr. Thurston agreed. Ms. Wiles moved to approve Resolution RC-45-24, second Mr. Boice, eight aye, motion carried.

- #3 COUNCIL TO CONSIDER RESOLUTION RC-43-24, A RESOLUTION ESTABLISHING THE MAXIMUM CIVIL CITY PROPERTY TAX RATE FOR 2025 AND AUTHORIZING THE CONTROLLER TO REQUEST THE RATE BE RATIFIED BY THE INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding presented an annual resolution that is paired with adoption of the budget. He stated the resolution directs the Controller to finalize the tax rate for the City no higher than \$1.10 per \$100.00 of Assessed Value. He stated the reason for this resolution is due to technical nuances in adopting the budget. He stated State requirements force the City to adopt a budget with a higher tax rate than what is actually intended. He stated this resolution assures the public of the actual tax rate. Mr. Peterson asked how much the City's tax rate will increase. Mr. Spalding replied it will not increase at all. Ms. Wiles moved to approve Resolution RC-43-24, second Mr. Schwartz, eight aye, motion carried.

- #4 COUNCIL TO CONSIDER RESOLUTION RC-44-24, A RESOLUTION APPROVING (1) A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION ESTABLISHING THE FINCH CREEK ECONOMIC DEVELOPMENT AREA AND (2) THE ORDER OF THE PLAN COMMISSION (AMY SMITH)

Economic Development Manager Amy Smith displayed a site map of the Finch Creek Planned Development. She stated in August 2023, the Council and the Redevelopment Commission approved an Economic Development Agreement with Pulte for a project bounded by Boden Road, Olio Road, 166th Street, and 156th Street. She stated as part of the agreement, the City committed to creating a TIF Area. She stated the Redevelopment Commission met on October 14 and approved a declaratory resolution to establish The Finch Creek Economic Development Area. She stated the Finch Creek Economic Development Area will contain two Allocation Areas: Area A, called the Del Webb Allocation Area, consists of approximately 690 age-restricted single-family units; and Area D, the Finch Creek Mixed Use Allocation Area, consists of approximately 450 market-rate multi-family units, 100 for-sale units that will be townhomes,

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condominiums, or other similar products, and a minimum of 5,000 square feet of commercial and/or retail space. The developer would use commercially reasonable efforts to lease at least ten percent of the market-rate apartments to persons earning 80 percent or less of the Area Median Income. She stated these areas are being created to capture the TIF increment to pledge to the debt service of bonds that will be issued at a later date, which will be used toward advancing public infrastructure improvements and regional detention. She stated this resolution approves the Economic Development Plan and Plan Commission Order. She stated the Plan Commission approved its order last night. She stated if the resolution is approved tonight, the Redevelopment Commission will hold a public hearing and consider a Confirmatory Resolution to establish the area at their November meeting. She stated this resolution was presented to the Finance Committee and comes with a favorable recommendation. Ms. Wiles moved to approve Resolution RC-44-24, second Mr. Schwartz, eight aye, motion carried.

PREVIOUSLY DISCUSSED ORDINANCES

#50-09-24 COUNCIL TO CONSIDER ORDINANCE #50-09-24, AN ORDINANCE ANNEXING APPROXIMATELY 25.68 ACRES AT 12484 EAST 156TH STREET IN NOBLESVILLE TOWNSHIP (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has been before the Council twice before. She stated the annexation is for property adjacent to Deer Creek Elementary School. She stated the property is 25.68 acres and is completely surrounded by the City. Ms. Wiles moved to approve Ordinance #50-09-24, second Mr. Thurston. The following roll call vote was taken for Ordinance #50-09-24:

AYE: Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has been before the Council twice before. She stated the property is 27 acres, the site of the Montelena townhome development that was approved earlier this year. Ms. Wiles moved to approve Ordinance #51-09-24, second Mr. Johnson. The following roll call vote was taken for Ordinance #51-09-24:

AYE: Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has been before the Council twice before. She stated the property will be the site of the Village at Trail Crossing. Ms. Wiles moved to approve Ordinance #52-09-24, second Mr. Thurston.

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APPROVAL OF CLAIMS

Ms. Wiles moved to approve the claims, second Mr. Smith, eight aye, motion carried.

MISCELLANEOUS

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Economic Development Manager Amy Smith displayed a site map of the Finch Creek Planned Development. She stated in August 2023, the Council and the Redevelopment Commission approved an Economic Development Agreement with Pulte for a project bounded by Boden Road, Olio Road, 166th Street, and 156th Street. She stated as part of the agreement, the City committed to creating a TIF Area. She stated the Redevelopment Commission met on October 14 and approved a declaratory resolution to establish The Finch Creek Economic Development Area. She stated the Finch Creek Economic Development Area will contain two Allocation Areas: Area A, called the Del Webb Allocation Area, consists of approximately 690 age-restricted single-family units; and Area D, the Finch Creek Mixed Use Allocation Area, consists of approximately 450 market-rate multi-family units, 100 for-sale units that will be townhomes,

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The following roll call vote was taken for Ordinance #52-09-24:

AYE: David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, and Darren Peterson.

Eight aye, motion carried.

#53-09-24 COUNCIL TO CONSIDER ORDINANCE #53-09-24, AN ORDINANCE ANNEXING APPROXIMATELY THREE ACRES AT 5263 EAST 156TH STREET IN NOBLESVILLE TOWNSHIP (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the property has been before the Plan Commission and the Board of Zoning Appeals. She stated the property will be subdivided. She stated the property currently includes one single-family home, and two more are planned. Ms. Wiles moved to approve Ordinance #53-09-24, second Mr. Schwartz. The following roll call vote was taken for Ordinance #53-09-24:

AYE: Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has had a public hearing. She stated the property is the site of Branson Reserve for the construction of single-family homes. Ms. Wiles moved to approve Ordinance #54-09-24, second Mr. Schwartz. The following roll call vote was taken for Ordinance #54-09-24:

AYE: Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has had a public hearing. She stated the property would be the site of the Courtyards of Hazel Dell, which was approved earlier this year. She stated Ms. Wiles moved to approve Ordinance #55-09-24, second Mr. Thurston. The following roll call vote was taken for Ordinance #55-09-24:

AYE: Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, and Darren Peterson.

Eight aye, motion carried.

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OCTOBER 29, 2024, PAGE IV

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AYE: David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, and Darren Peterson.

Eight aye, motion carried.

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AYE: Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, and Darren Peterson.

Eight aye, motion carried.

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AYE: Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, and Darren Peterson.

Eight aye, motion carried.

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AYE: Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, and Darren Peterson.

Eight aye, motion carried.

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APPROVAL OF CLAIMS

Ms. Wiles moved to approve the claims, second Mr. Smith, eight aye, motion carried.

MISCELLANEOUS

- #2 COUNCIL TO CONSIDER RESOLUTION RC-45-24, A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESTFIELD AND THE CITY OF NOBLESVILLE REGARDING THE NOBLESVILLE CITY COURT (JONATHAN HUGHES)

Mr. Hughes stated this resolution approves an interlocal agreement requested by the City of Westfield. He stated the Noblesville City Court serves both Noblesville and Westfield. He stated this amendment allows Westfield to file Unified Development Code (UDO) violations in a Hamilton County court if they choose. He stated this amendment clarifies the original agreement. He stated the Westfield City Council has already approved the agreement. He stated Judge Cook was unsure of the impact this amendment would have on Court revenue.

Community Development Director Kevin Todd stated in the past five years, they have filed a total of three cases concerning UDO violations in Noblesville City Court. He stated the amendment did not change the agreement regarding traffic violations. Westfield Chief of Legal Kaitlin Glazier stated last year, Westfield submitted approximately 4,500 traffic citations, and this year there have been almost 3,000. Mr. Boice thanked Ms. Glasier and Mr. Todd for coming to the meeting. He stated Judge Cook has told him the Court has a great partnership with Westfield. Mr. Thurston agreed. Ms. Wiles moved to approve Resolution RC-45-24, second Mr. Boice, eight aye, motion carried.

- #3 COUNCIL TO CONSIDER RESOLUTION RC-43-24, A RESOLUTION ESTABLISHING THE MAXIMUM CIVIL CITY PROPERTY TAX RATE FOR 2025 AND AUTHORIZING THE CONTROLLER TO REQUEST THE RATE BE RATIFIED BY THE INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding presented an annual resolution that is paired with adoption of the budget. He stated the resolution directs the Controller to finalize the tax rate for the City no higher than \$1.10 per \$100.00 of Assessed Value. He stated the reason for this resolution is due to technical nuances in adopting the budget. He stated State requirements force the City to adopt a budget with a higher tax rate than what is actually intended. He stated this resolution assures the public of the actual tax rate. Mr. Peterson asked how much the City's tax rate will increase. Mr. Spalding replied it will not increase at all. Ms. Wiles moved to approve Resolution RC-43-24, second Mr. Schwartz, eight aye, motion carried.

- #4 COUNCIL TO CONSIDER RESOLUTION RC-44-24, A RESOLUTION APPROVING (1) A DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION ESTABLISHING THE FINCH CREEK ECONOMIC DEVELOPMENT AREA AND (2) THE ORDER OF THE PLAN COMMISSION (AMY SMITH)

Economic Development Manager Amy Smith displayed a site map of the Finch Creek Planned Development. She stated in August 2023, the Council and the Redevelopment Commission approved an Economic Development Agreement with Pulte for a project bounded by Boden Road, Olio Road, 166th Street, and 156th Street. She stated as part of the agreement, the City committed to creating a TIF Area. She stated the Redevelopment Commission met on October 14 and approved a declaratory resolution to establish The Finch Creek Economic Development Area. She stated the Finch Creek Economic Development Area will contain two Allocation Areas: Area A, called the Del Webb Allocation Area, consists of approximately 690 age-restricted single-family units; and Area D, the Finch Creek Mixed Use Allocation Area, consists of approximately 450 market-rate multi-family units, 100 for-sale units that will be townhomes,

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The following roll call vote was taken for Ordinance #52-09-24:

AYE: David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, and Darren Peterson.

Eight aye, motion carried.

#53-09-24 COUNCIL TO CONSIDER ORDINANCE #53-09-24, AN ORDINANCE ANNEXING APPROXIMATELY THREE ACRES AT 5263 EAST 156TH STREET IN NOBLESVILLE TOWNSHIP (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago. She stated the property has been before the Plan Commission and the Board of Zoning Appeals. She stated the property will be subdivided. She stated the property currently includes one single-family home, and two more are planned. Ms. Wiles moved to approve Ordinance #53-09-24, second Mr. Schwartz. The following roll call vote was taken for Ordinance #53-09-24:

AYE: Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has had a public hearing. She stated the property is the site of Branson Reserve for the construction of single-family homes. Ms. Wiles moved to approve Ordinance #54-09-24, second Mr. Schwartz. The following roll call vote was taken for Ordinance #54-09-24:

AYE: Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has had a public hearing. She stated the property would be the site of the Courtyards of Hazel Dell, which was approved earlier this year. She stated Ms. Wiles moved to approve Ordinance #55-09-24, second Mr. Thurston. The following roll call vote was taken for Ordinance #55-09-24:

AYE: Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, and Darren Peterson.

Eight aye, motion carried.

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The following roll call vote was taken for Ordinance #52-09-24:

AYE: David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, and Darren Peterson.

Eight aye, motion carried.

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AYE: Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, and Darren Peterson.

Eight aye, motion carried.

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Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has had a public hearing. She stated the property is the site of Branson Reserve for the construction of single-family homes. Ms. Wiles moved to approve Ordinance #54-09-24, second Mr. Schwartz. The following roll call vote was taken for Ordinance #54-09-24:

AYE: Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, and Darren Peterson.

Eight 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 (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton stated this ordinance was introduced approximately 30 days ago and has had a public hearing. She stated the property would be the site of the Courtyards of Hazel Dell, which was approved earlier this year. She stated Ms. Wiles moved to approve Ordinance #55-09-24, second Mr. Thurston. The following roll call vote was taken for Ordinance #55-09-24:

AYE: Todd Thurston, Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, and Darren Peterson.

Eight aye, motion carried.

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#56-09-24 COUNCIL TO CONSIDER ORDINANCE #56-09-24, AN ORDINANCE ESTABLISHING THE 2025 BUDGET, AS AMENDED (JEFFREY SPALDING)

Mayor Jensen stated the budget is the most important thing the City does. He thanked the Council for their involvement in developing the budget. He stated the process was smooth, because of the Council's collaboration with individual departments. He thanked Chief Financial Officer and Controller Jeffrey Spalding and Mr. Light for their thorough work on the budget. He stated the budget totals approximately \$127 million and keeps the tax rate the same that it has been for the past several years. He stated property taxes are a concern for many people. He thanked the Council for approving a hardship program for wastewater and trash fees. He asked anyone facing financial hardship to call his office. He stated almost 52 percent of the budget is dedicated to Public Safety. He stated the budget also focuses on a strong Rainy Day Fund, which is expected to have a balance of approximately \$35.5 million at the end of the year. He stated the City is not a bank, so it must invest in the community as well. He stated the budget invests almost \$1.4 million in trail maintenance and approximately \$1.6 million to replace the playground at Dillon Park. He stated approximately \$4 million will be spent for the new Police station project next year, and approximately \$2 million was designated for Innovation Mile. He stated funding is allocated for roadway improvements. He stated his Administration takes investing taxpayer dollars seriously.

Mr. Light spoke about resources available to explain the budget to citizens. He stated the budget introduced version was on the Office of Finance and Accounting website. He stated there was also the adopted budget and an explanation of the changes which would be presented tonight. He stated there were graphs that give context to the budget. He stated there was an infographic sheet for constituents that presents key facts about the budget on one sheet of paper.

Chief Financial Officer and Controller Jeffrey Spalding displayed a summary of changes to the adopted budget. He thanked the Mayor for his guidance and support. He stated many months of work go into the budget. He stated the budget was introduced in September, and a few modifications had been made since then. He stated the net change to the budget was a reduction of \$19,200.00. He stated most of the changes were reallocations. He reviewed the list of changes. He displayed pie charts of appropriations by department. He noted the non-departmental contingency was reduced.

Mr. Peterson stated when he first joined the Council, much of the budget talk sounded like a foreign language to him, but it was starting to make sense. He stated this budget was well thought out. He asked if there had been any changes to the revenue forecast for 2025. Mr. Spalding replied no, there had been no change to the forecast. He stated the only uncertainty is the high Assessed Value growth levy appeal, which the budget assumes will be approved, as it was the past few years. Mr. Peterson asked when the City would be informed of the State's decision on the appeal. Mr. Spalding replied he should receive a decision in late November or early December. Mr. Peterson stated the City's tax rate remained the same for five years, through a global pandemic and hyper-inflation.

Mr. Thurston stated as a new Council member, he did not know how long the budget took. He stated the Council started budget meetings in August. He stated he wants the residents to know that the Council didn't just see the budget in September when the ordinance was introduced. He stated the process was very thorough, and after feedback and suggestions from Council members, changes were made to the budget. Mr. Johnson echoed Mr. Thurston's comments. He stated as a member of the Finance Committee, they were presented the budget in excruciating detail, which was a good thing. He stated the information had given him a better understanding of the City's finances. He stated Deputy Financial Officer Tom MacDonald joined the City in the middle of the budget process, and he made an immediate contribution.

Mr. Smith stated revenue would increase, but costs also would increase. He asked Mr. Light to explain the capital projects plan and the projects that are still unfunded. Mr. Light stated the City has a ten year capital improvements plan that is updated continually. He stated funding was planned for projects in the next five years. He stated over \$200 million in projects remain

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unfunded, possibly more. He stated excess cash reserves would be used toward capital projects. Mr. Smith expressed appreciation for the capital plan. He stated if there is no plan, only “squeaky wheels” tend to be funded.

Ms. Wiles asked if 52 percent of the budget would fund Public Safety. Mr. Light displayed a chart showing budget distribution. He stated 51.7 percent of the budget is designated for Public Safety.

Mr. Peterson read a statement from Mr. Elliott, who was unable to attend. Mr. Elliott wrote, “I want to express my appreciation to our City Administration and staff for putting together a forward-thinking and comprehensive budget. Thank you for being open to feedback and revisions throughout the process. Once again, Noblesville leads the way in Public Safety investment, keeping the safety of our citizens as the number one priority. I am excited for the months ahead, as we embark on new projects and valuable partnerships.”

Ms. Wiles moved to amend Ordinance #56-09-24 as presented, second Mr. Smith, eight aye, motion carried. Ms. Wiles moved to approve Ordinance #56-09-24 as amended, second Mr. Thurston. The following roll call vote was taken for Ordinance #56-09-24 as amended:

AYE: Megan Wiles, Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, and Darren Peterson.

Eight aye, motion carried.

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

Human Resources Director Holly Ramon stated there were no amendments or changes since the ordinance was introduced on September 24. Ms. Wiles moved to approve Ordinance #57-09-24, second Mr. Johnson. The following roll call vote was taken for Ordinance #57-09-24:

AYE: Mark Boice, Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, and Darren Peterson.

Eight aye, motion carried.

#58-09-24 COUNCIL TO CONSIDER ORDINANCE #58-09-24, A SALARY
ORDINANCE FOR ELECTED OFFICIALS FOR THE CITY OF
NOBLESVILLE FOR 2025 (HOLLY RAMON)

Human Resources Director Holly Ramon stated there were no amendments since the ordinance was introduced on September 24. Ms. Wiles moved to approve Ordinance #58-09-24, second Mr. Johnson. The following roll call vote was taken for Ordinance #58-09-24:

AYE: Mike Davis, David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Megan Wiles, Mark Boice, and Darren Peterson.

Eight aye, motion carried.

#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)

Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance and the next three ordinances were part of one package. He stated these ordinances were integral to the budget. He

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stated the budget presumed the adoption of these ordinances for short-term financing of a portion of capital projects in 2025. Ms. Wiles moved to approve Ordinance #59-10-24, second Mr. Boice. The following roll call vote was taken for Ordinance #59-10-24:

AYE: David Johnson, Aaron Smith, Pete Schwartz, Todd Thurston, Mark Boice, Mike Davis, Megan Wiles, and Darren Peterson.

Eight aye, motion carried.

#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, AS AMENDED (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance appropriates the proceeds from the Series A bond. The attachment listing the projects to be funded was amended since first reading. Ms. Wiles moved to amend Ordinance #60-10-24 as presented, second Mr. Boice, eight aye, motion carried.

PUBLIC HEARING FOR ORDINANCE #60-10-24, AS AMENDED

Mr. Peterson opened the public hearing for Ordinance #60-10-24 as amended. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #60-10-24 as amended, second Mr. Smith, eight aye, motion carried.

Ms. Wiles moved to approve Ordinance #60-10-24 as amended, second Mr. Boice. The following roll call vote was taken for Ordinance #60-10-24 as amended:

AYE: Aaron Smith, Pete Schwartz, Todd Thurston, Mark Boice, Mike Davis, Megan Wiles, David Johnson, and Darren Peterson.

Eight 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)

Chief Financial Officer and Controller Jeffrey Spalding stated the State had rules and constraints regarding debt for capital projects. He stated there are different rules for road and street projects, so the projects were bundled as street projects and other projects as two series of bonds. Mr. Smith stated the Finance Committee heard about the rules in detail and why two series of bonds were needed. Ms. Wiles moved to approve Ordinance #61-10-24, second Mr. Boice. The following roll call vote was taken for Ordinance #61-10-24:

AYE: Pete Schwartz, Todd Thurston, Mark Boice, Mike Davis, Megan Wiles, David Johnson, Aaron Smith, and Darren Peterson.

Eight aye, motion carried.

Intentionally left blank

#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, AS AMENDED
(JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance appropriates the
proceeds from the Series B bond once it was issued. The attachment listing the projects to be
funded also has been amended since first reading. Ms. Wiles moved to amend Ordinance #62-
10-24 as presented, second Mr. Boice, eight aye, motion carried.

PUBLIC HEARING FOR ORDINANCE #62-10-24, AS AMENDED

Mr. Peterson opened the public hearing for Ordinance #62-10-24 as amended. Seeing no one
from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #62-
10-24 as amended, second Mr. Johnson, eight aye, motion carried.

Ms. Wiles moved to approve Ordinance #62-10-24 as amended, second Mr. Johnson. The
following roll call vote was taken for Ordinance #62-10-24 as amended:

AYE: Todd Thurston, Mark Boice, Mike Davis, Megan Wiles, David Johnson, Aaron Smith,
Pete Schwartz, and Darren Peterson.

Eight aye, motion carried.

NEW ORDINANCES FOR DISCUSSION

#64-10-24 COUNCIL TO CONSIDER ORDINANCE 64-10-24, AN ORDINANCE
AUTHORIZING THE CITY OF NOBLESVILLE, INDIANA TO FUND ITS
"TAXABLE ECONOMIC DEVELOPMENT REVENUE NOTE, SERIES 2024
(KITTLER PROPERTY PROJECT)" AND APPROVING AND AUTHORIZING
OTHER ACTIONS IN RESPECT THERETO (SARAH REED)

Ms. Wiles moved to introduce Ordinance #64-10-24, second Mr. Johnson. Ms. Reed displayed a
site plan. She stated this ordinance was for both an economic development agreement with
Kittles, as well as the structure for an incentive on infrastructure improvements creating shovel-
ready real estate. She stated Kittles' investment in Noblesville would include the development of
a new showroom in Saxony, near Hamilton Town Center, just north of Cabela's, with a capital
investment of \$18 to \$20 million. She stated the site is at the southwest corner of 141st Street and
Cabela Parkway. She stated the showroom would be 50,000 square feet, and the new location
would be in addition to their other Indiana locations. She stated with the construction of the new
showroom, Kittles also would install drainage infrastructure that would assist in the development
of an adjacent parcel to the south. She stated this ordinance would have a second reading and a
vote on November 12. She stated before then, the Administration would work with Kittles on a
minor amendment to adjust the commencement language. She stated a redline version of the
ordinance showing the amendment would be available before the next meeting. She stated the
project was an approved use for the property, so there would be no Planned Development
ordinance for the Council to consider.

Co-owner and Chairman Jim Kittles of Kittles Home Furnishings, Inc. at 8600 Allisonville Road,
Indianapolis, addressed the Council. He stated when Kittles built their Allisonville Road store in
Castleton, they did so because that was the epicenter of development at that time. He stated now
Noblesville and 146th Street were the epicenter of what was happening in Indiana. He stated
when they built the Allisonville Road store, it was state of the art, and the largest furniture store
in Indiana. He stated Kittles would be moving into their new warehouse on 146th Street next
week. He stated the Cabela's store near their proposed building site is number 13 of 99 in
revenue of all Cabela's stores. He stated this new Kittles store would be their signature store. He
stated it would have maximum landscaping with less parking than most retailers had. He stated it

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would not be a box, but it would have a tall roof. He stated his company planned to spend 20 to 25 percent more than it would cost to build a big box store. He stated this project was a big deal for his family, and it would be his swan song. He stated it would be the last project he is personally involved in. Mr. Johnson expressed appreciation for Mr. Kittle's enthusiasm, his support for the City, and his willingness to invest here. Mr. Kittle stated his family would be involved in the community. Mr. Peterson stated the infrastructure that Kittles plans to construct would open more land in the area to development. He thanked Mr. Kittle for the investment.

#65-10-24 COUNCIL TO CONSIDER ORDINANCE #65-10-24, AN ORDINANCE APPROVING AN ADDITIONAL APPROPRIATION IN THE LOCAL ROAD AND STREET FUND TO PROVIDE FUNDING FOR A SHOP TRUCK FOR THE STREET DEPARTMENT, AND ESTABLISHING A PUBLIC HEARING (TOM MACDONALD)

Ms. Wiles moved to introduce Ordinance #65-10-24, second Mr. Johnson. Deputy Financial Officer Tom MacDonald stated this ordinance is for a one-time additional appropriation in 2024 to purchase a shop truck for the Street Department that allows them to repair equipment on site that breaks down on the job. He stated the truck was originally to be financed through the City's annual capital lease, but that funding was reprioritized to purchase golf carts instead. He stated there is available funding in the Local Road and Street Fund, so the truck would be purchased all at once instead of over five years. Mr. Peterson asked if this appropriation was fiscally neutral. Mr. Spalding replied it actually saved money, since the City would not be paying interest on a lease purchase. Ms. Wiles moved to establish a public hearing for Ordinance #65-10-24 at the November 12 meeting, second Mr. Johnson, eight aye, motion carried.

COUNCIL COMMENTS

Mr. Johnson stated on Saturday, the Noblesville Lady Millers soccer team would compete in the state finals. He stated if they win, it will be their third consecutive state title.

Mayor Jensen stated trick-or-treating hours would be on Halloween night from 5:30 p.m. to 8:00 p.m., rain or shine.

ADJOURNMENT

There being no further business before the Common Council this 29th day of October, 2024, Mr. Peterson adjourned the meeting.



DARREN PETERSON, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK