

**BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF NOBLESVILLE  
FEBRUARY 11, 2025**

The Board of Public Works and Safety met in regular session on Tuesday, February 11, 2025 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 Ditslear and Robert Elmer. Laurie Dyer and Rick Taylor were absent.

Also present were City Clerk Evelyn Lees, Deputy Mayor Matt Light, City Attorney Jonathan Hughes, 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. Elmer moved to amend the agenda to remove New Item #4, Board to Consider Renewal of Services Agreement with Noblesville Creates, and approve the rest of the agenda as presented, second Mr. Ditslear as amended, three ayes, motion carried.

**BID OPENING: 2025 STREET REHABILITATION – CONTRACT I**

Mr. Hughes stated the first bid was from Calumet Civil Contractors, Inc. Their non-collusion affidavit, E-verify affidavit, bid bond, Form 96, and financial statements were included in the packet. They acknowledged receipt of the Addendum. Their base bid was \$971,000.00.

The second bid was from E & B Paving, LLC. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and financial statements were included in the packet. They acknowledged receipt of the Addendum. Their base bid was \$774,182.64.

The third bid was from Midwest Paving LLC. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and their sealed financial statements were included in the packet. They acknowledged receipt of the Addendum. Their base bid was \$799,969.69.

The last bid was from the Howard Companies LLC. Their non-collusion affidavit, E-Verify affidavit, bid bond, Form 96, and their sealed financial statements were included in the packet. They marked receipt of the Addendum as Not Applicable, so they did not acknowledge receipt of the Addendum. Their base bid was \$862,023.30.

Mr. Hughes asked if anyone present knew of any other bids for the 2025 Street Rehabilitation – Contract I Project. Seeing none, he recommended the bids be referred to the Engineering Department for review and award at a future meeting. Mr. Martin so moved, second Mr. Ditslear, three ayes, motion carried. Mr. Martin thanked the bidders for their interest in Noblesville.

**CONSENT AGENDA**

**FOR APPROVAL**

- #1 APPROVAL OF MINUTES: JANUARY 28, 2025
- #2 BOARD TO CONSIDER SECONDARY PLAT FOR TOWNHOMES AT STONY CREEK (JOYCEANN YELTON)

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**BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF NOBLESVILLE  
FEBRUARY 11, 2025, PAGE II**

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

- #3 SERVICE AGREEMENT WITH THE BRAIN CENTER  
(CHIEF MATT MITCHELL)
- #4 SERVICE AGREEMENT RENEWAL WITH MICHAEL REUTER  
CONSULTING (JEFFREY SPALDING)
- #5 SERVICE AGREEMENT WITH STONE MUNICIPAL GROUP  
(JEFFREY SPALDING)
- #6 SERVICE AGREEMENT WITH KROHN & ASSOCIATES FOR FINANCIAL  
CONSULTING FOR THE REDEVELOPMENT COMMISSION (AMY SMITH)
- #7 SERVICE AGREEMENT WITH PROS CONSULTING INC. FOR GOLF  
OPERATIONS ANALYSIS (SAVANNAH WINES)

Mr. Ditslear moved to approve the Consent Agenda as presented, second Mr. Elmer, three ayes, motion carried.

**NEW ITEMS FOR DISCUSSION**

- #1 BOARD TO CONSIDER SPECIAL PURCHASE OF STRETCHERS AND  
CARDIAC MONITORS (DIVISION CHIEF JAMES MACKY)

Fire Division Chief James Macky requested approval of a special purchase of four Power Pro 2 stretchers for \$140,195.56 and three Lifepak 35 cardiac monitors from \$180,172.75 from Stryker. The total cost would be \$320,368.31. He stated the new equipment would replace existing equipment that is no longer serviceable. He stated the special purchase was needed to buy from Stryker, which the Fire Department had used for years. He stated the new equipment also would be compatible with their current equipment, which would lead to better patient outcomes. Mr. Elmer moved to approve the special purchase of stretchers and cardiac monitors, second Mr. Ditslear, three ayes, motion carried.

- #2 BOARD TO CONSIDER RESOLUTION RB-13-25, A RESOLUTION  
CONCERNING THE RECOMMENDATION TO NEGOTIATE WITH  
OFFEROR IN ACCORDANCE WITH IC-5-23 (NOBLESVILLE PUBLIC  
SAFETY BUILDING PROJECT) (MATT LIGHT)

Mr. Light spoke on behalf of the Request for Proposals and Qualifications (RFPQ) selection committee. He stated the RFPQ was offered in November. He stated six responses were received and had been reviewed and evaluated by the selection committee. He thanked Police Chief John Mann, Deputy Police Chief Eric Cunningham, Fraternal Order of Police leadership Dave Barnes and Curtis Lloyd, Planning Assistant Director Denise Aschleman, City Engineer Alison Krupski, Community Development Director Sarah Reed, Councilman Dave Johnson, and Mr. Martin for serving on the committee. Mr. Martin stated the committee met for two days of interviews, then three days of discussion and follow up. Mr. Light also thanked design consultant RQAW and owner's representative Veridus for their expertise and advice. He stated he had provided a memo listing the reasons the committee recommended GM Development and Garmong for the construction contract. He stated GM Development had completed more than 180 Build-Operate-Transfer (BOT) projects, and Garmong is very familiar with local contractors. He stated both companies have worked with RQAW, who was designing the project, and Veridus, who was providing owner representation services for the City. He stated the resolution authorized City officials to negotiate the BOT contract and guaranteed maximum price of the project. He stated he expected to present the final contract for approval in the fall. Mr. Elmer moved to approve Resolution RB-13-25, second Mr. Ditslear, three ayes, motion carried. Mr. Martin thanked Mr. Light for his leadership through the process.

**BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF NOBLESVILLE  
FEBRUARY 11, 2025, PAGE III**

**#3 BOARD TO CONSIDER POLICE STATION DESIGN CONTRACT  
EXTENSION WITH RQAW (MATT LIGHT)**

Mr. Light stated RQAW had been working on a design for a new police station since 2014. He stated they had updated the masterplan for programming and space needs on at least two occasions. He stated Pete Peterson and his team would be assigned to the Build-Operate-Transfer (BOT) team. He stated the resolution authorizes the legal team to finish negotiating the contract. He stated they expect the contract to be reassigned to the developer in the future. Mr. Hughes asked that Resolution RB-14-25 be approved. Mr. Ditslear moved to approve Resolution RB-14-25 as presented, a design contract extension with RQAW, second Mr. Elmer, three ayes, motion carried.

**#5 BOARD TO CONSIDER FAÇADE IMPROVEMENT GRANT AT 984 LOGAN  
STREET (AARON HEAD)**

Community Engagement Manager Aaron Head stated this façade improvement grant was for 984 Logan Street, which houses Grindstone Public House. He stated last year the building owner received a grant to replace the third story windows. He stated this project would remove and replace the second story windows, so all the windows would match. He stated the project cost was estimated at \$49,520.91, with a maximum grant of \$24,760.45. He stated the Façade Improvement Grant Review Committee recommended approval. Mr. Ditslear moved to approve the façade improvement grant at 984 Logan Street, second Mr. Elmer, three ayes, motion carried.

**#6 BOARD TO CONSIDER LEASE AGREEMENT WITH NOBLESVILLE MAIN  
STREET FOR 839 CONNER STREET (AARON HEAD)**

Community Engagement Manager Aaron Head stated 839 Conner Street was a city-owned building also known as the Visitors Center. He stated Noblesville Main Street had leased space in the building for several years. He stated this agreement renews the lease of the second floor and first floor conference room for 2025. Mr. Elmer moved to approve the lease with Noblesville Main Street for 839 Conner Street, second Mr. Ditslear, three ayes, motion carried.

**#7 BOARD TO CONSIDER LEASE AGREEMENT FOR NOBLEMADE FOR  
SPACE AT 839 CONNER STREET (AARON HEAD)**

Community Engagement Manager Aaron Head this item also concerns a lease of space in the same building. He stated the NobleMade shop leases the front space on the first floor, which sells items made by local artists. He stated the shop had leased the space for the past several years. Mr. Martin asked Mr. Head to make sure there is sufficient insurance coverage for the rented premises. Mr. Elmer moved to approve the lease agreement with NobleMade for space at 839 Conner, second Mr. Ditslear, three ayes, motion carried.

**#8 BOARD TO CONSIDER ACCEPTANCE OF A CONFLICT OF INTEREST  
DISCLOSURE (EVELYN LEES)**

Ms. Lees presented a conflict of interest disclosure for Donald Crowder, who is a golf laborer for the Parks and Recreation Department. She stated Mr. Crowder would install water softeners at Finch Creek Park for Soft Water Solutions. Mr. Elmer moved to accept the conflict of interest disclosure, second Mr. Ditslear, three ayes, motion carried.

**#9 BOARD TO CONSIDER MEMORANDUM OF UNDERSTANDING WITH  
KEEP NOBLESVILLE BEAUTIFUL FOR 2025 PUBLIC PURPOSE GRANT  
(PATTY JOHNSON)**

Street Commissioner Patty Johnson requested approval of a \$10,000.00 public purpose grant for Keep Noblesville Beautiful. She stated the group had presented its 2024 activities to the Council Roads Committee in December. She stated they had painted the aeration tanks at the Wastewater Treatment Plant; installed a butterfly sculpture in a roundabout at 191<sup>st</sup> Street and Little Chicago

**BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF NOBLESVILLE  
FEBRUARY 11, 2025, PAGE IV**

Road; replaced landscaping at Riverside Cemetery; as well as other projects. Mr. Elmer thanked Mr. Martin for his work with Keep Noblesville Beautiful. Mr. Martin stated grants are the lifeblood of non-profit organizations. He stated last year's grant allowed them to hire a part-time executive director, Ann Lemna. He stated he serves on the board of Keep Noblesville Beautiful, but he does not financially gain from that position, so he would not recuse himself from the vote. He commended the Street Department employees and Ms. Johnson for her leadership. Mr. Ditslear agreed. Mr. Elmer moved to approve the MOU with Keep Noblesville Beautiful, second Mr. Ditslear, three ayes, motion carried.

**#10 BOARD TO CONSIDER AWARD OF QUOTE FOR PURCHASE AND  
INSTALLATION OF WASTEWATER TREATMENT PLANT FENCE  
(KRISTYN PARKER)**

Utilities Project Coordinator Kristyn Parker requested award of a quote to purchase and install 855 feet of black aluminum industrial grade 72-inch fence and two gates at the wastewater treatment plant to Bullseye Fence Design, Inc. for \$89,005.00. She stated the fence would replace the current chain link fence that ran along 2<sup>nd</sup> Street from Washington Street to Pleasant Street. She stated the fence would match the fence around the parking lot at the Utilities administration building, which Bullseye also installed. She stated three quotes were solicited, but Bullseye was the only quote received. Mr. Elmer moved for approval of the quote and purchase and installation of wastewater treatment plant fence, second Mr. Ditslear, three ayes, motion carried.

**#11 BOARD TO CONSIDER PERMISSION TO ADVERTISE FOR BIDS FOR  
LIFT STATION 2 INTERCEPTOR REPLACEMENT PROJECT  
(KRISTYN PARKER)**

Utilities Project Coordinator Kristyn Parker requested permission to advertise for bids for the Lift Station 2 interceptor replacement project. She stated the Utilities would place a parallel 48-inch interceptor to replace the current Stony Creek interceptor that fed into Lift Station 2, located on South 10<sup>th</sup> Street. She stated the larger sewer would provide more capacity to the east side of the city. Mr. Ditslear moved to approve the advertising for the Lift Station 2 Interceptor Replacement Project, second Mr. Elmer, three ayes, motion carried.

**#12 BOARD TO CONSIDER SERVICES AGREEMENT WITH HNTB  
CORPORATION FOR ENGINEERING AND INSPECTION SERVICES  
(KRISTYN PARKER)**

Utilities Project Coordinator Kristyn Parker requested approval for an on-call services agreement with HNTB Corporation for engineering and additional inspection services for the Utilities. She stated the agreement was not to exceed \$250,000.00. She stated the agreement replaced the agreement that had expired for engineering services and provided more funding for inspection services. The agreement would terminate on December 31, 2026. Mr. Ditslear moved to approve the services agreement with HNTB Corporation for engineering and inspection services, second Mr. Elmer, three ayes, motion carried.

**#13 BOARD TO CONSIDER PROFESSIONAL SERVICES AGREEMENT WITH  
TRI-STATE FORESTRY (DEON OCHOA)**

Engineering Construction Manager Deon Ochoa stated the city was expecting much more construction over the next few years and depended on the Street Department to trim and remove trees for capital projects, in addition to their regular duties. He stated in an effort to ease the Street Department's workload, he recommended renewal of the service agreement with Tri-State Forestry for tree trimming, removal, and early tree clearing services for construction projects. The contract would terminate December 31, 2026 and would not exceed \$200,000.00. Mr. Elmer moved to approve the professional services agreement with Tri-State Forestry, second Mr. Ditslear, three ayes, motion carried.

**BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF NOBLESVILLE  
FEBRUARY 11, 2025, PAGE V**

#14 BOARD TO CONSIDER CHANGE ORDER NO. 1 AND PROJECT  
CLOSEOUT FOR 2024 COMMUNITY DEVELOPMENT BLOCK GRANT  
(MICHAEL POUCH)

Engineering Project Manager Andrew Rodewald spoke on behalf of Michael Pouch. Mr. Rodewald stated the Community Development Block Grant was awarded annually with funds from the federal Department of Housing and Urban Development (HUD). He stated last year's grant funded project funded sidewalk and ramp work in the Southwest Quad and connections to the Nickel Plate Trail. He stated Change Order No. 1 was a deduction of \$9.94 to close out the project, for a new project total of \$131,727.06 with CC&T Construction, Inc. Mr. Elmer moved to approve Change Order No. 1 and project closeout for 2024 Community Development Block Grant, second Mr. Ditslear, three ayes, motion carried.


**ADJOURNMENT**

There being no further business before the Board of Public Works and Safety this 11<sup>th</sup> day of February 2025, Mr. Martin adjourned the meeting.

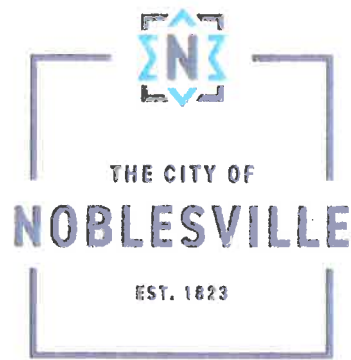


JACK MARTIN, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK



January 24, 2025

TO: Board of Public Works

FROM: Joyceann Yelton, Development Services Manager

RE: Secondary Plat Approval

This is a request to approve a secondary plat for property located south of the Street Department along South 16<sup>th</sup> Street for the construction of townhomes. The plat will be a single-lot and known as "Townhomes at Stony Creek". All easements and/or right-of-way not previously dedicated will now be dedicated to the City upon approval and recording of this plat. Staff recommends approval of the replat.

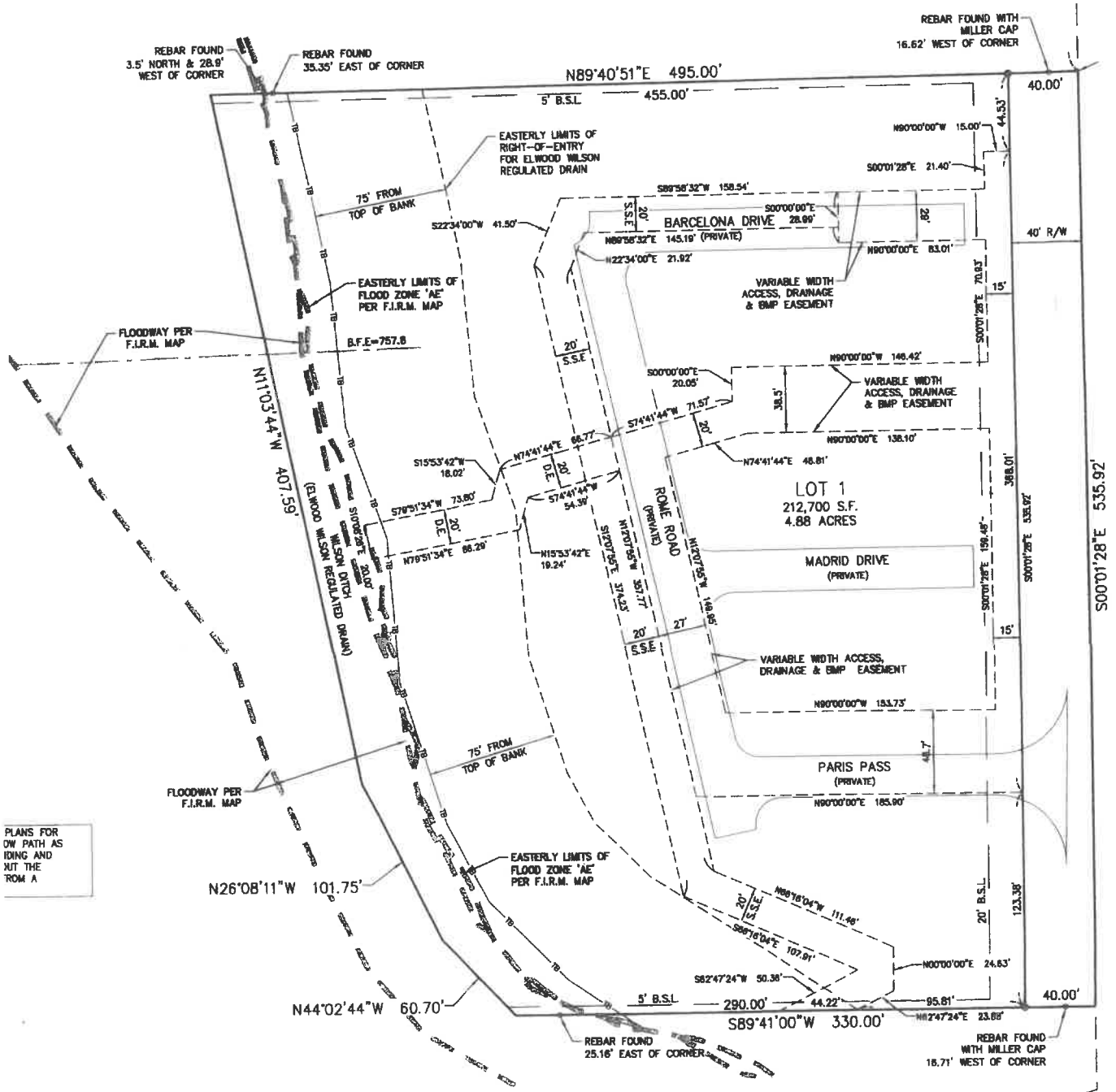
# TOWNHOMES AT STONY CREEK A PART OF A PLANNED DEVELOPMENT

## SECONDARY PLAT

Part of the Northeast Quarter, Section 16, Township 18 North, Range 5 East,  
City of Noblesville, Hamilton County, Indiana

NE COR, SW 1/4  
SEC 6-T18N-R5E  
HARRISON MONUMENT FOUND

S00°01'28"E 330.00'  
S00°01'28"E 285.00'



REBAR FOUND WITH MILLER CAP  
16.62' WEST OF CORNER

REBAR FOUND  
3.5' NORTH & 28.9'  
WEST OF CORNER

REBAR FOUND  
35.35' EAST OF CORNER

S00°01'28"E 535.92'

FLOODWAY PER F.I.R.M. MAP  
B.F.E.=757.8

FLOODWAY PER F.I.R.M. MAP

N26°08'11"W 101.75'

N44°02'44"W 60.70'

REBAR FOUND  
25.16' EAST OF CORNER

SE COR, SW 1/4  
SEC 6-T18N-R5E  
HARRISON MONUMENT FOUND

PLANS FOR  
DW PATH AS  
IDING AND  
PUT THE  
FROM A