

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

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, March 25, 2025. Megan Wiles called the meeting to order at 6:01 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 Mayor Chris Jensen, City Clerk Evelyn Lees, Deputy Mayor Matt Light, Community Development Director Sarah Reed, City Attorney Jonathan Hughes, State Senator Scott Baldwin, a department director, staff, representatives of petitioners, interested citizens, and members of the media.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

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

**APPROVAL OF MINUTES: MARCH 11, 2025**

Mr. Davis moved to approve the minutes of March 11, second Mr. Johnson, nine ayes, motion carried.

**APPROVAL OF AGENDA**

Mr. Davis moved to approve the agenda as written, second Mr. Johnson, nine ayes, motion carried.

**PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT**

Senator Baldwin addressed the Council. He stated he had come to provide an update on the legislative session, which was in the second half. He stated he had authored 15 senate bills and sponsored 25 house bills. He stated he drafted Senate Bills 1, 5, and 9. He stated Senate Bill 9 had been added to Senate Bill 1. He stated Senate Bill 9 was a freeze on the Maximum Levy Growth Quotient and a recodification of calculation of the Growth Quotient. He stated Senate Bill 5 provided extra oversight of state contracts. He stated Senate Bill 1 was a property tax reform bill. He stated the Governor's Office had collaborated on a number of bills. He explained Senate Bill 1 and the work the legislature was doing. He stated property taxes had become intolerable for many people, and they wanted to provide relief. He stated the burden would be shifted to agricultural and commercial properties. He stated the goal was for local governments to eat what they kill and fund their own governments with a rate-based system. He stated they wanted to decouple local government from income tax. The Council thanked Senator Baldwin for coming.

There was one petition to speak. The speaker chose to speak later in the meeting when the item was considered.

**MAYOR'S COMMENTS**

Mayor Jensen thanked Senator Baldwin for speaking to the Chamber. He stated he appreciated the hard decisions that must be made. He stated everyone supported lowering property taxes to help those truly in need, but there must be balance in order to continue to provide services. He stated Noblesville had kept its tax rate the same for the past five years. He stated currently everyone was talking of the federal Department of Government Efficiency (DOGE), but such an effort was not new to the City. He stated as evidence that the City uses taxpayer money wisely, today the Utility Department received a credit rating upgrade.

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Mayor Jensen stated in 2025 he planned to highlight work his Administration had done over the past five years with data and statistics to tell the story. He stated there were many rumors being spread, and he would counter them with factual data.

Mayor Jensen stated he would focus on the Planning Department. He stated in 2020, the City was approximately 23,000 acres. He stated in 2020 there were an average of 151 code enforcement cases. He stated in 2024 the City had grown to approximately 23,839 acres with 173 code enforcement cases. He stated Gatewood Lakes would increase the size of the City by approximately 1,300 acres, or 2.04 square miles. He stated all the annexations had been super-voluntary. He stated in 2020 the Planning Department had scheduled 152 public hearings, and in 2024 it had scheduled 247 public hearings. He stated the Planning Department consisted of 15 employees in 2020, and one had been added since then. He stated in 2020, 1,201 building permits were issued, and in 2024, 890 residential building permits were filed. He stated he hoped the information would be helpful.

Mr. Peterson asked if the statistics on multi-family housing from the last meeting would be available on the website. Mayor Jensen replied the data was from private companies, so it was not appropriate to post them to the City's website. He stated he would forward the data to Mr. Peterson. He stated he would ask Community Engagement Manager Aaron Head to update the information quarterly.

Mayor Jensen stated he and Mr. Schwartz visited Hoosier Heritage Farm yesterday at the invitation of Mr. and Mrs. Thieme to learn about their farm to table operation.

**COUNCIL COMMITTEE REPORTS**

Mr. Davis stated the Finance Committee met on March 20. He stated Chief Financial Officer and Controller Jeffrey Spalding provided an update on financial software enhancements. He stated Mr. Light provided an update on municipal finance reform legislation. He stated the committee recommended approval of the claims.

**APPROVAL OF CLAIMS**

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

**PREVIOUSLY DISCUSSED ORDINANCES**

#04-02-25      COUNCIL TO CONSIDER ORDINANCE #04-02-25, AN ORDINANCE ANNEXING APPROXIMATELY 1,137 ACRES IN WAYNE TOWNSHIP, 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 146<sup>th</sup> Street was already in the City limits in Corporate Campus. She stated this super-voluntary annexation was approximately 1,137 acres. She stated the public hearing had been advertised as required by statute and was held on March 11. Mr. Davis moved to approve Ordinance #04-02-25 as presented, second Mr. Peterson. The following roll call vote was taken for Ordinance #04-02-25:

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

Nine ayes, motion carried.

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#07-02-25 COUNCIL TO CONSIDER ORDINANCE #07-02-25, AN ORDINANCE ANNEXING APPROXIMATELY 170.86 ACRES IN NOBLESVILLE TOWNSHIP; AND 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) (JOYCEANN YELTON)

Development Services Manager Joyceann Yelton displayed a map of the annexation area. She stated this ordinance was for a super-voluntary annexation of the proposed Morse Village development approved in December 2024. She stated the ordinance was introduced approximately one month ago. She stated at this meeting, the Council was required to have a public hearing and consider the fiscal plan for the annexation. She stated after the introduction she discovered an error in the fiscal plan. She stated in page eight of Section 7, in the Summary, it stated the annexed property would be in Councilmanic District 1, which was incorrect. She stated the annexation would be in District 4. She stated the correct district was in the ordinance. She requested that Resolution RC-18-25 be amended to make the correction.

**PUBLIC HEARING FOR ORDINANCE #07-02-25**

Ms. Wiles opened the public hearing for Ordinance #07-02-25.

Ann Marie Bauer of 21380 Oakview Drive addressed the Council. Ms. Bauer stated she lives in the Oakbay subdivision. She stated she was there for a primary and secondary purpose. She stated her primary purpose was to thank the three Council members who listened to those who live in the area of the proposed Morse Village project. She stated they felt that Mr. Boice, Mr. Davis, and Mr. Elliott listened to them, and listened to a broad array of opinions during the discussions and open hearings. She stated they sincerely appreciated the fact that the Councilors respected their input and were willing to vote against the project. She stated the rest of the Council missed the fact that the neighbors were not against all development, but they were against certain characteristics of the proposed development that would completely alter the ambiance of an area they all love. She stated in terms of additional housing additions and subdivisions, there had never been a complaint. She stated she knew many people who live in Noblesville because she worked with a lot of them. She stated they were not opposed to development in that area; they were opposed to certain characteristics of the development which was going to be heading their way and affecting their lives. She stated for example, there was some (very negligible) support for a commercial area. She stated in point of fact, they felt like they had plenty of commercial areas. She stated it took all of ten minutes to drive to Noblesville proper to Kroger from where she lived. She stated it took less than 15 minutes to get to City Hall tonight. She stated it was not an issue for them – the travel time, the accessibility, or how close it was. She stated they liked the quiet and to protect the eagles more than they heard the developer being willing to do. She stated over time, his position moderated somewhat, once the eagle was declared the national bird and national symbol of the country. She stated perhaps that area could be relegated. She stated she had a lot of sympathy for the people who live in West Pointe. She stated if any Council members lived there and had a development change its character so much, they probably wouldn't be so happy either. She stated many of them were hopeful after attending the last meeting when so many people suggested there might be middle ground and a way to get the parties together and discuss ways for mutual accommodation. She stated she was sorry that didn't happen, but again, she thanked the three Council members who listened to them and displayed interest and were willing to vote. She stated for the rest of the Council members, she personally suggested that they not try to run for any future elected offices using a comment about how well they listen to the people they want to represent. She thanked the Council. Mr. Davis thanked Ms. Bauer.

Mr. Davis moved to close the public hearing for Ordinance #07-02-25, second Mr. Thurston, nine ayes, motion carried.

Mr. Davis moved to amend Resolution RC-18-25 as presented, second Mr. Peterson, nine ayes, motion carried. Mr. Davis moved to approve Resolution RC-18-25 as amended, second Mr. Peterson, seven ayes, two nays, motion carried. Mr. Boice and Mr. Elliott voted nay.

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**COUNCIL COMMENTS**

There were no comments.

**ADJOURNMENT**

There being no further business before the Common Council this 25<sup>th</sup> day of March 2025, Ms. Wiles adjourned the meeting.

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MEGAN WILES, PRESIDENT

ATTEST:

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EVELYN L. LEES, CLERK