

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, March 11, 2025. Megan Wiles called the meeting to order at 6:00 p.m. pursuant to public notice with the following members present: Mike Davis, Evan Elliott, David Johnson, Pete Schwartz, Aaron Smith, and Megan Wiles. Mark Boice and Todd Thurston were absent.

Also present were Mayor Chris Jensen, City Clerk Evelyn Lees, Deputy Mayor Matt Light, Community Development Director Sarah Reed, City Attorney Jonathan Hughes, a department director, staff, interested citizens, and members of the media.

PLEDGE OF ALLEGIANCE

Daisy Troop 3402 led the chamber in the Pledge of Allegiance.

ROLL CALL

City Clerk Evelyn Lees called the roll. A quorum was present.

APPROVAL OF EXECUTIVE SESSION MEMORANDUM: FEBRUARY 25, 2025

Mr. Davis moved to approve the memorandum from the executive session, second Mr. Johnson, seven ayes, motion carried.

APPROVAL OF MINUTES: FEBRUARY 25, 2025

Mr. Davis moved to approve the minutes from February 25th, second Mr. Johnson, seven ayes, motion carried.

APPROVAL OF AGENDA

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

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions to speak.

MAYOR'S COMMENTS

Mayor Jensen thanked those who led the Pledge of Allegiance. He stated today a partnership was announced between the City and the Noblesville Schools Education Foundation. He stated his Administration had placed great emphasis on mental health. He stated the NobleAct paramedicine program established in 2020 had made approximately 6,000 runs and assisted approximately 2,000 residents. He thanked the Council for their investment. He stated the Noblesville Schools Education Foundation had begun a grant fund to assist teachers and students in paying for mental health care. He stated Noblesville Schools was the City's largest employer. He stated the City would give \$50,000.00 to the grant fund. He thanked the Council for their support and Noblesville Schools for their efforts.

Mayor Jensen stated in 2025 he plans to highlight work his Administration had done over the past five years with data and statistics to tell the story. He stated the federal government has the Department of Government Efficiency (DOGE), but his administration focused on efficiency every day to make sure taxpayer dollars were spent wisely. He thanked Councilor Schwartz for calling him about the topic.

Mayor Jensen stated he would start with multi-family housing. He stated he wanted to give the Council accurate information and correct any false information that was being spread. He stated in Downtown, five multi-family projects were approved in the past five years: Nexus, the Levinson, Lofts on Tenth, Federal Hill Commons, and East Bank. He stated those developments had a nearly 80 percent occupancy rate. He stated Lofts on Tenth had 100 percent occupancy; the Levinson had 98 percent occupancy; Nexus had 98 percent occupancy; Federal Hill Apartments

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE II**

had 50 percent occupancy, but they did not receive a full certificate of occupancy until November 26, 2024; and East Bank, which did not receive a full certificate of occupancy until December 2024, had 20 percent occupancy.

Mayor Jensen stated last month the Council and he met with the Noblesville Schools Board of Trustees. He stated one topic discussed was the impact of development on student population. He stated there are nine students in the five Downtown developments he had discussed. He stated there is one student at Federal Hill Apartments, and there are eight students at Nexus. He stated adding all new multi-family developments since he took office in 2020 (Lavina at 146th Street and River Road; and Promenade Apartments at State Road 32 and Little Chicago Road) brings the total of students to 27. He stated Noblesville Schools data showed district wide, seven percent of their students live in multi-family housing. Mr. Peterson asked how many apartment units were Downtown. Mayor Jensen replied there were nearly 800. Mr. Peterson asked how many units were in Lavina and Promenade. Mayor Jensen estimated each development added approximately 250 units.

He stated Thai Sushi House had opened on the first floor of the Levinson building, and Bocado Mexican restaurant would open soon at Federal Hill.

Mayor Jensen and Mr. Hughes left the meeting.

COUNCIL COMMITTEE REPORTS

Mr. Johnson stated the Utilities Committee met on February 27. He stated Accounting Manager Steve Strycker reviewed the 2024 year end financial report, which was slightly favorable when compared with the budget. He stated they discussed upcoming ordinances, and the effects of the rate change last year. He stated they also discussed capital priorities, other spending, and public outreach. He stated cybersecurity needs were discussed. He stated a 2023 analysis by Baker Tilly found the Utilities had strong cash reserves. He stated there was a discussion about updates to the Barrett Law ordinance and a pretreatment ordinance amendment. He stated they discussed sewer separation as part of the Embrace Downtown project. He stated several Build-Operate-Transfer capital projects were underway.

Mr. Schwartz stated the Roads Committee met on March 7. He stated Pleasant Street Phase I would be finished soon, with pedestrian improvements to Walnut Street. He stated Phase II would include lane closures at Greenfield Avenue and 16th Street this month. He stated Phase III utility relocation was underway, which would need lane closures on March 10 and 11. He stated discussion had begun concerning a Little Chicago Road and Carrigan Road roundabout. He stated the area near the bridge would be resurfaced this spring. He stated the Federal Hill to Forest Park trail work would begin on March 17 and paving would be in mid-April. He stated east 141st Street was open. He stated Embrace Downtown would meet with business owners in mid-March. He stated Hamilton County projects include 146th Street and Hazel Dell Road, 146th Street and Allisonville Road, and 146th Street and Gray Road. He stated State Road 32 in downtown Westfield would be closed this summer.

Mr. Hughes rejoined the meeting.

Mr. Davis stated the Finance Committee met on March 6. He stated Deputy Controller Caitlin Kesner discussed a resolution to carry forward encumbrances. He stated Chief Financial Officer and Controller Jeffrey Spalding discussed a resolution authorizing investment in non-local certificates of deposit. He stated the committee recommended approval of the claims.

APPROVAL OF CLAIMS

Mr. Davis moved to approve the claims as presented, second Mr. Johnson, seven ayes, motion carried.

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE III**

PREVIOUSLY DISCUSSED ORDINANCES

#04-02-25 COUNCIL TO CONSIDER ORDINANCE #04-02-25, AN ORDINANCE ANNEXING APPROXIMATELY 1,137 ACRES IN WAYNE TOWNSHIP; AND RESOLUTION RC-7-25, ADOPTING A FISCAL PLAN FOR PROPERTY ADJACENT TO OLIO ROAD, 156TH STREET, CYNTHEANNE ROAD, AND 146TH STREET (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton displayed a map of the annexation area. She stated a portion of Gatewood Lakes south of 146th Street was already in the City limits in Corporate Campus. She stated the ordinance annexes 1,137 acres. She stated the public hearing had been advertised as required by statute.

PUBLIC HEARING FOR ORDINANCE #04-02-25

Ms. Wiles opened the public hearing for Ordinance #04-02-25. Seeing no one come forward, Mr. Davis moved to close the public hearing for Ordinance #04-02-25, second Mr. Johnson, seven ayes, motion carried.

Mr. Davis moved to approve Resolution RC-7-25, second Mr. Smith, seven ayes, motion carried.

#05-02-25 COUNCIL TO CONSIDER ORDINANCE #05-02-25, AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF NOBLESVILLE, INDIANA TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2025 (EDWARD ROSE PHASE I PROJECT), AND THE LENDING OF THE PROCEEDS THEREOF TO EDWARD ROSE DEVELOPMENT COMPANY (AMY SMITH)

Economic Development Manager Amy Smith stated the ordinance was introduced at the last meeting. She stated there had been no changes since then. She stated the bonds would be issued for an amount not to exceed \$5.5 million at an interest rate not to exceed eight percent. She stated the Economic Development Commission approved a resolution authorizing the issuance of bonds at their meeting last week. Mr. Davis moved to approve Ordinance #05-02-25 as presented, second Mr. Johnson. The following roll call vote was taken for Ordinance #05-02-25:

AYE: Mike Davis, Evan Elliott, David Johnson, Darren Peterson, Pete Schwartz, Aaron Smith, and Megan Wiles.

Seven ayes, motion carried.

#06-02-25 COUNCIL TO CONSIDER ORDINANCE #06-02-25, AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF NOBLESVILLE, INDIANA TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2025 (HYDE PARK – JC HART PHASE ONE, LLC PROJECT), AND THE LENDING OF THE PROCEEDS THEREOF TO JC HART PHASE ONE, LLC, AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO (AMY SMITH)

Economic Development Manager Amy Smith stated the ordinance was introduced at the last meeting. She stated there had been no changes since then. She stated the bonds would be issued for an amount not to exceed \$6.5 million at an interest rate not to exceed eight percent. She stated this item also was presented to the Economic Development Commission. Mr. Smith stated the Finance Committee discussed both ordinances. Mr. Davis moved to approve Ordinance #06-02-25 as presented, second Mr. Schwartz. The following roll call vote was taken for Ordinance #06-02-25:

AYE: Evan Elliott, David Johnson, Darren Peterson, Pete Schwartz, Aaron Smith, Mike Davis, and Megan Wiles.

Seven ayes, motion carried.

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE IV**

NEW ORDINANCES FOR DISCUSSION

ZONING MATTERS

#08-03-25 COUNCIL TO CONSIDER ORDINANCE #08-03-25, AN ORDINANCE TO CONSIDER TEXT AMENDMENTS TO ORDINANCE #39-10-23 REGARDING BULK STANDARDS AND SIGNAGE FOR APPROXIMATELY 600 ACRES KNOWN AS FINCH CREEK PLANNED DEVELOPMENT SOUTH OF EAST 166TH STREET, WEST OF OLIO ROAD, NORTH OF EAST 156TH STREET, AND EAST OF BODEN ROAD (JOYCEANN YELTON, REX RAMAGE OF PULTE HOMES)

Mr. Davis moved to introduce Ordinance #08-03-25, second Mr. Johnson. Development Services Manager Joyceann Yelton displayed a map of the area. She stated this ordinance regarded text amendments to the Finch Creek Planned Development ordinance. She stated there were amendments of lot coverage for residential uses; the commercial area in Area D; terminology for a neighborhood blade sign; and temporary signage for both amenity areas. She stated the Plan Commission held a public hearing at its February meeting and recommended adoption by a vote of ten ayes and zero nays. Mr. Smith stated he had seen homes being built. Mr. Davis moved to approve Ordinance #08-03-25 as presented, second Mr. Johnson. The following roll call vote was taken for Ordinance #08-03-25:

AYE: David Johnson, Darren Peterson, Pete Schwartz, Aaron Smith, Mike Davis, Evan Elliott, and Megan Wiles.

Seven ayes, motion carried.

#09-03-25 COUNCIL TO CONSIDER ORDINANCE #09-03-25, AN ORDINANCE AMENDING ORDINANCE # 70-09-16, THE ADOPTED PRELIMINARY DEVELOPMENT PLAN FOR PROPERTY AT 4903 CASTAMERE DRIVE (JOYCEANN YELTON, MITCH MANDERS OF THE GODDARD SCHOOL)

Mr. Davis moved to introduce Ordinance #09-03-25, second Mr. Johnson. Development Services Manager Joyceann Yelton displayed a map of the area. She stated this ordinance adopted a preliminary development plan for a portion of the Cranbrook planned development. She stated the site was at the northeast corner of the intersection of State Road 32 and Moontown Road. She stated the Cranbrook planned development was already amended once to allow construction of townhomes. She stated this second amendment allowed construction of a Goddard School. She stated the use was permitted by right, but the applicants requested a waiver for a ground sign. She displayed elevation drawings of the proposed school. Mr. Davis moved to approve Ordinance #09-03-25, second Mr. Johnson. The following roll call vote was taken for Ordinance #09-03-25:

AYE: Darren Peterson, Pete Schwartz, Aaron Smith, Mike Davis, Evan Elliott, David Johnson, and Megan Wiles.

Seven ayes, motion carried.

#10-03-25 COUNCIL TO CONSIDER ORDINANCE #10-03-25, AN ORDINANCE FOR A CHANGE OF ZONING FROM COUNTY ZONING A2 & A2(S), AND CITY ZONING OF CCPD CORPORATE CAMPUS PLANNED DEVELOPMENT AND R1 SINGLE-FAMILY RESIDENTIAL FOR APPROXIMATELY 1,137 ACRES EAST OF OLIO ROAD, SOUTH AND NORTH OF EAST 156TH STREET, WEST OF CYNTHEANNE ROAD, AND NORTH AND SOUTH OF EAST 146TH STREET (JOYCEANN YELTON, ATTORNEY MATTHEW PRICE)

This ordinance was discussed with the next ordinance.

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE V**

#11-03-25 COUNCIL TO CONSIDER ORDINANCE #11-03-25, AN ORDINANCE FOR A CHANGE OF ZONING AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN AND ORDINANCE FOR APPROXIMATELY 1,137 ACRES EAST OF OLIO ROAD, SOUTH AND NORTH OF EAST 156TH STREET, WEST OF CYNTHEANNE ROAD, AND NORTH AND SOUTH OF EAST 146TH STREET (JOYCEANN YELTON, ATTORNEY MATTHEW PRICE)

Mr. Davis moved to introduce Ordinances #10-03-25 and #11-03-25, second Mr. Johnson. Development Services Manager Joyceann Yelton displayed a map of the area. She stated this property had been heard for annexation earlier in the meeting. She stated the majority of the property was in Wayne Township. She stated Gatewood Lakes would be a master planned community of approximately 1,140 acres with mixed uses: traditional single-family, custom single-family homes, multi-family, townhomes, and commercial uses. She stated the development would have approximately 140 acres of green space, 20 miles of trails, and a 40-acre lake. She stated there would be five subdistricts in the development with their own unique uses and development standards. She stated the applicants requested several waivers. She stated at the Plan Commission public hearing, a maximum of six individuals spoke. She stated most of the concerns regarded drainage and roadway improvements. She stated Mr. Thieme of Hoosier Heritage Farm also spoke and sent an email. She stated the applicants had included updated waivers and commitments in the ordinance. She stated the Plan Commission recommended adoption with a vote of ten ayes and zero nays.

Matt Price, attorney for Henke Development Group, stated he had offices at 10 West Market Street, Indianapolis. Mr. Price addressed the Council on behalf of the petitioners. He stated the neighborhood meeting ended in applause. He stated much work had taken place since the Plan Commission meeting. He stated the Plan Commission asked them to work with staff and legal counsel to refine their proposal related to architecture. He stated express language regarding architecture was included stating all dwellings would have four-sided architecture, and wainscot trim would be on all four sides. He stated character images that did not reflect four-sided architecture had been removed. He stated additional images of townhomes had been added, and one was deleted. He stated any development would be approved by the developer first. He stated all elevations would be subject to Architectural Review Board (ARB) approval except custom homes. He stated they had committed that commercial structures would not have more than 90 feet of uninterrupted facades. He stated townhomes would front public streets, but the City would consider frontage on private streets. He stated additional commitments had been made since the Council introduction. He stated the first three commitments concern infrastructure. He stated the plat would contain language regarding private street maintenance. He stated the pedestrian boulevard from 141st Street to 146th Street would be extended north. He stated needed right-of-way would be dedicated to the City in the future. He stated restrictions regarding the leasing of townhomes had been added, and an overall cap on the number of townhomes that could be leased. He stated the applicants had made commitments to Hoosier Heritage Farm, and the owner would be able to review and approve future covenant language. He expressed appreciation to the Council for their time and consideration. Mr. Peterson expressed appreciation for their commitment to streets and restrictions on rentals. Ms. Wiles asked if rentals would be capped at 15 percent. Mr. Price stated there were two limited exceptions regarding rentals. He stated the stacked flats portion may have a single owner who leases a unit, and townhomes may be rented while a home was being built. Mr. Smith asked Ms. Reed what parts of the development would come back to the Council for approval. Ms. Reed replied two commercial subsections would be reviewed by Plan Commission and Council. Mr. Smith stated asked if the multi-family would be included. Ms. Reed replied yes, it would. Mr. Smith asked for an explanation of permitted, conditional, and non-permitted uses. Ms. Reed replied uses listed on the chart were permitted by right, but if not, they would have to go through the public process. She stated if a use was not permitted, it would have to come through a public process. She stated conditional uses are those that staff felt could work, but because of certain unique circumstances, the public needed to be aware of them. Mr. Smith asked what kind of signs would be used. Ms. Reed stated a program of signs would be submitted to Plan Commission for approval. Mr. Elliott stated he would like to see more robust branding programming. He thanked the Henke team for working with the City and making necessary changes quickly. Mr. Peterson stated there had been

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE VI**

many projects in the past five years with many waivers. He stated a revised Unified Development Ordinance (UDO) would save time by requiring fewer waivers. He asked how this development would fit with the new UDO. Ms. Reed replied this project is a Planned Unit Development (PUD), so it sets its own standards. Mr. Peterson asked if the ARB would be converted to a PUD committee. Ms. Reed replied any changes were on hold while the UDO was analyzed and reworked and while the Comprehensive Plan was updated. She stated those would take a minimum of 12 months to complete, but they could take up to 16 to 18 months.

Mr. Hughes stated there were changes to the ordinance since it was distributed this morning. He stated Section 11D addressed townhomes would be required to front public streets unless approved by the City. He stated page 40 required wainscot and full masonry on four sides of dwellings. He stated Exhibit G required a building façade 90 feet or greater in length to be offset with architectural features. He stated if the PUD committee is instituted, the ordinance would most likely be amended to include review by the PUD committee instead of the ARB. He stated until then, staff will review elevations. He stated if staff feel the elevations meet the City's standards, they would approve; but if staff feel the City's standards were not met, the ARB would make the final decision. Mr. Davis moved to approve Ordinances #10-03-25 and #11-03-25 as presented, second Mr. Johnson. The following roll call vote was taken for Ordinances #10-03-25 and #11-03-25:

AYE: Pete Schwartz, Aaron Smith, Mike Davis, Evan Elliott, David Johnson, Darren Peterson, and Megan Wiles.

Seven ayes, motion carried.

MISCELLANEOUS

#1 COUNCIL TO CONSIDER RESOLUTION RC-15-25, A RESOLUTION AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS PURSUANT TO IC 5-13-9-5 (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this resolution is a routine authorization needed by the Council for compliance with state law. He stated the resolution allowed the City to invest in certificates of deposit at approved banks throughout the state. Mr. Peterson asked for the status of the City's investments. Mr. Spalding replied the status was good. He stated earnings are above what would be earned in a checking account. Mr. Davis moved to approve Resolution RC-15-25, second Mr. Peterson, seven ayes, motion carried.

#2 COUNCIL TO CONSIDER RESOLUTION RC-6-25A, A RESOLUTION AMENDING RESOLUTION RC-6-25 AND AUTHORIZING ENCUMBRANCE CARRY FORWARD FROM BUDGET YEAR 2024 (CAITLIN KESNER)

Deputy Controller Caitlin Kesner stated Resolution RC-6-25 approved encumbrances to carry forward from 2024 to 2025. She stated after the meeting, she found the data she had used had totals from January 31, 2025 instead of December 31, 2025. She apologized for the error. She stated this resolution corrects the totals. She stated the total of encumbered funds to carry forward was \$9.1 million. Mr. Davis moved to approve Resolution RC-6-25A as presented, second Mr. Johnson, seven ayes, motion carried.

Ms. Wiles stated she received two requests to speak.

Todd Hester of 15044 Cyntheanne Road addressed the Council. Mr. Hester displayed a map of the Gatewood development bordering Cyntheanne Road. He stated his house was across the street. He stated he had a few questions and concerns, primarily focused on the proposed main entrance across the street from his house. He stated at the Plan Commission meeting, it was

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE VII**

stated that there would be a right turn lane and a center turn lane at the Cyntheanne Road entrance. He stated according to the plan drawings, there was no way to accomplish that without a significant bridge project or moving the location of the entrance. He stated he had seen two possible options so far, and he was not sure which one was accurate. He stated one shows the entrance on the north side of the bridge. He stated the bridge was in his front yard. He pointed to the bridge and his house. He stated there was a blind hill just north of where the entrance would be built, and he thought it would end up being a major risk to the hundreds of cars that would enter and exit each day. He stated additionally, while the project expands over the next eight to ten years, there would be a significant risk to the heavy equipment and personnel such as dump trucks, concrete trucks, and trucks pulling long trailers. He stated it is a blind hill, and the entrance was proposed to be just on the other side of the blind hill. He asked the Council what kind of risk analysis was to be considered as to the location of the entrance, and what risk was acceptable. He stated the other option showed a possible entrance south of the bridge, across from the Castetter residence. He stated that option would not support the idea of having a right turn lane and a center turn lane as a possibility due to the bridge location unless there was a significant road and bridge project planned. He asked had there been a study or analysis of how this would be accomplished, and would there be another bridge project taking place in his front yard. He stated he also would like to cover the concern of the flood zone on his property. He pointed to the map to show what he stated was a huge bottleneck for the floodwaters. He stated it goes miles north into Madison County. He stated the water flows down literally to his front yard where the bridge is. He stated per the proposed plan, there would be construction taking place on the west side of Cyntheanne Road in the current flood plain. He stated the water flowed from miles to the north and bottlenecked in his front yard and to the southwest. He pointed to the map to show Mud Creek, which crossed Hoosier Heritage Farm, then 146th Street. He stated it was a huge, huge bottleneck area that was extremely prone to flooding. He stated during the construction in 2018, that road was raised eight feet. He stated his yard used to be level with the county road, but it was raised eight feet and literally leveed him in. He stated anything that was detrimental to the west side of Cyntheanne Road during construction would have a huge impact on him. He asked if there had been a study or analysis about how the flood plain or the flow of water from the north would be impacted from this construction, and was there any planned work to be done on Mud Creek for better flow of the flood waters. He stated he didn't know if that was involved in this construction project. He stated those were his two biggest concerns regarding the large entrance area to east Gatewood side. He stated he had two other quick questions. He asked if there would be a planned construction vehicle entrance to the Gatewood area. He asked if it was proposed on the blind hill with heavy construction. He stated secondly, it was right across from his front yard. He asked if he was to have eight to ten years of construction. He asked what would be done to minimize the noise of construction. He asked if there would be special considerations for the folks who live out there. He stated it would be good to minimize the incessant beeping from the trucks. He thanked the Council for their time. Ms. Wiles asked if he had raised these concerns at the Plan Commission meeting. Mr. Hester replied he had. Ms. Wiles asked him if Assistant City Engineer Jim Hellmann had given him a response. Mr. Hester replied he did not raise all of his concerns at the time, because he did not think of the blind hill until he got home and digested the information. He stated he also did not have a map to show where the floodwaters went at the Plan Commission meeting. Mr. Smith asked Mr. Hester to repeat his questions for Mr. Price, who had just returned to the meeting. Mr. Hughes offered to summarize, and Mr. Hester agreed. Mr. Hughes stated travelling south on Cyntheanne Road, near the proposed entrance, a bridge is just south of a blind hill, and there also could be concerns south of the bridge. He stated the other question concerned how the project accounted for drainage in the area. Mr. Hughes pointed to the map. Mr. Hester agreed. He stated once the turn lanes were added, it would be four lanes, but the bridge was not wide enough for four lanes. He asked if there had been an analysis of how it would be accomplished, especially near the blind hill. Mr. Hughes asked if the four issues were drainage, the width of the bridge, construction traffic if there was an entrance there, and noise from construction. Mr. Hester agreed that was correct. Mr. Hughes stated questions about drainage and the bridge were best answered by the Engineering

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE VIII**

Department. He stated he was sure Mr. Hellmann had looked at them and had thoughts about them. He stated the City wanted to make sure traffic ran correctly and safely and smoothly. He stated construction entrances were most likely not yet identified, but they can be discussed. He stated there was an ordinance that stipulated the hours when construction noise was allowed. He stated Mr. Hellmann in the Engineering Department could help, and they would make sure he contacted Mr. Hester. Mr. Hester stated one last thing concerning construction, with all the construction taking place in Fishers, you cannot drive down Cyntheanne Road without meeting multiple tri-axle trucks. He stated Cyntheanne Road was a small county road, and 70,000-pound trucks tended to cross the center line. He asked if it could be considered to not use Cyntheanne Road, since it was already pretty busy. Mr. Peterson stated with every project the City approved, the goal of the Engineering Department was to minimize and not make things worse. He stated there would be analysis of flooding on Mud Creek, the County would analyze the bridge, and there was not an answer yet, but there would be an answer, and it would be better than it was now. Ms. Wiles stated the City wanted to enhance the area, not cause distress. Mr. Johnson thanked Mr. Hester for bringing those issues to their attention sooner rather than later.

Ryan Castetter of 15002 Cyntheanne Road addressed the Council. Mr. Castetter stated he had many of the same concerns that Mr. Hester had, so he would not repeat them. He stated there was a culvert in the front of his property that also took care of the flooding, so that was part of his concern. He stated his other concern sounded like it may have been addressed, and he would contact Mr. Hellmann. He stated he lived much closer to Cyntheanne Road, and he was very concerned that if the road was widened to four lanes, how close would the road be to his front door. He stated he was concerned about the safety and privacy of his family. He stated he would like to be included in some of the preparations and conversations to understand how much yard he would lose. He asked if there had been any discussions about annexing their property on the east side of Cyntheanne Road. He asked if he should be concerned about it in the future, and if so, what the timeframes would be. Mr. Hughes replied he could address the annexation question. He stated the policy of the current administration was that annexation came with development. He stated when property would be developed, the City would entertain that annexation. He stated it was a super-voluntary annexation, which meant the developer owned all the property and had the right to request annexation. He stated while he had worked for the City, there had only been one involuntary annexation, and that was only because the development was already built and had to be annexed after the fact. He stated this administration did not want to annex anyone who did not want to be part of the City. Mr. Castetter asked what kind of notices were involved in an involuntary annexation. Mr. Hughes replied Mr. Castetter would be notified. He stated the statutes involving annexation changed a number of years ago, and a number of public meetings were involved. Mr. Peterson stated the road would not necessarily be widened from the center.

Steve Henke of 20432 Chatham Pointe Lane, Westfield, addressed the Council. Mr. Henke thanked the Council for their time. He thanked City staff and everyone involved. He stated the issues presented were addressed at the Plan Commission. He stated he had responded to them and told them he would work with them, whether it meant relocating an entrance or something else. He stated the bridge would be addressed according to the Engineering Department's recommendations. He stated they would work to accommodate everyone, and they could find solutions. Mr. Elliott stated he was encouraged, because Henke had quite a few developments, and he was sure they had faced these issues before. He stated the City could see how they had been handled in the past. Mr. Henke stated they build larger developments. He stated Bridgewater was approximately 1,100 acres. He stated Chatham Hills in Westfield was 1,100 to 1,500 acres. He stated they were working on a new development in Lebanon that would be 2,000 acres. He stated their smaller development at Holiday Farms in Zionsville was approximately 600 acres. He stated their developments build a coordinated community within a community, with intergenerational connectivity. He stated they are able to offer more amenities than a smaller development. He thanked the Council for their consideration and support.

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 11, 2025 PAGE IX**

COUNCIL COMMENTS

Ms. Wiles asked Mr. Hester and Mr. Castetter to contact Council members as soon as possible in the process with any concerns about developments.

ADJOURNMENT

There being no further business before the Common Council this 11th day of March 2025, Ms. Wiles adjourned the meeting.



MEGAN WILES, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK