

**COMMON COUNCIL
CITY OF NOBLESVILLE
MARCH 26, 2024**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, March 26, 2024. Darren Peterson called the meeting to order at 7:00 p.m. pursuant to public notice with the following members present: Mike Davis, Evan Elliott, David Johnson, Aaron Smith, Todd Thurston, and Megan Wiles. Mark Boice and Pete Schwartz were absent.

Also present were City Clerk Evelyn Lees, Deputy Mayor Matt Light, Public Safety Director Chad Knecht, City Attorney Jonathan Hughes, staff, an interested citizen, and a member of the media.

PLEDGE OF ALLEGIANCE

Ms. Wiles led the chamber in the Pledge of Allegiance.

ROLL CALL

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

APPROVAL OF MINUTES: MARCH 12, 2024

Mr. Davis moved to approve the minutes, second Mr. Smith, six aye, one abstention, motion carried. Ms. Wiles abstained.

APPROVAL OF AGENDA

Ms. Wiles moved to approve the agenda, second Mr. Davis, seven aye, motion carried.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no requests to speak from citizens.

COUNCIL COMMITTEE REPORTS

Mr. Davis stated the Utilities Committee met on March 14. He stated Utilities Director Jonathan Mirgeaux reviewed annual dues for the White River Alliance, the City’s involvement, and participation for the coming year. He stated Mr. Mirgeaux reviewed the 2024 sewer rate adjustment, including the adjustment amount and timing of the rate increments. He stated Mr. Mirgeaux reviewed new stormwater fees; the Long-Term Control Plan compliance plan for the CSO 004 area; and a Build-Operate-Transfer (BOT) project for sludge process improvements.

Mr. Smith stated the Downtown District Committee met on March 22. He stated the committee discussed Parks Capital projects, including pending projects at Finch Creek Park; at Janus’ property on the west side of the City; and the new trail linking Federal Hill Commons and Forest Park. He stated decorative crosswalks were discussed. He stated much time was devoted to discussion of INDOT’s State Road 32 reconstruction project from 16th Street to 6th Street through Downtown. He stated timelines for phases of the project are on a website, which is linked to the City’s social media. He encouraged citizens and Downtown business owners to go to the website for the latest information. He stated the three four-way flashers project is under construction. He stated the committee received development updates of the Village at Federal Hill and East Bank.

Mr. Davis stated the Finance Committee met on March 21. He stated Economic Development Manager Amy Smith reviewed the Tax Increment Financing resource summary, which included a review of the financial reports and projections of the City’s TIF Allocation Areas. He stated the committee recommended approval of the claims.

APPROVAL OF CLAIMS

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

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PREVIOUSLY DISCUSSED ORDINANCES

#05-03-24 COUNCIL TO CONSIDER ORDINANCE #05-03-24, AN ORDINANCE APPROVING AN ADDITIONAL APPROPRIATION IN THE DEBT SERVICE/LOCAL INCOME TAX DEBT SINKING FUND TO PROVIDE FUNDING FOR THE LEVINSON GARAGE BOND PAYMENT (IAN ZELGOWSKI)

Deputy Financial Officer Ian Zelgowski stated this ordinance requests an additional appropriation in the Debt Service/Local Income Tax Debt Sinking Fund, which serves as a secondary source for the bond payment on the Levinson parking garage. He stated the primary source for the payment is TIF revenue from the Levinson. He stated during the budget process, the TIF revenue was overestimated, and Local Income Tax was underestimated. He stated this ordinance appropriates \$150,000.00 to cover the remainder of the debt payment.

PUBLIC HEARING FOR ORDINANCE #05-03-24

Mr. Peterson opened the public hearing for Ordinance #05-03-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #05-03-24, second Mr. Davis, seven aye, motion carried.

Ms. Wiles moved to approve Ordinance #05-03-24, second Mr. Davis. The following roll call vote was taken for Ordinance #05-03-24:

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

Seven aye, motion carried.

#07-03-24 COUNCIL TO CONSIDER ORDINANCE #07-03-24, AN ORDINANCE APPROVING AN ADDITIONAL APPROPRIATION IN THE PARKS PROGRAM FUND TO APPROPRIATE PROCEEDS RECEIVED FROM THE SALE OF USED GOLF CARTS (IAN ZELGOWSKI)

Mr. Davis moved to introduce Ordinance #07-03-24, second Mr. Smith. Deputy Financial Officer Ian Zelgowski stated the Parks and Recreation Department recently purchased 105 new golf carts, and this ordinance appropriates the proceeds from the sale of 94 old golf carts, \$263,639.00, to be used toward the purchase of the new golf carts.

PUBLIC HEARING FOR ORDINANCE #07-03-24

Mr. Peterson opened the public hearing for Ordinance #07-03-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #07-03-24, second Mr. Davis, seven aye, motion carried.

Ms. Wiles moved to approve Ordinance #07-03-24, second Mr. Davis. The following roll call vote was taken for Ordinance #07-03-24:

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

Seven aye, motion carried.

#08-03-24 COUNCIL TO CONSIDER ORDINANCE #08-03-24, AN ORDINANCE APPROVING AN ADDITIONAL APPROPRIATION IN THE AMERICAN RESCUE PLAN LOCAL FUND (IAN ZELGOWSKI)

Mr. Smith moved to introduce Ordinance #08-03-24, second Mr. Davis. Deputy Financial Officer Ian Zelgowski stated the Friends of Central Pool commissioned an engineering study

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which found several critical repairs that are needed. He stated this ordinance appropriates \$300,000.000 in American Rescue Plan Act (ARPA) funds for the repairs, of which \$150,000.00 will be used for a net around the baseball fields adjacent to the aquatic center to stop foul balls from entering the pool area. Mr. Smith asked for the deadline to use the ARPA funds. Mr. Light replied the funds must be obligated by December 31, 2024 and expended by December 31, 2025. He stated recommendations for the remaining funds will be presented to the Council at a work session sometime in the next month with an update on the ten-year capital improvement plan.

PUBLIC HEARING FOR ORDINANCE #08-03-24

Mr. Peterson opened the public hearing for Ordinance #08-03-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Ordinance #08-03-24, second Mr. Davis, seven aye, motion carried.

Ms. Wiles moved to approve Ordinance #08-03-24, second Mr. Davis. The following roll call vote was taken for Ordinance #08-03-24:

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

Seven aye, motion carried.

MISCELLANEOUS

#1 COUNCIL TO CONSIDER RESOLUTION RC-15-24, A CONFIRMATORY RESOLUTION DESIGNATING AN ECONOMIC REVITALIZATION AREA FOR JUSTUS AT PROMENADE, LLC (AMY SMITH)

Economic Development Manager Amy Smith stated this resolution approved the Economic Revitalization Area and tax abatement for the Justus headquarters at Promenade, south of the Promenade apartments. She stated no details of the project had changed since approval of the declaratory resolution at the February 27 meeting. The resolution approves a ten-year, 80 percent real property tax abatement. Justus is required to pay a fee equaling five percent of its annual tax savings.

PUBLIC HEARING FOR RESOLUTION RC-15-24

Mr. Peterson opened the public hearing for Resolution RC-15-24. Seeing no one from the public come forward, Ms. Wiles moved to close the public hearing for Resolution RC-15-24, second Mr. Davis, seven aye, motion carried.

Ms. Wiles moved to approve Resolution RC-15-24, second Mr. Davis, seven aye, motion carried.

COUNCIL COMMENTS

Mr. Smith stated there will be a Pre-eclipse Party on April 6 at Federal Hill Commons. He stated the party will include food trucks and activities.

Mr. Thurston stated he received an email and phone calls praising the Parks Department's recent father-daughter dance. Mr. Thurston commended the Parks and Recreation Department for hosting the dance.

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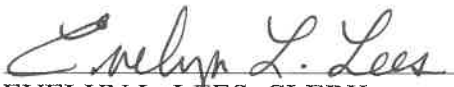
ADJOURNMENT

There being no further business before the Common Council this 26th day of March, 2024,
Mr. Peterson adjourned the meeting.



DARREN PETERSON, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK