

Fishers City Council Retreat  
Monday, February 10, 2020  
Conner Prairie, Chinese House

Meeting called to order at 6:00pm.

Those present:

Mayor Scott Fadness  
Deputy Mayor Elliott Hultgren  
Chris Greisl  
Tony Bagato  
Eric Pethel  
Jason Taylor  
Gerrod Franklin  
Tom Dickey  
Ashley Elrod  
Sarah Sandquist

Brad DeReamer  
John Weingardt  
David George  
Jocelyn Vare  
Samantha DeLong  
Todd Zimmerman  
Cecilia Coble  
Selina Stoller  
Pete Peterson

Larry Lannan

Mayor Fadness kicked off the meeting welcoming everyone to the retreat and stating that the next 24 months will be about building in Fishers.

Jason Taylor – Street/Trail infrastructure:

- SR37 & 126<sup>th</sup> St will be closed March – approx. July on the West side
- SR37 & 126<sup>th</sup> St will be closed approx. July – October on the East side.
- Stop sign removal is in process at 126<sup>th</sup> by the YMCA – hope to have done before 126<sup>th</sup> closes Westbound.
- 146<sup>th</sup> St section was awarded on 2/5/2020 to a contractor. This is a 2 year construction schedule. Utilities will be moved this year with the majority of the work begin done in 2021 and continuing into 2022.
- 131<sup>st</sup> St and 136<sup>th</sup> St will go out to bid this fall with a similar construction time line as 146<sup>th</sup> St.
- 96<sup>th</sup> St will expand from a 2 lane to a 4 lane boulevard with a full bridge.

- A roundabout will be constructed at 96<sup>th</sup> St and Sargeant. Fishers received federal funds for this project. The city is setting meetings with local businesses and neighborhoods. This project will go out to bid beginning of March.
- Work on South St. is finishing up. Work will be substantially complete by beginning of summer.
- Lantern Rd. was originally a 90 day close but ran into utility issues which resulted in a 3 week delay. Sanitary sewer should be done by mid April. Mid May target to have road open. Storm drain is being installed while the road is torn up.
- Website is the 'go to' for everything SR37 related.
- Considering putting a month to month draft of detour routes in the website.
- May switch up the traffic light timing – either longer or shorter – to help with traffic.
- May use barricades.
- Talked about limiting the utilities work during these times.
- Road resurfacing was discussed. Neighborhoods cost the most to resurface. Will try and get all neighborhoods done in a 5 year period.
- Todd Zimmerman asked about the plan for the streets for Burberry Place. Burberry Place is the only neighborhood that is all concrete. The main line should be redone in 2020. The curbs should be done in 2021. City will repair the concrete (not rip it up and replace). This will probably be done in April 2020. City will send a letter to residents and inform public of plans once a contractor is in place.
- Technology Dr will also be looked at for resurface/repair.
- Brad DeReamer asked about a roundabout at Southeastern Rd. and Cyntheanne Rd. This is a capital project. The city received \$6.4 million to do 136<sup>th</sup> St. from Prairie Baptist Rd to Cyntheanne Rd. Brad stated residents want the road done all the way to Atlantic Rd.
- Brad asked about the Brooks School Rd. crosswalk. Brad stated that residents were told that the city was installing a crosswalk in 2018 then in 2019 and it still isn't done. The crosswalk is slated to be done in 2020. Brad stated 'we lied' and the 'trust factor is lost between me and that neighborhood'.

#### Eric Pethel – Street/Trail infrastructure:

- Discussed the city sidewalks and the repairs that have been made to many of them since August 2019. There were numerous trip hazards removed and panels that were fixed. Several neighborhoods will see sidewalk repairs during summer 2020. Some of those neighborhoods are Woods Edge, Stephenson Mill, Royal Wood and Hamilton Proper.
- In the past, the city was repairing 50 panels in the same amount of time we can now do 1300+.
- The city has a piece of equipment that allows for much quicker work and better efficiency.
- Report is that most residents are happy but some have complained about the slurry from the water used to cut the concrete.
- It was estimated that it will take 5-7 years to fix the sidewalks throughout the city.
- If the sidewalks are privately owned, as is the case in some neighborhoods, the Mayor Fandess stated that the city would entertain partnering with HOA's to share the expense of fixing the sidewalks.
- Jason Taylor noted that in just 1 year, there has been a big improvement seen with the sidewalks that have been repaired.

#### Chris Greisl: Street/Trail infrastructure:

- Discussion regarding private roads. The city is not responsible for the maintenance of private roads. The businesses (some old, some new) have let the roads go too long.
- Obtaining cost estimates for private road repairs and speaking with property owners. This process would use the city financial backing with a low interest rate to get the roads repaired. Once roads repairs are complete the city takes ownership of the road. Road owners will have to pay for the initial repairs but will be able to do so at a lower cost than if the city was not involved. There are both commercial roads and neighborhood roads that are private roads. The commercial roads would be targeted first then the residential neighborhood roads. The private residential neighborhood roads that are coming due to maintenance and some of the HOA's have asked the city to take over the road and the maintenance. Apartments/townhome complexes are in an entirely different category than the private neighborhood roads.
- The city has not begun to reach out to businesses. There is a lengthy statutory process and a due diligence period for the road repair cost. There is also an assessment of each property owner and how to assess who would pay what amount.
- Jocelyn Vare asked the lead time between the first and last step. Answer is at least a year for the entire process. Chris stated that there would be a very good understanding of cost up front. Payment plans would probably be laid out well in advance.
- Cecilia stated that there was concern among the Princeton Woods (condos across from Delaware Township offices) residents that construction trucks are driving through one of their parking lots and over a bridge. Turns out the contractors have purchased access through the Princeton Woods HOA for an easement to use the roads.

#### Tom Dickey – Downtown Redevelopment/Nickel Plate Trail:

- Tom is a consultant for the Nickel Plate trail and is working with Sarah Sandquist.
- They worked with residents for the Nickel Plate trail master plan 2040.
- Core downtown section of trail will be 106<sup>th</sup> St. to 126<sup>th</sup> St.
- Tunnel under 116<sup>th</sup> St. will go to bid in February 2020.
- 116<sup>th</sup> St. will be closed approx. 45 days to build the tunnel. Add 10 days to relocate water main under the streets. May 26 is target close day.
- Incentives will be offered for early completion as penalties will be assessed for late completion.
- Selina pointed out that 116<sup>th</sup> St. will be closed during Spark. It was determined this was a better time to close than during the school year when the buses would be running.
- Duke Energy has large easement on either side of proposed trail. Policy is to not allow anything in their easement. After working with Duke, they are willing to relinquish the East side of their easement for trail related development. The West side will continue to be a Duke easement. 12ft. of trail on West side is the easement. No fences, signs or any other items allowed in that space. Easement runs 37 miles from Tipton to Indianapolis.
- The tunnel will be the first phase of a lengthy buildout.
- Due to current construction around NP Bar & Grill building and North Street, trail cannot be built there until 2021.
- City is working on rules/regulations/speed limits, etc for the trail.
- Trail is now closed – currently an active construction site. No trespassing signs have been posted.
- Trail vision is to have portions of it open after dark.

- Cecilia raised concerns regarding ADA compliant area of trail on South St. Yes, the general vicinity will be ADA compliant.
- City is in collaboration with the library to make changes. Library would like to do benches, make space outside. They are reconfiguring their parking lots and entrances – back entrance now will be main entrance in the future. Existing parking lot will be a large green space in the future.
- Cecilia asked when the public would be aware of all of this. Tom replied that the plans have been available to the public from the beginning of the project.
- Ashley Elrod stated she would like to re-engage the track to trail committee.
- Mayor Fadness stated the public roll out would probably be within 30 days. City wants to make sure all information including road closures are put out together.
- Jocelyn asked if the city could send out a notice stating that all segments of the trail are closed.
- Mayor Fadness is working with FPD and others regarding the restrictions and what should be and should not be allowed with possible consequences for those not abiding by the rules.
- Discussion was had surrounding whether it makes sense to open only a small portion of the trail to the public once it's done or keep it all closed until more of the trail is ready to open in 2022.
- Nickel Plate District update by Tom – timeline of development:
  - 2013 – Amphitheatre
  - 2013 – Launch started in library
  - 2014 – The Depot
  - 2014 – Meyer Najem HQ & specialty offices
  - 2015 – Switch office & flats
  - 2016 – Launch Fishers moves locations
  - 2016 – The Edge
  - 2016 – Four Day Ray
  - 2016 – Braden
  - 2018 – RQAW
  - 2018 – new police department & garage
  - 2018 – Master station building
  - 2018 – South Village
  - 2019 – Spark apartments & live/work
  - 2020 – Ellipse office building
  - 2020 – Flexware office
  - 2020 – Maple Sturup Building
  - 2021 – First Internet Bank – completion date Sept 2021
  - 2022 – Hotel Nickel Plate – completion date Jan 2021
  - 2022 – Nickel Plate Station – completion date May 2022
  - 2022 – South Pointe
- There are still opportunities to build in the areas of the liquor store and Plumbers Supply.
- Mayor Fadness stated the city is not actively pursuing anymore projects. Homeowners may approach the city to sell or businesses may approach the city stating they want to move to Fishers.
- Pete Peterson would like to look into developing the entire area of Fritz's car lot. Believes that area is 'misfitted' right now.
- Selina would like to know what other retail is coming into downtown Fishers. She has heard that area in which Brix was located (now closed) is not thriving. Tom replied that once the community gets comfortable with parking in a parking garage some businesses will thrive.

- Jocelyn agrees that the Depot has really struggled. She believes there is more retail and vibrancy in the Spark building than on the main line (116<sup>th</sup> St.)
- Tom replied Spark is more economical for rent than 116<sup>th</sup> St spaces are. The parking is not there, the community will need to park in the garages and the construction is also disruptive.
- All agree that when the trail is completed, it will bring more traffic to the area.
- Mayor Fadness stated that parking on the streets of downtown is going to have to be regulated better than what it is now. USPS will rent the city spaces in their lot but the city has to pay and maintain those spaces and it's not a good deal.
- First Internet Bank update – relocation of utilities has been happening. Project completion date is September 2021.
- Nickel Plate Station projected completion date 2022. Will start March 2020. 55 public parking spaces in garage.
- Hotel Nickel Plate will have 116 rooms and a restaurant. Hilton brand. Plaza in front of hotel will be public. Projected completion late 2020 or Jan 2021.
- Brad stated The Broken Egg was struggling after the first year of being open. Blame is on parking, or lack thereof.
- Mayor Fadness stated the city will build what is left to build and then observe parking habits then regulate. Maybe working on 2 hr restricted parking limits. We know now that what we negotiated 4 years ago regarding parking is not working today. It was discussed that we can no longer 'chalk tires'. Parking meters may be the best alternative.

Sarah Sandquist – Geist Waterfront Park:

- 70 acres – will develop 35 of those acres
- The Landing – phase 1 will include:
  - Community building w/ restroom and multi-purpose room
  - Beach-side playspace
  - The beach
  - Fishing pier
  - Canoe/Kayak launch and storage
  - Lawn space
  - Overlook
  - Food truck/vendor parking
  - Parking lot
  - Bus parking
  - Maintenance building
  - Gateway feature and fence
  - Welcome station
  - Existing cell tower will remain
- Creekside – phase 2 will include:
  - Waterfront nature pavilion with outdoor fireplace
  - Over the water boardwalk
  - Wetland habitats
  - Nature playscape
  - The creek
  - Outdoor adventure course
  - Restroom and storage building

- On-street parking
- Drop-off area
- Native plantings
- Overlook
- Lakefront trail
- The Uplands – phase 3 will include:
  - Prairie and woodland ecosystems
  - Overlook with water views
  - Canoe/kayak access site
  - Lakefront trail
  - Pollinator wildflower garden
  - Paved multi-use trail loops
  - Soft-surface nature trails
  - Picnic shelters
  - Bank channel
  - High point
  - Existing screening berm
- West to East will follow active to passive
- Community asked for closeness with nature – did not want sports or a boat launch – just a quiet place.
- Selina asked about a dog beach.
- Water is very deep so will bring in a lot of dirt to backfill and build a shelf
- Will be dredging for the next 3 years. This will help bring the trees back to what they once were and help improve the quality of the water. The beach will be 3 times the size of Saxony Beach.
- Park build will not be done all at once.
- Looking at a build, operate and then transfer plan.
- RFP to put team together, select a contractor then design and permitting over 2 to 2 ½ years.
- Phase 1 expected to close in 2024 without raising taxes.
- Phase 2 and phase 3 expected in 2026 – 2028.
- Vision of access is to be like a State Park. Restricted access with a gate structure. Pricing strategy similar to Saxony Beach (residents vs. non-residents). Possible residential discount or charge non-residents more than residents. Accessibility to all will be taken into account for pricing structure.

#### Ashley Elrod & Gerrod Franklin – Community Engagement:

- Mayor Fadness: with Leah's departure, had to consider what was best for the city. Didn't need 2 deputy mayors but needed someone out front like Leah once was. Not so much for mass communications but more for closer communication/connection with the public. Gerrod will be that person. He will be the public side of the city – part of the community engagement team.
- Gerrod will be focused on connecting the residents to their community.
- Gerrod will communicate with neighborhood groups for info. All community groups as well, such as disabilities group, arts commission and stigma free group just to name a few.
- He will work with the community development group for Shop Fishers to add a restaurant event.
- Youth council, government academy and kids visiting city hall will also fall under Gerrod. Other areas include volunteer opportunities, volunteer management, building relationships with

community, working on problems in community and finding the resources and tools to use to accomplish this. Door to door engagement, connecting with programs outside Fishers, veterans' relationships are included as well.

Mayor Fadness – closing thoughts:

- Lots going on over next 24 months
- Shifting from planning and formulating ideas to implementing those plans and ideas
- Plan is to do a community survey within the next 30 days to see how our community is doing health-wise. The survey will be modeled after a survey in Santa Monica, CA. Goal to implement within next 30-45 days. Phone survey first then online survey with option of paper survey at city hall. Will place informational insert into storm water billing and also send out a postcard.
- Cecilia asked that all caregivers be included in the survey as well.
- Survey questions should be completed in the next few days then will be online for at least 30 days.
- Schools will survey students through Panorama so this survey will not be for school aged children.

Final thoughts....

- Brad DeReamer asked why we had school zones. He would like to see the principal of each school be responsible for the school zone reduced speed hours/limits.
- Chris spoke to the legalities of school zone lights and the new resolution with the elevated fines.
- Brad asked why there were no sidewalks built around our schools. No one had an answer.
- Samantha DeLong asked if there was any way to get drivers to slow down on 116<sup>th</sup> Street. Answer was not really. FPD enforce while they are on scene but once they leave, drivers are back to speeding. No real way outside of law enforcement.

Meeting was adjourned at 9:17 pm.

Respectfully submitted,



Kim Greiner