


**BOARD OF PUBLIC WORKS AND SAFETY – EXECUTIVE SESSION
CITY OF NOBLESVILLE
NOVEMBER 12, 2024**

The Board of Public Works and Safety met in executive session on Tuesday, November 12, 2024. Jack Martin called the meeting to order pursuant to public notice at 8:47 a.m. with the following members present: John Ditslear, Laurie Dyer, Robert Elmer, and Rick Taylor.

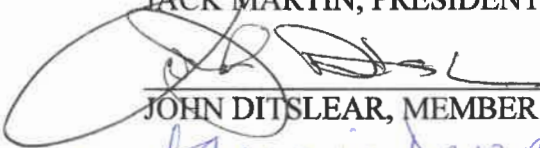
Also present were City Clerk Evelyn Lees, Attorney Jacob Antrim, and department directors.

The undersigned hereby certify that the only topics discussed were personnel pursuant to IC 5-14-1.5-6.1(b)(7), for discussion of records classified as confidential by state or federal statute.

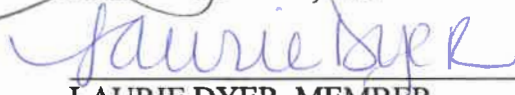
The meeting was adjourned at 8:51 a.m.



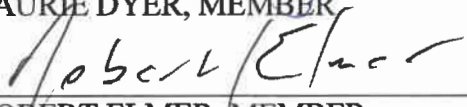
JACK MARTIN, PRESIDENT



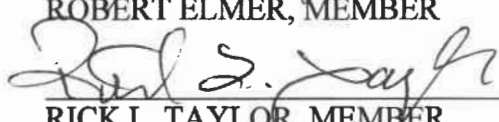
JOHN DITSLEAR, MEMBER



LAURIE DYER, MEMBER




ROBERT ELMER, MEMBER



RICK L. TAYLOR, MEMBER

ATTEST:



EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE

**BOARD OF PUBLIC WORKS AND SAFETY
CITY OF NOBLESVILLE
NOVEMBER 12, 2024**

The Board of Public Works and Safety met in regular session on Tuesday, November 12, 2024 in the Council chamber. Jack Martin called the meeting to order at 9:00 a.m. pursuant to public notice with the following members present: John Dislear, Laurie Dyer, Robert Elmer, and Rick Taylor.

Also present were City Clerk Evelyn Lees, Community Development Director Sarah Reed, Chief Deputy Mark Moulton, Attorney Jacob Antrim, Department Directors, staff, and representatives of bidders.

PLEDGE OF ALLEGIANCE

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

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no comments from citizens.

APPROVAL OF AGENDA

Mr. Taylor moved to amend the agenda to add New Items for Discussion #11, Board to Consider a Horizontal Property Regime for Village at Federal Hill; and #12, Board to Consider a Replat of Lots 1, 2, 3, 4, 5, 6, 7, and 8 of West Noblesville Block 1; and Consent Agenda #6A, Board to Consider Acceptance of Secondary Plat and Performance Bonds for Monumentation and Common Area Trees; and Acceptance of Maintenance Bonds for Common Sidewalk, Path, Stone, HMA Base, HMA Intermediate, HMA Surface, Curbs, Right-of-Way Improvements, Storm Sewer, and Sanitary Sewer for Retreat at Morse; and remove New Items #1, Board to Consider Lease Agreement with Bluesky for Office space for the Police Department; and #9, Board to consider service agreement with Jones & Henry Engineers Ltd, for design and construction services for the wastewater treatment Headworks Rehabilitation Project; second Mr. Martin, five ayes, motion carried.

BID OPENING: 2024 PAVEMENT PRESERVATION – MICRO-SURFACING

Mr. Antrim stated one bid was received from Pavement Solutions, Inc. He stated their non-collusion affidavit, E-Verify affidavit, bid bond, financial statements, and Form 96 were included in the packet. Their base bid was \$344,090.13. He asked if anyone present knew of any other bids. Seeing none, he recommended the bid be referred to the Street Department for review. Mr. Martin so moved, second Mr. Dislear, five ayes, motion carried.

BID OPENING: NOBLESVILLE CITY HALL CONTROLS UPGRADE

Mr. Antrim stated two bids were received. He stated one was from Wagner Meinert, LLC. He stated their non-collusion affidavit, E-Verify affidavit, bid bond, sealed financial statements, and Form 96 were included in the packet. Their base bid was \$663,181.00. Alternate #1 added \$11,594.00.

He stated the second bid was from Lehman's, Inc. of Anderson. He stated their E-Verify affidavit, bid bond, financial statements, and Form 96 were included in the packet. Their non-collusion affidavit was not present. He stated their base bid was \$1,184,000.00. Alternate #1 added \$19,800.00. He asked if anyone present knew of any other bids. Seeing none, he recommended the bid be referred to the Maintenance and Information Technology Departments. Mr. Martin so moved, second Mr. Taylor, five ayes, motion carried.

CONSENT AGENDA

FOR APPROVAL

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- #2 BOARD TO CONSIDER TEMPORARY STREET CLOSURES FOR THE ANNUAL MICHAEL TREINEN TURKEY TROT (RENÉ GULLEY)
- #3 BOARD TO CONSIDER A SECONDARY PLAT AS THE REPLAT OF THE REPLAT OF LOT 3R AND LOT 2 AND BLOCK A IN PRAIRIE LAKES SUBDIVISION WEST OF GODBY FURNITURE STORE ALONG MUNDY DRIVE (JOYCEANN YELTON)
- #4 BOARD TO CONSIDER APPROVAL OF SECONDARY PLAT FOR NOBLESVILLE BAPTIST CHURCH (DENISE ASCHLEMAN)
- #5 BOARD TO CONSIDER ACCEPTANCE OF SANITARY SEWER EASEMENT FOR THE SHELL PARCEL FOR BRANSON RESERVE (JUSTIN HUBBARD)
- #6 BOARD TO CONSIDER RELEASE OF EROSION CONTROL PERFORMANCE BOND FOR INDUSTRIAL DIELECTRICS, INC. (JUSTIN HUBBARD)
- #6A BOARD TO CONSIDER ACCEPTANCE OF SECONDARY PLAT AND PERFORMANCE BONDS FOR MONUMENTATION AND COMMON AREA TREES; AND ACCEPTANCE OF MAINTENANCE BONDS FOR COMMON SIDEWALK, PATH, STONE, HMA BASE, HMA INTERMEDIATE, HMA SURFACE, CURBS, RIGHT-OF-WAY IMPROVEMENTS, STORM SEWER, AND SANITARY SEWER FOR RETREAT AT MORSE (JUSTIN HUBBARD)

CONTRACTS/PURCHASES UNDER \$50,000 (APPROVED BY MAYOR OR DIRECTOR)

- #7 SERVICES AGREEMENT FOR SANTA IN HOLIDAY OF LIGHTS PARADE (AARON HEAD)
- #8 SERVICES AGREEMENT FOR THE 2025 VISITOR CENTER EXTERIOR REHABILITATION PROJECT (DAVID DALE)
- #9 SERVICES AGREEMENT WITH RECREATION UNLIMITED FOR TRANSPORT OF SKATE SHACK/PLAYHOUSES FOR HOLIDAY EVENTS (CHARLIE ELLIOTT)

Mr. Ditslear moved to approve the Consent Agenda as amended, second Mr. Taylor, five ayes, motion carried.

NEW ITEMS FOR DISCUSSION

- #2 BOARD TO CONSIDER AMENDMENT TO LETTER OF AGREEMENT WITH APEX BENEFITS FOR EMPLOYEE HEALTH INSURANCE (HOLLY RAMON)

Human Resources Director Holly Ramon stated this request amends the agreement with Apex Benefits. She stated Apex Benefits provides consulting and brokerage services for the City’s self-insured plan. She stated Apex Benefits increased their annual service fee by approximately 10% for the 2025 plan year. She stated Apex Benefits has not increased their service fee since 2016. Mr. Elmer moved to approve the letter of agreement with Apex, second Ms. Dyer, five ayes, motion carried.

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- #3 BOARD TO CONSIDER AN AMENDMENT TO THE SCOPE OF THE PARKS MASTER PLAN TO INCLUDE REVIEW OF GOLF COURSES MAINTENANCE AND STAFFING (SAVANNAH WINES)

Parks and Recreation Director Savannah Wines stated the current master plan expires in 2026 and the review is scheduled for completion in December 2025. She stated the master plan is reviewed every five years. She stated most golf programs are managed by a golf professional, but that is no longer the case with the City. She stated this change order would add a review of maintenance and staffing needs of the golf courses. The change order would add \$1,270.00 for a new contract total of \$105,000.00. Mr. Taylor moved to approve the amendment to the scope of the Parks master plan to include review of golf courses maintenance and staffing, second Ms. Dyer, five ayes, motion carried.

- #4 BOARD TO CONSIDER PERMISSION TO SOLICIT QUOTES FOR THE DESIGN AND INSTALLATION OF AN ELECTRONIC MESSAGE MONUMENT SIGN AT FEDERAL HILL COMMONS (SAVANNAH WINES)

Parks and Recreation Director Savannah Wines stated the electronic message sign would be installed at the intersection of State Road 19 and Logan Street. She stated the sign was planned for some time, to be installed once the apartments at Federal Hill were completed. Ms. Wines stated the Parks Department is working with the Planning Department on this project. Mr. Elmer moved to approve permission to solicit quotes for the sign, second Ms. Dyer, five ayes, motion carried.

- #5 BOARD TO CONSIDER PERMISSION TO SOLICIT QUOTES FOR THE REPLACEMENT OF THE POOL PARKING LOT RETAINING WALL AT FOREST PARK (CHARLIE ELLIOTT)

Parks and Recreation Director Savannah Wines spoke on behalf of Charlie Elliott. Ms. Wines stated the current retaining wall at the Forest Park Aquatic Center was leaning and was structurally unsafe. She requested permission to solicit quotes to remove the current wall and replace it with a new wall. Mr. Elmer moved to approve permission to solicit quotes for the replacement of the retaining wall, Ms. Dyer, second, five ayes, motion carried.

- #6 BOARD TO CONSIDER SERVICES AGREEMENT WITH SUPERIOR ALUMINUM PRODUCTS FOR ALUMINUM FENCING AROUND FLOOD PANELS AT FEDERAL HILL PARKING GARAGE (CHARLIE ELLIOTT)

Parks and Recreation Assistant Director of Operations Charlie Elliott stated this agreement would move the flood panels being stored in the maintenance building to the Federal Hill parking garage. Parks and Recreation Director Savannah Wines stated the panels are currently in the Parks maintenance shed, which houses expensive Parks equipment. She stated moving the panels to the parking garage would allow the owners of the Village at Federal Hill to access the panels more easily and securely without allowing unauthorized access to the equipment. She stated moving the panels to the parking garage provides a more secure and aesthetically pleasing location. The agreement would terminate on December 31, 2025, at a cost not to exceed \$12,485.00. Mr. Elmer moved to approve the services agreement with Superior Aluminum for the fence, second Ms. Dyer, five ayes, motion carried.

- #7 BOARD TO CONSIDER SERVICES AGREEMENT WITH WINTERLAND, INC. FOR THE INSTALLATION OF 2024 DOWNTOWN CHRISTMAS LIGHTS AND DÉCOR (CHARLIE ELLIOTT)

Parks and Recreation Assistant Director of Operations Charlie Elliott stated this agreement was the same contract as 2023, except for the purchase of a few more light features. He stated the City owns the lights and décor. He stated Winterland, Inc. installs and stores the lights and décor. Mr. Elliott stated the lights are already installed at Seminary Park, Forest Park, Federal Hill Commons, City Hall, Downtown streets, and the Logan Street Bridge of Flowers pergola. He stated there are two new pieces at Seminary Park. The agreement would terminate on

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December 31, 2025 at a cost not to exceed \$60,092.00. Mr. Ditslear moved to approve Winterland, Inc. to install the ‘24 Downtown Christmas lights and décor, second Mr. Taylor, five ayes, motion carried.

**#8 BOARD TO CONSIDER AWARD OF BID FOR FLASHER SIGN
REPLACEMENT PROJECT (PATTY JOHNSON)**

Street Commissioner Patty Johnson stated bids were received at the last meeting for new flasher signs to be used in school zones and at roundabout pedestrian crosswalks. Ms. Johnson stated the current flasher signs were over 20 years old, were outdated, and required someone to manually program each light in person, whereas the new flasher signs could be programmed remotely from the Street Department offices. Ms. Johnson stated the bid was \$529,000.00, and the Street Department had budgeted \$488,000.00 for the project. She stated the Street Department would fund the remaining \$41,000.00. The bidder was Morphe Construction. Mr. Taylor moved to approve the award of the bid for flasher sign replacement, second Ms. Dyer, five ayes, motion carried.

**#10 BOARD TO CONSIDER ROAD IMPACT FEE CREDIT AGREEMENT WITH
KROGER AND KROGER FUEL CENTER – NOBLE WEST
(JUSTIN HUBBARD)**

Engineering Project Coordinator Justin Hubbard stated this Road Impact Fee credit allocation was similar to previous submissions. He stated construction had not begun. He stated the developer was credited \$5,600,000.00 for Road Impact Fees. He stated the requested to allocate \$1,125,096.00 of the credit to the Kroger renovation and fuel center in Noble West. A balance of \$203,744.00 of the credits would remain. Mr. Elmer moved to approve the Road Impact Credit, second Mr. Taylor, five ayes, motion carried.

**#11 BOARD TO CONSIDER HORIZONTAL PROPERTY REGIME FOR THE
VILLAGE AT FEDERAL HILL (DENISE ASCHLEMAN)**

Senior Planner Denise Aschleman stated this horizontal property regime is one of the final steps in fulfilling the Economic Development Agreement with Old Town Companies for the Village at Federal Hill parking garage and apartments. She stated the plats lay out all of the City’s property and Old Town’s property on the parcel and provides access to each owner. Mr. Elmer moved to approve the Horizontal Property Regime at Federal Hill, second Mr. Ditslear, five ayes, motion carried.

**#12 BOARD TO CONSIDER A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF
WEST NOBLESVILLE BLOCK 1 (DENISE ASCHLEMAN)**

Senior Planner Denise Aschleman stated this replat also is part of the Village at Federal Hill. She stated the replat is on the west side of Nixon Street where “Building B” is located. She stated the replat changes the original eight-lot configuration to a three-lot configuration for the Village at Federal Hill. Mr. Taylor moved to approve a replat of Lots 1, 2, 3, 4, 5, 6, 7, and 8 of West Noblesville Block 1, second Mr. Ditslear, five ayes, motion carried.

OTHER BUSINESS

Mr. Elmer stated the Indiana University football team was ranked fifth in the nation and is undefeated after ten games.

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ADJOURNMENT

There being no further business before the Board of Public Works and Safety this 12th day of November, 2024, Mr. Martin adjourned the meeting.



JACK MARTIN, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK



November 5, 2024

TO: Board of Public Works

FROM: Joyceann Yelton, Development Services Manager

RE: Secondary Plat Approval

This is a request to approve a Replat of Lot 3R and Lot 2 and Block "A" in Prairie Lakes Subdivision. This property is adjacent to Mundy Drive (private street) and south of E. 146th Street with the adopted planned development known as Prairie Lakes. Lot 3R-A will be for the construction of a "Dutch Bros Coffee" with the remaining two lots remaining vacant at this time. Staff recommends approval of the replat.



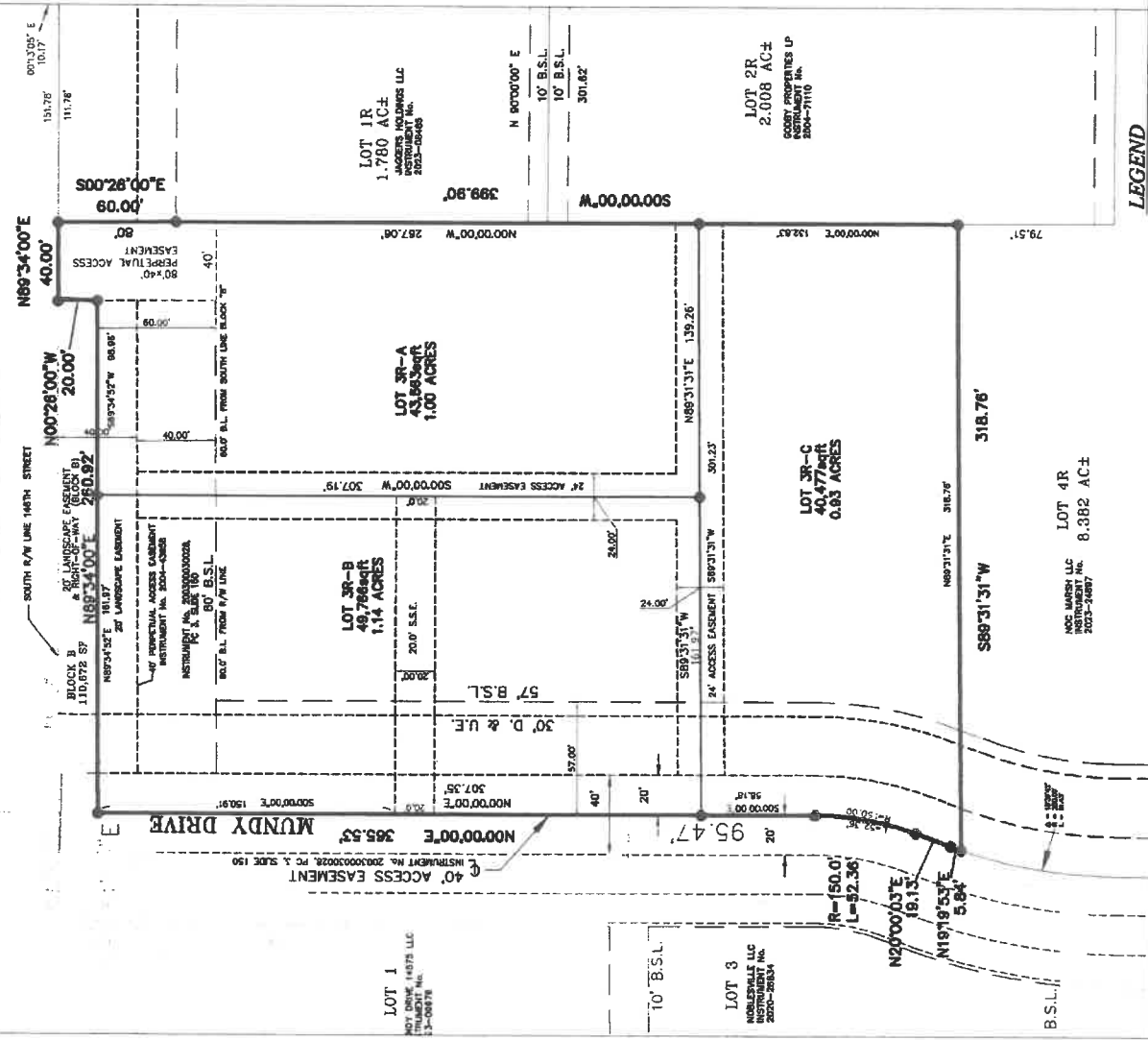
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Sam Zurek |

Parcels

SECONDARY PLAT
REPLAT OF THE REPLAT OF LOT 3R AND LOT 2 AND BLOCK "A" IN
PRAIRIE LAKES SUBDIVISION
A PART OF A PLANNED DEVELOPMENT
PART OF THE NORTHEAST QUARTER, SECTION 19,
TOWNSHIP 18 NORTH, RANGE 5 EAST
DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA

146TH STREET



SOURCE OF TITLE
NOC Marsh LLC
INSTRUMENT No. 2023-24898

OWNER / SUBDIVIDER / DEVELOPER
NOC Marsh LLC
7520 E 88th Pl
Indianapolis, IN 46256

SURVEYOR
THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
NATHAN ALTHOUSE & ASSOCIATES, INC.
2448 CORNWELL ST.
NOBLESVILLE, IN 46060
Ph 317-773-2644
DATE: JUNE 6, 2024
Job No. B41566

ZONING
PB/PD



- LEGEND**
- S.S.E. = SANITARY SEWER EASEMENT
 - D. & U. E. = DRAINAGE, & UTILITY EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - L = LENGTH
 - R = RADIUS
 - SF = SQUARE FEET
 - N/A = NOT APPLICABLE
 - D.N.A.P. = DOES NOT AFFECT PREMISES
 - = 5/8" IRON ROD
 - sqft = SQUARE FEET (MORE OR LESS)
 - AC± = ACRES (MORE OR LESS)
1. AFTER THE PERMITS FOR REBURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW.

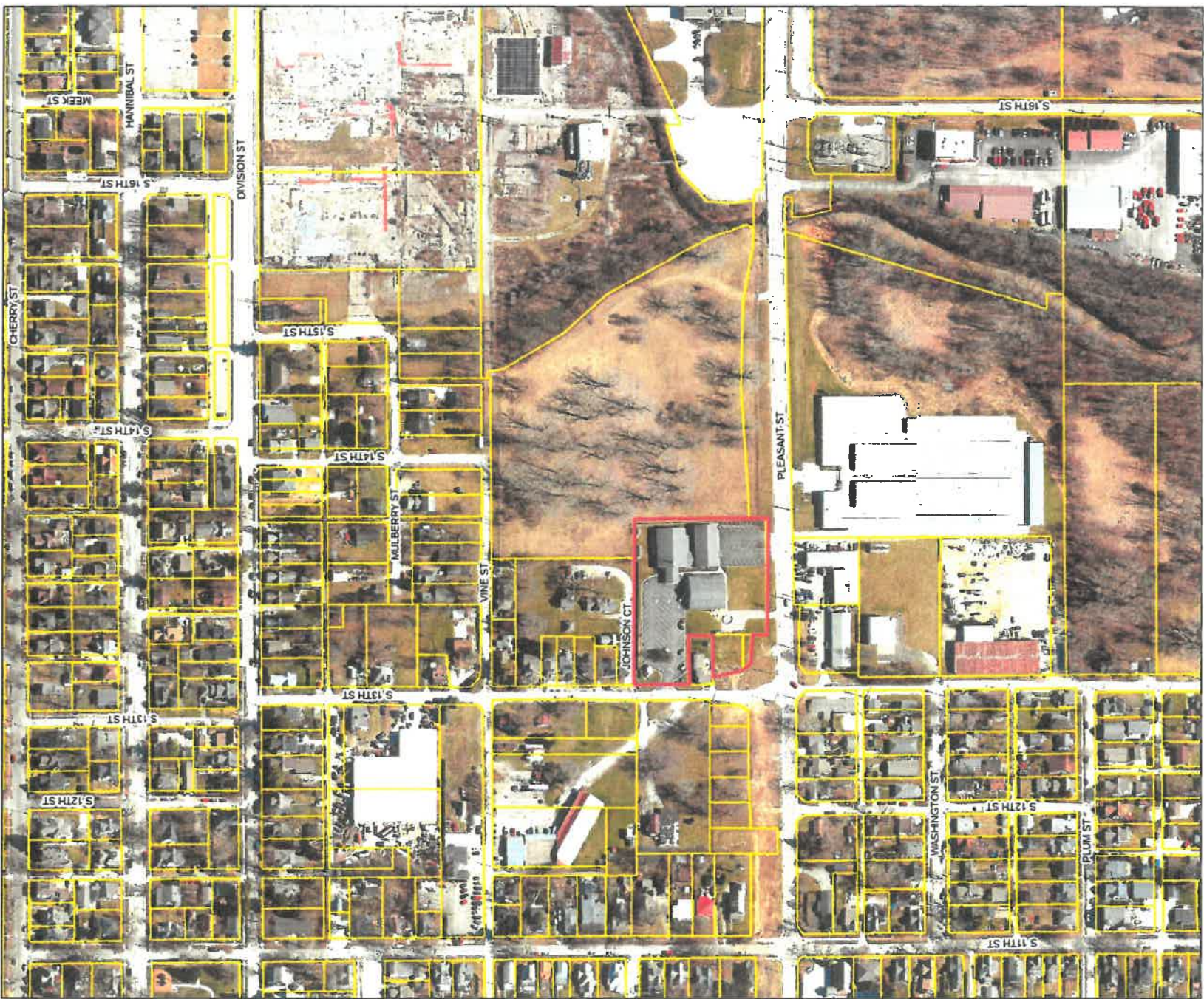


Date: November 12, 2024
To: Board of Public Works and Safety
From: Denise Aschleman, Principal Planner
Subject: Noblesville Baptist Church Plat

The petitioner is platting together three lots for Noblesville Baptist Church located at 1338 Pleasant Street. The plat combines two parcel residue parcels at the intersection of 13th and Pleasant Streets of approximately 0.12 acres with the existing parcels owned by the church. Those residue parcels are being transferred to the church by the City.

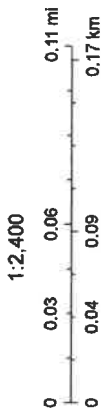


317.773.4614 | 16 South 10th Street | Noblesville, IN 46060 | www.CityofNoblesville.org



11/7/2024, 9:21:23 AM

centerlines
Parcels



Sam Zinski



TO: BOARD OF PUBLIC WORKS AND SAFETY
FROM: JUSTIN HUBBARD, PROJECT COORDINATOR, ENGINEERING
SUBJECT: IDI (LOCP-000454-2022)
RELEASE OF EROSION CONTROL BOND
DATE: NOVEMBER 12, 2024

Staff respectively requests the following action from the Board of Public Works and Safety:

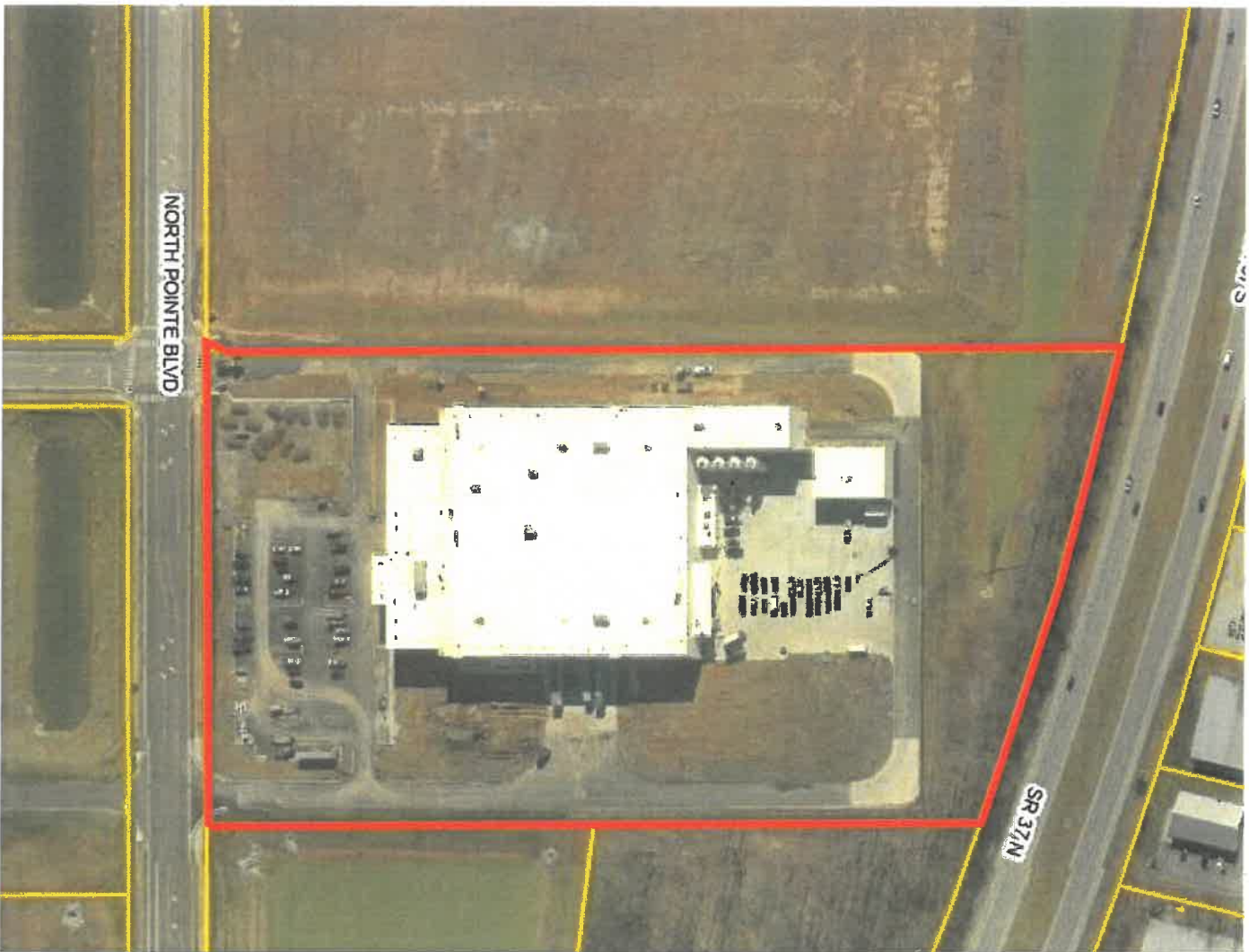
1. Release performance bond for Erosion Control.

It is the staff's recommendation that the above actions, for the stated development, are appropriate and acceptable.

Attachments:

1. Surety Summary
2. Map







TO: BOARD OF PUBLIC WORKS AND SAFETY

FROM: JUSTIN HUBBARD, PROJECT COORDINATOR, ENGINEERING

SUBJECT: RETREAT AT MORSE (LOCP-000684-2023)

ACCEPTANCE OF SECONDARY PLAT, PERFORMANCE, AND MAINTENANCE BONDS

DATE: NOVEMBER 12, 2024

Staff respectively requests the following action from the Board of Public Works and Safety:

- 1. Accept Secondary Plat and performance bonds for Monumentation, Common Area Trees; and acceptance of maintenance bonds for Common Sidewalk, Path, Stone, HMA Base, HMA Intermediate, HMA Surface, Curbs, ROW Improvements, Storm Sewer, and Sanitary Sewer.

It is the staff's recommendation that the above actions, for the stated development, are appropriate and acceptable.

Attachments:

- 1. Surety Summary
- 2. Map



PERFORMANCE & MAINTENANCE SURETY SUMMARY
Retreat at Morse

Permit Number: LOCP-000684-2023

TYPE	ITEM BONDED	STATUS	CONTRACT \$	BOND %	BOND \$	MB EXPIRES	BOND NUMBER
PB	EROSION CONTROL	ACTIVE	123,022.00	110%	135,324.20		
PB	Common Trees	Active pending BOWPS approval 11/12/2024	15,330.00	110%	16,863.00		
PB	Monumentation	Active pending BOWPS approval 11/12/2024	12,200.00	110%	13,420.00		
MB	Common Sidewalk	Active pending BOWPS approval 11/12/2024	24,281.00	15%	3,642.15		
MB	Sanitary Sewer	Active pending BOWPS approval 11/12/2024	742,498.00	15%	111,374.70		
MB	ROW Improvements	Active pending BOWPS approval 11/12/2024	80,365.00	15%	12,054.75		
MB	Storm Sewer - In existing ROW	Active pending BOWPS approval 11/12/2024	2,500.00	15%	375.00		
MB	Storm Sewer	Active pending BOWPS approval 11/12/2024	942,437.00	15%	141,365.55		
MB	Curbs	Active pending BOWPS approval 11/12/2024	81,218.00	15%	12,182.70		
MB	HMA Intermediate	Active pending BOWPS approval 11/12/2024	110,052.00	15%	16,507.80		
MB	HMA Base	Active pending BOWPS approval 11/12/2024	110,052.00	15%	16,507.80		
MB	Stone	Active pending BOWPS approval 11/12/2024	82,539.00	15%	12,380.85		
MB	Path	Active pending BOWPS approval 11/12/2024	3,733.00	15%	559.95		

Submittals for the above-referenced bonds are acceptable and all other submittals required are in order.

Justin Hubbard
City of Noblesville