

**COMMON COUNCIL
CITY OF NOBLESVILLE
FEBRUARY 25, 2025**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, February 25, 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, and Megan Wiles.

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

APPROVAL OF MINUTES: FEBRUARY 11, 2025

Mr. Davis moved to approve the minutes from the February 11, 2025 meeting, second Mr. Elliott, nine ayes, motion carried.

APPROVAL OF AGENDA

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

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were several petitions to speak. They chose to speak when the item was presented.

MAYOR'S COMMENTS

Mayor Jensen chose not to speak at that time.

COUNCIL COMMITTEE REPORTS

Mr. Peterson stated the Public Safety Committee met recently. He stated budget items were discussed, but most of the meeting was spent discussing the new police station.

Mr. Smith stated the Downtown District Committee met on February 21. He stated they discussed an upcoming infrastructure investment called Embrace Downtown, and the Parks Master Plan. He stated Mr. Light discussed upcoming infrastructure projects adjacent to Downtown. He stated the rail bridge over White River was expected to be repaired in time for the Duck Race.

Mr. Davis stated the Finance Committee met on February 20. He stated Economic Development Manager Amy Smith discussed an ordinance for a bond authorization for the Hyde Park project. He stated Deputy Financial Officer Tom MacDonald and Deputy Controller Caitlin Kesner discussed four quarterly financial reports from the fourth quarter of 2024. He stated the committee received an update on the annual investment portfolio review with Paul Gifford and Ally Powers of 1st Source Bank. He stated Chief Financial Officer and Controller Jeffrey Spalding discussed a resolution authorizing investment in non-local certificates of deposit. He stated Ms. Kesner presented a report on the cancellation of expired warrants and an annual report of City accounts. He stated Mr. Spalding discussed an update on 2025 budgeted revenue. He stated the committee recommended approval of the claims.

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APPROVAL OF CLAIMS

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

PREVIOUSLY DISCUSSED ORDINANCES

#03-02-25 COUNCIL TO CONSIDER ORDINANCE #03-02-25, AN ORDINANCE TO RE-ESTABLISH THE FIRE CUMULATIVE CAPITAL FUND TAX RATE (JEFFREY SPALDING)

Chief Financial Officer and Controller Jeffrey Spalding stated this ordinance had no real effect on the budget, but it was required by state law. He stated the Fire Cumulative Capital Fund tax rate is within the maximum levy and the overall tax rate for the City. He stated in order to preserve maximum budget flexibility regarding the rate for the fund, the Council must pass this ordinance.

PUBLIC HEARING FOR ORDINANCE #03-02-25

Ms. Wiles opened the public hearing for Ordinance #03-02-25. Seeing no one from the public come forward, Mr. Peterson moved to close the public hearing for Ordinance #03-02-25, second Mr. Boice, nine ayes, motion carried.

Mr. Davis moved to approve Ordinance #03-02-25, second Mr. Peterson. The following roll call vote was taken for Ordinance #03-02-25:

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

Nine aye, motion carried.

PROPOSED DEVELOPMENT PRESENTATION

#1 COUNCIL TO HEAR INTRODUCTORY INFORMATION CONCERNING A PRELIMINARY DEVELOPMENT ON APPROXIMATELY 3.887 ACRES FOR THE CONSTRUCTION OF A WAWA FUEL CENTER AND ONE ADDITIONAL VACANT LOT ADJACENT TO THE SOUTHEAST INTERSECTION OF EAST 191ST STREET AND STATE ROAD 37 (MARK LEACH OF FAEGRE DRINKER BIDDLE & REATH)

Ms. Wiles stated the developer would present the project, the Council would ask questions to which the developer would respond, and then public comment would be allowed. She stated each person would have three minutes to speak. She stated no action would be taken at this meeting. She stated the project would be presented later to the Plan Commission, which would hold a public hearing.

Mark Leach, Senior Land Use Professional for Faegre Drinker Biddle & Reath, 600 East 96th Street in Indianapolis, addressed the Council. Mr. Leach stated Johnson Crossing was proposed for the southeast corner of State Road 37 and 191st Street. He stated the proposed development would include a Wawa gas station and outlots on the east side of the property. He stated the property was currently outside the City limits, but they would work to request annexation and planned to file an application for annexation in the next month. He stated the 2020 Comprehensive Plan listed this property as a commercial corridor. He displayed a list of prohibited uses that would be included in their Planned Development (PD) ordinance. He displayed a concept plan. He stated a public street would be built at the east end of the property to provide access. He stated the project would open the land to the south to future development. He stated right-of-way would be dedicated to the City. He stated after meeting with the Technical Advisory Committee (TAC) last week, they would adjust their site plan. He displayed anticipated elevations of the Wawa building. He stated the nearby residential neighborhoods

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were underserved for fuel and convenience food. He stated there were no convenience stores north of State Road 32 on State Road 37. He stated there were an estimated 20,000 vehicles per day on State Road 37 at the intersection, and an additional 5,300 vehicles per day on the east side of 191st Street. He stated they understood neighbors were concerned about traffic. He stated Matthew Brown conducted a traffic study and submitted it to the Engineering Department in January.

Matthew Brown, Vice President and Traffic Studies Manager for A&F Engineering, stated he had worked with Engineering staff to scope the traffic study. He stated the scope included the intersections of State Road 37 and 191st Street; Promise Road and 191st Street; and Promise Road and 186th Street. He stated he studied the existing traffic volume, plus three scenarios: the year 2030; non-development growth with natural growth from development outside the area; and traffic growth from the development. He stated an analysis of the intersections showed the intersection of State Road 37 and 191st Street was projected to operate at level of service C when the development traffic volumes were added. He stated the intersection of Promise Road and 191st Street was projected to operate at level of service B. He stated the intersection of Promise Road and 186th Street also was projected to operate at level of service B. He stated the study recommended dedicated right and left turn lanes to access the Wawa while allowing other traffic to move around them. He stated there was some concern about congestion at the westbound approach to the State Road 37 and 191st Street intersection. He stated the backup lasted approximately eight to twelve minutes in the morning during school dropoff and again in the afternoon. He stated there are two elementary schools on the east side of State Road 37. He stated the rest of the time, there was no extreme queuing or delays.

Mr. Leach stated total project costs were estimated at approximately \$8 million. He stated they planned to present the project to the Plan Commission at its March 17 meeting. He stated a neighborhood meeting also would be held at White River Elementary School a few weeks prior to the Plan Commission meeting. He stated they hoped to begin construction in the spring of 2026.

Mr. Schwartz asked what would be done regarding light and sound pollution. Mr. Leach replied they would meet requirements of all ordinances and would build an eight foot fence on the east edge of the property to shield the neighbor there. He stated they would not request any waivers.

Mr. Smith asked for an explanation of level of service. Mr. Brown replied level of service is rated A through F, much as grades in school, although there is an E. He stated the lowest acceptable level of service is a D. Mr. Smith asked if there is a requirement for a minimum setback of an access road near a state road. Mr. Leach and Mr. Brown were not sure if there was a requirement. Mr. Brown stated he was meeting with INDOT the next week and would discuss the issue with them.

Mr. Elliott stated he was a former Meadows resident. He stated coming down the hill toward the intersection, sight lines are short, traffic backups couldn't be seen early, and stops would be quicker. He stated the TAC meeting may have addressed the issue. He asked the presenters to name two concerns from the TAC meeting that were being addressed. Mr. Leach replied originally there had been right in, right out access, but that had been removed. He stated an access drive was moved from the north to the south section of the property, and the exit from the property was moved east to the road that would be built. He stated to address concerns about the hill, a dedicated left turn lane would be added to access the site. Mr. Elliott asked if the Wawa would be open 24 hours per day, seven days per week. He asked when trucks would make deliveries.

Patrick Moon, Real Estate Project Engineer for Wawa, replied deliveries were typically in the off-peak morning hours, but they could not control all of their vendors. Mr. Elliott asked how much time it took the tanker to unload gasoline. Mr. Mooney replied he believed it took approximately 35 to 40 minutes, but he was not sure.

Mr. Peterson asked if all of the comments from TAC had been explained yet. Mr. Leach replied he was not sure. He stated the trail width had been increased, and there would be sidewalks on

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both sides of the road on the east side of the property. He stated TAC revisions were due to the Plan Commission that Thursday, but he believed they had all been addressed during this meeting.

Mr. Peterson stated he knew the developer would dedicate right-of-way, but he asked who would pay for the improvements to 191st Street. Mr. Brown replied the developer would pay for the improvements. Mr. Peterson stated his concern was that a lot of infrastructure would be required in an area that was still mostly residential and agricultural, and this seemed to be spot-zoning a 24-hour business. He stated this project seemed premature, because development had not reached the site yet. He stated he needed to know how long it would take development to reach the site. He stated he also was concerned about the Fire Station across the road. He stated he had seen cars backed up past the Fire Station. Mr. Brown replied there was an opticon system that triggers the traffic signal when apparatus leave the station. He stated the opticon flushes the traffic from the road and give the fire apparatus a clear route to leave the station.

Joe Farr of JDF 191st Street LLC stated the infrastructure was in place. He stated the water and sewer were already there. He stated the developer would bear the cost of improving 191st Street, and they would bore under 191st Street to connect to water and sewer. He stated the project would be built at no cost to the City. He stated there also would be offsite improvements. He stated they would pay impact fees.

Mr. Boice thanked Wawa for its two other stations in Noblesville, but he was not sure about this one. He stated he was not as excited about it as he was the other two. He stated this project seemed like spot zoning. He stated putting a 24/7 gas station in the area before anything else seemed like too much. Mr. Farr replied commercial zoning was in the Comprehensive Plan. He stated it was always hard to tell what the first business would be to be built. He stated the Wawa would be a high end amenity. He stated some nearby residents feel removed from amenities. He stated this project would spur development and bring more amenities to the area.

Mr. Elliott asked if traffic would increase. Mr. Brown replied yes, traffic absolutely would increase, but the Wawa also would pull traffic off the road. He stated it would not be a destination, such as an office building. He stated most of the traffic is already passing by the site.

Mr. Johnson stated he had concerns. He asked if the traffic study addressed new housing that would be built north on Promise Road. Mr. Brown replied not directly. He stated future development was assumed to increase by three percent per year growth rate, which was a high rate.

Brett Van Duyn of 10385 Monarch Court addressed the Council. Mr. Van Duyn stated he lived in the Meadows. He stated he had a few concerns. He stated the applicant mentioned the house to the south. He stated there were houses to the north as well that would be impacted by lighting that wasn't addressed; that were directly behind the fire station and behind the little pond next to the fire station. He stated those houses would be impacted and possibly other houses as well. He stated he travels the road every day. He stated he leaves home at 5:30 a.m., and he does not hit the traffic, but his wife does when she takes the kids to school. He stated the project could potentially increase crime in the area. He stated gas stations had a high rate of crime and robberies. He stated there are other places that the gas station could go; it could go south, next to the Lutheran church. He stated there were no neighborhoods in that location that would be impacted the way the Meadows would be. He stated he thought there was a better place, and this intersection was not the right place. Ms. Wiles thanked Mr. Van Duyn.

William Cooper of 10440 East 191st Street addressed the Council. Mr. Cooper stated his home is approximately 1,800 feet east of the intersection. He stated he was there to speak in opposition. He stated he was aware that the corner was scheduled for commercial development in the Comprehensive Plan, and that the property was currently zoned R1 residential. He stated the property would have to be rezoned, allowing the Council to control the uses. He stated he was not opposed to commercial uses as long as the intensity of use, traffic, and safety were taken into account. He stated there were many other less intense uses that could better serve the neighborhoods. He stated going from the current low density use to one of the most intense commercial uses did not seem appropriate. He stated this intersection, with gas station as

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proposed, was already a huge traffic issue, creating safety issues and impeding the fire and EMS runs at times. He stated he hoped the Council was fully aware of that. He stated an attempt was made to correct the problem with improvements to the intersection, but it did not correct the problem. He stated traffic continued to back up to the Meadows entrance, and sometimes to as far as his driveway, 1,800 feet from the intersection. He stated he had sent the Council pictures of the backup, and with all due respect to the traffic study, he lived the problem every morning. He stated there are even some backups in the afternoon. He stated Wawa would only add more traffic to this congested area, and during peak times did not offer any good exits from the gas station. He stated cars would exit to the east and look for a place to make a U-turn to get back to State Road 37. He stated it would happen at the Meadows entrance or his driveway. He stated there was a 14-foot drop from the top of the hill near the fire station. He stated the hill would make exiting the gas station and entering the gas station from the east very dangerous. He stated traffic backups also created safety issues for the fire station and ambulances. He stated he had personally been in the stacked traffic lanes when an emergency vehicle needed to exit the station. He stated the movement of vehicles to make room for the emergency vehicle to come out resulted in traffic moving into the oncoming traffic lanes, which created significant safety issues. He stated also, as noted in the Wawa executive summary, vehicle traffic was growing in that area, which was correct. He stated Wawa would only add to the problem that already existed. He stated 147 homes had been approved at 196th Street and Promise Road, which would add more traffic. He stated for these safety and traffic issues and many other reasons, he asked the Council to oppose the development. He stated a better location would be 186th Street and State Road 37.

Suzy Simpson of 10719 Corn Poppy Court addressed the Council. Ms. Simpson stated her neighbors had added a lot. She stated one concern she had was with additional congestion. She stated children would be coming across 191st Street – pedestrian traffic – kids on bikes, kids on skateboards, people walking, a lot of congestion, and a lot of safety issues. She stated she also had concerns with the runoff. She stated she knew that there was a retention pond, but currently, when there was a lot of rain, the pond holds a lot of water that goes under State Road 37 and then gets to the area by White River and the cross country course. She stated she was concerned about additional runoff causing pollution. She stated she thought there was a better location. She stated she understood the property would be commercial at some point, but she thought a different location for a convenience store/gas station would be better. Mr. Boice asked if kids cross State Road 37 on bikes to go to school and other events. Ms. Simpson replied she had not seen bikes, but she had seen kids walking. Mr. Thurston stated INDOT had installed a crosswalk on the north side of the intersection. Mr. Boice replied he had seen the crosswalk.

Brant Bergdoll of 10406 Trillium Court addressed the Council. Mr. Bergdoll stated he had lived in the Meadows for over 25 years. He stated he was not anti-development. He stated he would not be able to live and work in Noblesville, and his kids would not have the opportunities in Noblesville without the draw to live, work, and play that other families had enjoyed. He stated he wanted to speak about the environmental aspects of this location. He stated gas stations, especially when they are filling up, emit toxic pollutants such as benzene. He stated there were no known safe values for benzene. He stated studies in France, Taiwan, and the United Kingdom had shown an increased incidence of leukemia in people who live near a gas station. He stated he believed Carmel had a 500-foot buffer from a gas station, and current research showed this should be the minimum amount between the gas station and a residence. He stated there was a house to the east within that buffer zone. He stated also, the fire station across the street was a residence, since there were people that basically lived there. He stated they also were within that zone. He stated there were several homes along Canal Way that were probably pretty close to the zone as well. He stated current research suggests due to the age of children, that a gas station should not be built within 1,000 feet of any schools. He stated there was a school nearby at Our Lady of Grace (OLG). He stated White River Elementary School also was on the other side of State Road 37, and some of their outdoor activity fields were definitely within that 1,000-foot zone. He stated approximately five years ago he was part of a group that purchased an office building in Downtown Indianapolis. He stated part of the due diligence by the bank was looking into the property's history. He stated there was a slight, possible mention of a gas station in the 1930s or 1940s that almost ended the deal completely because of the environmental aspects of it. He stated luckily, they found no further evidence, but he did know that this decision would condemn this property for eternity to be either a gas station or a former gas station. He stated this

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unique site was near two schools, a vibrant, large community, and a vibrant church (OLG). He stated we all could come up with a better use for this property.

Stacie Bergdoll of 10406 Trillium Court addressed the Council. Ms. Bergdoll stated she would keep her remarks very brief, since she knew she would repeat some of what was previously said. She stated her husband Brant just spoke. She stated she also had lived there for over 25 years. She stated she was also a small business owner, and she had been thrilled with the economic growth of Noblesville over the past years. She stated she definitely was not opposed to development, but her concern with the proposed Wawa was the increased traffic at the intersection, increased crime drawn to the area, and light pollution. She stated these things would be ever-present, 24/7, every day. She stated she worried those things would decrease her property value, as well as the property values for the rest of the neighborhood. She stated it was a wonderful neighborhood, and she would hate to see that happen. She stated she believed there was probably a better place. She stated she had been to a Wawa in other states, and it probably is a desired amenity. She stated she believed there was a better placement for it, perhaps a little further to the south on State Road 37. She thanked the Council for listening to her point of view.

Ms. Wiles stated the next step in the process was the Plan Commission, where citizens could be heard again.

The citizens who spoke, the representatives of Wawa, and Mayor Jensen left the meeting.

NEW ORDINANCES FOR DISCUSSION

#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)

Mr. Davis moved to introduce Ordinance #05-02-25, second Mr. Thurston. Economic Development Manager Amy Smith stated before presenting the ordinances, she would give a brief update on what has happened so far at Hyde Park. She stated Council approved an economic development agreement between the City and MAB Capital Investments in 2021. She stated in 2022 that agreement was amended to account for the expansion of the Birkla project and increased the maximum bond amount for up to \$40 million in bond issuance for infrastructure improvements. She stated KSM had worked with MAB Capital to provide an update to the Economic Development Department. She stated land development, infrastructure improvements, and residential development were projected to be completed in 2032, but they were tracking well ahead of schedule. She stated all major parcels had been rezoned with approved preliminary development plans in place for several multi-family, commercial, office, and mixed-use projects. She stated a few of the infrastructure improvements were completed, with many others almost complete. She stated the waterline extensions south along Brooks School Road were completed in 2023, and legal drain reconstructions also were completed. She stated regional detention was 99 percent completed; earthwork was 99 percent completed; conversion of flood ground to developable acreage was 93 percent completed; park improvements were 48 percent completed. She stated as part of the agreement, MAB Capital was completing a passive recreation amenity and would dedicate approximately 160 acres to the City, which could happen as early as this year. She stated the 141st Street connection and Sand Creek Bridge were 20 percent completed. She stated completion of the road and bridge were required to be completed by December 31, 2027. She stated both ordinances were for approval of the issuance of developer-purchased bonds. She stated Ordinance #05-02-25 is for infrastructure work within phase 1 of the Edward Rose project. She stated the Edward Rose project consisted of 295 multi-family units over two phases including one, two, and three bedroom units. She stated the bond would be for an amount not to exceed \$5.5 million with an interest rate not to exceed 8 percent for no longer than 25 years. She stated debt service would be paid from TIF revenues from the allocation area. Mr. Smith stated the Finance Committee discussed the project.

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He asked how the new park compared in size to the City's existing parks. Mr. Light replied it would be comparable in size to Finch Creek Park.

#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)

Mr. Davis moved to introduce Ordinance #06-02-25, second Mr. Johnson. Economic Development Manager Amy Smith displayed a map of Hyde Park. She pointed out the locations of the Edward Rose and JC Hart projects. She stated Ordinance #06-02-25 was for the infrastructure work within phase 1 of the JC Hart project. She stated this project consisted of 358 luxury apartment homes over two phases. She stated move-ins were expected to start in late 2025. She stated this bond would be for an amount not to exceed \$6.5 million with an interest rate not to exceed 8 percent for no more than 25 years. She stated tax increment revenues would be used for debt service payments on the bond. She stated the ordinances were heard by the Finance Committee and received a favorable recommendation. Mr. Peterson stated he appreciated the update, but he would like to provide an update to new Council members. Ms. Smith replied Ms. Reed had offered to have a work session for that purpose.

#07-02-25 COUNCIL TO CONSIDER ORDINANCE #07-02-25, AN ORDINANCE ANNEXING APPROXIMATELY 170.86 ACRES IN NOBLESVILLE TOWNSHIP; RESOLUTION RC-18-25, ADOPTING A FISCAL PLAN FOR PROPERTY ADJACENT TO THE INTERSECTION OF EAST 206TH STREET (NORTH AND SOUTH SIDES) AND HAGUE ROAD (EAST AND WEST SIDES); AND ESTABLISHING A PUBLIC HEARING (JOYCEANN YELTON)

Mr. Davis moved to introduce Ordinance #07-02-25, second Mr. Thurston. Development Services Manager Joyceann Yelton displayed a map of the area. She stated this request was a super-voluntary annexation of approximately 170 acres. She stated the property was currently vacant but would be redeveloped as Morse Village. She stated the Morse Village project was approved by Council at its December 17, 2024 meeting. She stated the planned development would include single-family and multi-family residential and some planned business uses. She requested a public hearing at the March 25 meeting, after which a vote on the resolution could be held. She stated the ordinance could then receive a vote at the April 15 meeting. Mr. Davis moved to establish a public hearing for Ordinance #07-02-25 at the March 25 meeting, second Mr. Smith, nine ayes, motion carried.

MISCELLANEOUS

#1 COUNCIL TO CONSIDER ACCEPTANCE OF CONFLICT OF INTEREST DISCLOSURES (DARREN PETERSON)

Mr. Peterson stated he had three conflicts of interest to disclose for two land acquisitions. He stated the Whitecroft parcel would be affected by Finch Creek Park, and his wife was retained to be the civil engineer for Phases I and II of Finch Creek Park. He stated he was the architect for Phase I and had been retained to work on the master plan as well. He stated he had worked with Janus for 20 years on their master planning process and would continue with this acquisition. Mr. Davis moved to accept the conflict of interest disclosures, second Mr. Johnson, eight ayes, one abstention, motion carried. Mr. Peterson abstained.

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**#2 COUNCIL TO CONSIDER RESOLUTION RC-16-25, A RESOLUTION
CONCERNING THE ACQUISITION OF REAL ESTATE (MATT LIGHT)**

Engineering Project Manager Andrew Rodewald spoke on behalf of Mr. Light. Mr. Rodewald stated right-of-way would be needed for the roundabout to be constructed at 166th Street and Boden Road, and for Boden Road north of the intersection to State Road 38. He stated a Highway Safety Improvements Plan grant would fund 90 percent of the construction costs for the roundabout. He stated the City was responsible for right-of-way acquisition. Mr. Davis moved to approve Resolution RC-16-25 as presented, second Mr. Schwartz, eight aye, one abstention, motion carried. Mr. Peterson abstained.

**#3 COUNCIL TO CONSIDER RESOLUTION RC-17-25, A RESOLUTION
CONCERNING THE ACQUISITION OF REAL ESTATE (MATT LIGHT)**

Mr. Light stated this resolution authorized the acquisition of approximately 16 acres at the site of the former Noblesville Golf and Batting, currently owned by Janus Developmental Services. He stated the driving range and batting cages were past uses that had been inoperative for several years. He stated Janus issued a Request for Proposals, which the City responded to with its partners. He stated one requirement was that development aligned with Janus' mission. He stated the City's proposal included a trail head on the Midland Trace Trail, a dog park, a café operated by Bee Free Bakery, and housing provided by Real America. He stated Real America provided attainable housing options and dedicated housing for residents with disabilities. Mr. Davis moved to approve Resolution RC-17-25 as presented, second Mr. Thurston, seven ayes, one nay, one abstention, motion carried. Mr. Boice voted nay, and Mr. Peterson abstained.

**#4 COUNCIL TO CONSIDER RESOLUTION RC-19-25, A RESOLUTION
CORRECTING A SCRIVENER'S ERROR IN ORDINANCE #75-12-24
(JOYCEANN YELTON)**

Development Services Manager Joyceann Yelton stated this resolution corrects Ordinance #75-12-24, which approved the annexation of 18161 and 18291 Presley Drive, contained an error in the first paragraph that incorrectly stated the annexation address was 16864 Union Chapel Road. She stated the resolution corrects the address in the first paragraph to 18161 and 18291 Presley Drive. She stated the aerial photo of the annexation and the legal description in the ordinance were correct. Mr. Davis moved to approve Resolution RC-19-25 as presented, second Mr. Thurston, nine ayes, motion carried.

**#5 COUNCIL TO RECEIVE ANNUAL REPORT OF ACCOUNTS PURSUANT
TO IC 36-4-10-5(B)(5) (CAITLIN KESNER)**

Deputy Controller Caitlin Kesner presented four reports that summarized all receipts and expenditures and sources of revenues for all Civil City funds. She stated there were also reports for Redevelopment Authority funds. She stated state statute required the reports to be presented to the Council each year.

**#6 COUNCIL TO RECEIVE THE ANNUAL REPORT OF EXPIRED
WARRANTS PURSUANT TO IC 5-11-10.5 FOR THE FISCAL YEAR
ENDING DECEMBER 31, 2024 (CAITLIN KESNER)**

Deputy Controller Caitlin Kesner presented a list of expired warrants. She stated the warrants were checks issued by the City. She stated City checks had a life of two years. She stated those on the list either declined the payments or were unable to be contacted by staff. She stated if a recipient claims the amount at a later date, the checks could be reissued.

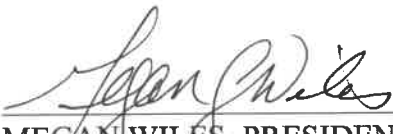
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COUNCIL COMMENTS

Mr. Thurston stated he had the privilege to emcee the Prevail Bowl-a-thon between the City and County teams. He stated the City won the traveling trophy and over \$40,000.00 was raised. He commended Community Engagement Manager Aaron Head for organizing the City's bowling teams for the event.

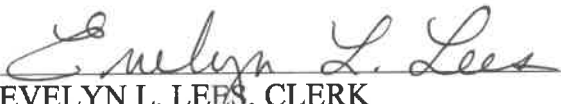
ADJOURNMENT

There being no further business before the Common Council this 25th day of February 2025, Ms. Wiles adjourned the meeting.



MEGAN WILES, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK