

**COMMON COUNCIL
CITY OF NOBLESVILLE
APRIL 15, 2025**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, April 15, 2025. Megan Wiles called the meeting to order at 6:00 p.m. pursuant to public notice with the following members present: Mark Boice, Mike Davis, Evan Elliott, David Johnson, Pete Schwartz, Aaron Smith, Todd Thurston.

Also present were City Clerk Evelyn Lees, Community Development Director Sarah Reed, Chief Deputy Clerk Nancy Bragg, City Attorney Jonathan Hughes, a department director, staff, representatives of petitioners, interested citizens, and a member of the media.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

APPROVAL OF MINUTES: MARCH 25, 2025

Mr. Davis moved to approve the minutes of March 25, second Mr. Thurston, nine ayes, motion carried.

APPROVAL OF AGENDA

Mr. Davis moved to approve the agenda as presented, second Mr. Boice, nine ayes, motion carried.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions to speak at that time.

MAYOR'S COMMENTS

Ms. Wiles stated the Mayor was unexpectedly called away and was unable to attend the meeting.

COUNCIL COMMITTEE REPORTS

Mr. Smith stated the Downtown District Committee met on March 28. He stated they discussed Embrace Downtown, which was launched at a public information meeting the night before, which was very well attended. He stated the committee was created by Ms. Wiles in 2017 for the Embrace Downtown project. He stated the engineering design team was currently in the process of receiving feedback from the community. He stated citizens who want to share their thoughts on the project could do so at <https://www.embracedowntownnoblesville.com/>. He stated the committee also discussed a project to preserve the bricks on Logan and Clinton Streets. He stated there was an item approving funding for the project on tonight's agenda. He stated the Parks and Recreation Department shared updates. He stated they had large attendance at several events early this year. He stated the Princess Ball had nearly 600 people in attendance. He stated the committee discussed other Downtown events, including the Indiana Peony Festival. He stated the Designated Outdoor Refreshment Area (DORA) was discussed. He stated two new Downtown businesses on Logan Street were mentioned: Muscle Mobility and the Tea and Spice Exchange.

Mr. Boice stated the Roads Committee met on April 4. He stated ground improvements for Pleasant Street, Phase II would begin soon. He stated the street would be closed between 11th Street and 13th Street beginning April 15. He stated Pleasant Street, Phase III would close State Road 32 and Hague Road this summer. He stated the closure was expected to last 75 days. He stated the final paving for the Little Chicago Road Bridge would be completed this month. He stated three Street Rehabilitation contracts were currently in process. He stated staff was

**COMMON COUNCIL
CITY OF NOBLESVILLE
APRIL 15, 2025, PAGE II**

reviewing surfaces and materials for the Embrace Downtown project. He stated construction was expected to begin next year on the roundabout at State Road 38 and Logan Street.

Mr. Davis stated the Finance Committee met on March 20. He stated Deputy Financial Officer Tom MacDonald discussed a Fiscal Action – Appropriation Transfer for the Logan/Clinton Street Brick Rehabilitation Project. He stated Mr. MacDonald also gave an update on the 2026 Budget Development Timeline. He stated Mr. MacDonald presented an update for a Summary of Routine Appropriation Transfers per RC-1-25, Section 1 – Q1 2025. He stated Deputy Controller Caitlin Kesner presented an update for a Summary of Appropriation of Grant Proceeds per RC-2-25, Section 1 – Q1 2025. He stated the committee was unable to recommend approval of the claims due to lack of a quorum.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

Nancy Jarrell of 13895 Meadow Grass Way, Fishers, addressed the Council. Ms. Jarrell stated she actually lived in Fishers, near 141st Street and Cumberland Road. She stated she came to compliment the Street Department. She stated when they fixed Cumberland Road from Greenfield Avenue to 146th Street, they did it fast. She stated it only took three or four days. She stated it was zip quick, and it was fantastic. Ms. Wiles thanked Ms. Jarrell. Mr. Johnson stated the Council would be sure to share the information with the Street and Engineering Departments.

APPROVAL OF CLAIMS

Mr. Thurston moved to approve the claims as submitted, second Mr. Davis, nine ayes, motion carried.

PREVIOUSLY DISCUSSED ORDINANCES

#07-02-25 COUNCIL TO CONSIDER ORDINANCE #07-02-25, AN ORDINANCE ANNEXING APPROXIMATELY 170.86 ACRES IN NOBLESVILLE TOWNSHIP, PROPERTY ADJACENT TO THE INTERSECTION OF EAST 206TH STREET (NORTH AND SOUTH SIDES) AND HAGUE ROAD (EAST AND WEST SIDES) (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton displayed a map of the annexation territory. She stated at the last meeting, the Council held a public hearing and adopted the fiscal plan for the annexation. She stated now the ordinance could be adopted. Mr. Davis moved to approve Ordinance #07-02-25 as presented, second Mr. Peterson. The following roll call vote was taken for Ordinance #07-02-25:

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

NAY: Mark Boice and Evan Elliott.

Seven ayes, two nays, motion carried.

PROPOSED DEVELOPMENT PRESENTATIONS

#1 COUNCIL TO HEAR INTRODUCTORY INFORMATION CONCERNING A PROPOSED DEVELOPMENT ON APPROXIMATELY 91 ACRES ON THE EAST SIDE OF LITTLE CHICAGO ROAD, TO BE KNOWN AS MONTCLAIRE (ATTORNEY JIM SHINAVER)

Attorney Jim Shinaver of Nelson & Frankenberger LLC at 550 Congressional Boulevard in Carmel, addressed the Council on behalf of M/I Homes. Mr. Shinaver displayed a map of the area. He stated the project was for a for-sale, single-family residential community to be known as Montclair. He stated the site consisted of approximately 91 acres located north of State Road 32 between Little Chicago Road and Mill Creek Road. He displayed a site plan. He stated the

**COMMON COUNCIL
CITY OF NOBLESVILLE
APRIL 15, 2025, PAGE III**

community would have approximately 136 lots of executive-style ranch and two-story homes. He stated there would be approximately 43 acres of open space, including tree preservation areas, which accounted for approximately 46 percent of the overall site. He stated price ranges would be approximately \$600,000.00 to \$800,000.00. He stated there would be access from Little Chicago Road and Mill Creek Road. He displayed proposed elevations. He stated four-sided architecture would be required. He stated they would present the elevations to the Architectural Review Board (ARB) tomorrow. He stated ranch homes would range from 1,900 square feet to over 2,700 square feet. He stated two-story homes would range from 2,200 square feet up to 3,800 square feet. He displayed architectural renderings that would be included in the Planned Development ordinance. He displayed renderings of the quality and character of the interiors. He displayed a rendering of the entry sign. He stated a neighborhood meeting was scheduled for Wednesday, May 7, 2025 at 6:30 a.m. at Grace Church. Mr. Thurston asked if there was a similar development he could visit.

Jonathan Isaacs with M/I Homes replied there were developments in Cincinnati and Chicago, but there had been changes since they were built. Mr. Smith asked if Brownsburg had a similar development. Mr. Isaacs replied while there would be some interiors that were similar, this development would be higher quality. Mr. Elliott asked if Silo Ridge would be comparable. Mr. Isaacs replied parts of Silo Ridge were comparable. Mr. Elliott complimented the presenters on the amount of information included in the packet. He complimented the community and the greenspace. He stated the only thing he didn't like was white siding with light stone or white brick. He stated the effect was too whitewashed or stark. Mr. Thurston asked if there were common areas. Mr. Isaacs replied there were some common areas, but because the lots would be larger, the expectation would be that residents would provide their own amenities, such as pools, at their lots. Mr. Johnson noted the pipeline easements. Mr. Isaacs replied there were three pipeline easements. Mr. Johnson asked if access to the four homes north of the pipeline had been arranged. Mr. Isaacs replied they were still working with the utility company to allow a roadway to be built across the easement. He stated their engineer had advised that it may not be possible to build the four northernmost home sites. He stated they do not include any utility easements on residential home sites.

**#2 COUNCIL TO HEAR INTRODUCTORY INFORMATION CONCERNING A
PROPOSED DEVELOPMENT ON APPROXIMATELY 91 ACRES NORTH
AND ADJACENT TO 191ST STREET AND EAST AND ADJACENT TO
MOONTOWN ROAD, TO BE KNOWN AS BENDING BRANCH
(ATTORNEY JIM SHINAVER)**

Attorney Jim Shinaver of Nelson & Frankenberger, at 550 Congressional Boulevard in Carmel, addressed the Council on behalf of M/I Homes. Mr. Shinaver stated this request was for a rezone and planned development of a for-sale, single-family residential community to be known as Bending Branch. He displayed a map of the area. He stated the site consisted of approximately 99 acres adjacent to 191st Street and east and adjacent to Moontown Road. He displayed a site plan. He stated there would be approximately 190 lots with ranch and two-story homes. He stated the development would include an amenity area, open space, common areas, and ponds. He stated there would be approximately 40 acres of open space, which would comprise approximately 40 percent of the overall site. He stated access would be from Moontown Road and 191st Street. He stated the anticipated price range would be from the mid- \$400,000.00s to \$700,000.00. He stated lots would be 65 feet wide, and there would be a grand boulevard entrance. He displayed renderings of home elevations that would be presented to the ARB the next day. He stated ranch homes would be a minimum of 1,900 square feet, and two-story homes would be a minimum of 2,200 square feet. He displayed renderings of the quality and character of the interiors. He stated a neighborhood meeting was scheduled for Thursday, May 8, 2025 at 6:30 a.m. at Grace Church. He stated M/I had worked closely with the Administration and staff on the project standards. Mr. Elliott commended the elevations and front design of the homes. Mr. Johnson asked about the woods at the north end of the property. Mr. Isaacs replied the trees

**COMMON COUNCIL
CITY OF NOBLESVILLE
APRIL 15, 2025, PAGE IV**

would be preserved and maintained by the Homeowners Association. Mr. Smith stated the prices could change depending on the market. Mr. Isaacs agreed. Mr. Smith asked that front porches would be large enough for people to sit and get to know their neighbors. Mr. Peterson asked what other developments were comparable. Mr. Isaacs stated Silo Ridge had some homes that were comparable, and there were some in Brownsburg. Mr. Johnson praised the variety of homes. Mr. Isaacs replied the property had a legal drain that constrained their plans.

MISCELLANEOUS

#1 COUNCIL TO RECEIVE SUMMARY OF APPROPRIATION OF FIRST
QUARTER GRANT PROCEEDS PURSUANT TO RESOLUTION RC-2-25
(CAITLIN KESNER)

Ms. Wiles acknowledged receipt of the report on behalf of the Council.

#2 COUNCIL TO RECEIVE SUMMARY OF FISCALLY NEUTRAL FIRST
QUARTER APPROPRIATION TRANSFERS PURSUANT TO RESOLUTION
RC-1-25 (TOM MACDONALD)

Ms. Wiles acknowledged receipt of the report on behalf of the Council. She stated both reports had been reviewed and discussed by the Finance Committee at their meeting.

TRANSFER

#1 COUNCIL TO CONSIDER TRANSFER TA-01-25, AN APPROPRIATION
TRANSFER FROM THE DOWNTOWN DEVELOPMENT FUND FOR THE
LOGAN STREET/CLINTON STREET BRICK REHABILITATION PROJECT
(TOM MACDONALD)

Deputy Financial Officer Tom MacDonald stated this transfer appropriated \$89,100.00 in the Downtown Development Fund to fund a professional engineering contract to study preserving the brick streets and determine rehabilitation options. He stated the contract was approved by the Board of Public Works and Safety at their meeting earlier in the day. He stated the transfer was fiscally neutral and did not affect the budget. Ms. Wiles stated any recommendation by the Downtown District and Parks Committee to spend more than \$50,000.00 from the Downtown Development Fund had to be approved by the full Council. Mr. Davis moved to approve Transfer TA-01-25, second Mr. Johnson, nine ayes, motion carried.

COUNCIL COMMENTS

There were no comments.

ADJOURNMENT

There being no further business before the Common Council this 15th day of April 2025, Ms. Wiles adjourned the meeting.

MEGAN WILES, PRESIDENT

ATTEST:

EVELYN L. LEES, CLERK