

Town of Meridian Hills
Town Council Meeting Minutes
Monday, January 13, 2025, 7:00pm

GOVERNED BY ROBERTS RULES OF ORDER

1. President Freihofer called the meeting to order after confirming the presence of a quorum. The following were in attendance:
 - Walter Freihofer, Town Council President
 - Greg Jacoby, Town Council Member
 - Cole Marr, Town Council Member
 - Zach Gordon, Town Council Member
 - Ryan Mann, Dentons - Town Attorney
 - John Dillon, Clerk-Treasurer
 - Craig Huse – Town Council Member
 - Mitchell Kampman – Resident
 - Rick Batza – Police Chief
2. Pledge of Allegiance was led by Councilor Freihofer
3. Election of President of the Council for 2025
 - Motion By Greg Jacoby; Second by Zach Gordon
 - He won by a 5 - 0 Unanimous Vote
4. Any Resident Issues
 - Mitchell Kampman – See presentation.
 - Presented issues with speeding on 75th street; Committee discussed issues.
 - Commission voted 5-0 for City Attorney, Ryan Mann, to send our letter of support for the police chief's position on the cameras.
5. Approval of Minutes from the December 17, 2024, meeting was approved.
 - Motion by Walter Freihofer
 - Second by Zach Gordon
 - 5 – 0 Unanimous Vote
6. New Business - Clerk Treasurer
 - A. Voucher Packet – Finalize and Approve.
 - B. Acceptance of October, November, and December 2024 Financial Packet
 - C. Approval of the October, November, and Dec 2024 Bank Reconciliation
 - A, B, C to be taken together on a motion by Water Freihofer and seconded by Cole Marr
 - 5-0 Unanimous Vote
 - D. Consideration of 2024 year end transfers
 - E. Acknowledgement on the 2024 actual and 2025 planned Rainy Day Fund Transfers (\$20,000 each) as noted in the 2025 budget.
 - D, E were acknowledged.

F. LWG's 2025 Engagement Letter

- Greg Jacoby motioned; Seconded by Zach Gordon
- 5-0 Unanimous vote

7. New Business – Town Engineer

A. Updated Monthly Report - updated inventory provided, dated 1/13/2025, and discussed.

B. Project Updates:

- 2023-02 CCMG Pavement Maintenance Project - Project is closed out with INDOT. Howard still has thermoplastic markings to complete on the raised crosswalk.
- 2024-01 CCMG Pavement Project - This project is already under contract with Midwest Paving. Construction in May 2025.
- 2024-02 CCMG Pavement Project - The Bid Opening was discussed and set for a special meeting on February 10, 2025, at 7:00 p.m. John Dillon / Ryan Mann will take care of public noticing for the meeting. Construction is anticipated to be set for August 2025. INDOT requires that the town be under contract by 3/7/25. Construction tentatively to begin in August 2025.

C. Funding Applications:

- 2024 Indy NIP Application (awarded) - Approved, but no update from DPW. New DPW POC for INIP has been contacted by David Borden. Updates to follow. Grant will be used for reimbursement for work completed by Midwest Paving on CCMG 2024-1
- 2025 Indy NIP Application (now) - (now called 2025 Community Powered Infrastructure (CPI) Application) – It was discussed that the current call for projects is open until February 14, 2025. It was also discussed that the Town could choose to apply for the next phase of the 75th St. Sidewalk (Pennsylvania Street to Washington Blvd.) or for the 2024-1 CCMG paving project match. CrossRoad also recommended to look into including the Street ID Sign replacements into the application. CrossRoad has the following items to provide before Council makes a decision:
 - i. CrossRoad to provide an exhibit for R/W needs at the SE corner of 75th and Pennsylvania that shows potential sidewalk layout and that there is no impact to front yard setback on 75th Street due to any R/W dedication.
 - ii. CrossRoad to provide a preliminary cost estimate for the sidewalk from Pennsylvania to Washington, and a cost estimate for the 2024-1 CCMG paving project match for council to consider. Also, CrossRoad will include Street ID sign quote cost to consider adding signs to the application.
- 2025-2 CCMG Application (July 2025) – will apply for 2025-2 CCMG application in July 2025

D. Signage Update - Street Sign Replacement Quote / 71st Street Stop Signs / 75th Street Speed Limits / Penn Street Radar Sign

- Street ID signage replacement quotes came in at \$52,667.10 (base) / \$55,901.20 (alternate). CrossRoad will discuss a per each cost with Signarama to see if there could be a cost savings if Town would remove and reinstall the signs themselves, and Signarama just produces the sign blades.
- Reflective strips have been added to stop sign at 71st b. and Penn, and this work has been invoiced to the Town.
- CrossRoad will evaluate speed limit sign (quantity and spacing) on 75th Street to see if there are any recommended changes to be made.
- CrossRoad will continue to check to see if there are any refurbished Solar Speed Radar Signs that can be purchased and installed on Pennsylvania Street north of 75th Street.

E. 7401 Holliday Drive W. – ROE / Private Pipe Discussion

- Ryan Mann will be reaching back out to DPW and BNS and writing a letter explicitly stating that the town does not approve of the structure and will not be taking ownership of it.
- F. Penn Street Bridge – project is on schedule at this point. Per Beatty Construction, pile driving is anticipated to occur this Thursday (1/16) and Friday (1/17). If necessary, and weather permits, they may also be working on piles on Saturday. Herzog and Gordon have already been notified. CrossRoad will e-mail Seger and Broadbent to notify them of the pile work.
- G. 75th and Illinois Resident Request (Mitchell Kampman) – CrossRoad to provide some quick options for improvements to signage / intersection to improve stopping condition for council to consider.

8. Snow Removal Discussion

- There is \$52,000 in flexible funds. Already spent \$25,000 on snow removable.
Tough snow year.

9. Council Members Waiver of Salary – Brief discussion

10. Clerk-Treasurer Waiver of Salary – Brief Discussion

11. New Business – See presentation by Town Attorney, Ryan Mann

- Short-Term Rentals

12. Adjournment

January 13, 2025

To the Meridian Hills Town Council:

I am writing to bring urgent attention to traffic safety concerns in our community. On Friday, December 13th, at approximately 3:20 PM, my three young children and I were nearly struck by a vehicle at the intersection of 75th and Illinois Street. The driver, traveling west on 75th Street at what appeared to be a speed well above the posted 25 mph school zone limit, locked their brakes and came to a screeching halt in the middle of the intersection.

This incident is not isolated but indicative of broader concerns that I understand this council has discussed for years. I urge the council to consider and implement additional measures to improve safety for our residents and children.

Proposed Solutions

1. Enhanced School Zone Speed Limit Signs

I strongly recommend upgrading the school zone speed limit signs on 75th Street, both east and west of St. Luke School, to include flashing lights during school hours. Such signage is proven to attract drivers' attention and encourage compliance. A similar sign already exists at 75th and College for eastbound traffic on 75th Street, and it could serve as a model.

2. Traffic Control During Peak Hours

I encourage the council to empower St. Luke's administration and school resource officer to utilize traffic control during drop-off and pick-up hours. I have already spoken with the administration at St. Luke's School, and they have expressed their support for implementing traffic control to ensure the safety of students and families during these critical times.

Park Tudor, for example, uses traffic signal control at the intersection of 75th Street and College to manage peak traffic flow. Implementing a similar system near St. Luke's could dramatically improve traffic safety and reduce congestion.

Additionally, the traffic signal at the intersection of 75th Street and Meridian lacks a left-turn arrow for northbound traffic. During peak hours, this results in severe congestion, with backups stretching from North Holiday Drive through the 75th and Holiday intersection and eastward toward Meridian. While I have the patience for such delays, many do not. Frustrated drivers take alternative—and often unsafe—routes, creating additional risks for children and residents.

3. Increased Enforcement of Traffic Violations

As I write this, I've witnessed a silver minivan blatantly ignoring the stop sign at 75th

and Illinois, traveling well above the 25 mph school zone limit without even tapping the brakes. While bad actors cannot be eliminated entirely, enforcement can deter unsafe behavior.

The latest Town Marshal report, covering the period ending October 31st, shows 40 warning citations but only 4 traffic citations issued. Modest but consistent enforcement is essential for driving behavior change.

A Call to Action

I have attended enough council meetings to know that every proposed solution has its detractors. Still, I implore this council to prioritize the safety of our residents and children by exploring and implementing meaningful actions.

In addition to local measures, I respectfully request that the Town Council use its platform to publicly urge Indiana state legislators to support the use of automated traffic enforcement cameras. This technology has been outlined as a critical safety tool in an **Op-Ed by Indianapolis Chief of Police Chris Bailey, published in the IndyStar**, where he highlights its effectiveness in reducing accidents and holding reckless drivers accountable. Chief Bailey's advocacy aligns with the voices of many Indianapolis City-Council members, who have also expressed support for the move.

By joining this growing call for action, the Meridian Hills Town Council can help amplify the demand for legislative approval of this proven safety measure, ensuring safer roads not just for our town but for communities across Indiana.

Thank you for your time and consideration.

Sincerely,

Mitchell Kampman

7499 N Illinois St

Indianapolis, IN 46260

SHORT-TERM RENTALS
Indiana Statute and Indianapolis Ordinance

INDIANA STATE STATUTE (IC 36-1-24)

Authority and Scope (IC 36-1-24-1, -6, -7)

- “Short term rental” means: (1) a single family home; (2) a dwelling unit in a single family home; (3) a dwelling unit in a two-family or multifamily dwelling; or (4) a dwelling unit in a condominium, cooperative, or time share. The term also includes detached accessory structures, including a guest house, or other living quarters, if the entire property is designated for a single family residential use.
- Applies to rentals for less than 30 days at a time and booked through short-term rental platforms.

Owner Occupied vs. Non-Owner Occupied (IC 36-1-24-8, -9)

- Owner Occupied. An owner-occupied short term rental “is a permitted residential use under any applicable zoning ordinance of a unit and may not be disallowed by any zoning ordinance in a zoning district or classification of a unit that permits residential use.”
- Non-Owner Occupied. A unit may require a special exception, special use, or zoning variance in a residential zoning district.
 - o The unit may not interpret or enforce any of its zoning regulations for a special exception, special use, or zoning variance in a manner that is intended or has the effect of prohibiting or unreasonably restricting short term rentals.
 - o Denial of a special exception, special use, or zoning variance may appealed in the same manner as other zoning decisions.

Municipal Regulatory Authority (IC 36-1-24-10)

- A unit may regulate, prohibit, or limit short terms rentals only for the following purposes:
 - o Public Health and Safety (fire and building safety; sanitation; transportation; traffic control; and pollution control).**
 - o Residential use and zoning related to noise, protection of welfare, property maintenance, and nuisance issues.**
 - o Prohibit certain uses (housing sex offenders, manufacturing or selling illegal drugs, operating an adult entertainment establishment).
 - o To require an emergency contact for a short term rental.
- ** Enforcement for these reasons must be performed in the same manner as enforcement that applies to similar properties that are not short term rentals.

Permitting Framework (IC 36-1-24-11, -13, -14, -17)

- May require permits for each property.
- May require the owner provide their contact information, the contact information of a property manager (if they use one), and a short description of how the rental units are marketed.
- Maximum initial permit fee of \$150 (no fee allowed for renewals).
- Permits are non-transferable upon sale of the property.
- Three ordinance violations within a calendar year may result in permit revocation.

- Completion by Owner. Applications must be submitted by the owner. If the owner is a corporation, partnership, or other legal entity, it must be submitted by an officer or agent.
- Permit Fee.
 - \$150 for an initial permit.
 - \$150 for a subsequent permit to an owner for the permitted property after the owner's previous permit has been revoked.
- Inspection. An inspection may be required to ensure the structure or unit meet all the applicable building codes and is safe and habitable.

Penalties and Enforcement

- Owners who do not comply may be subject to enforcement, including inspection, citations, and/or revocation of permit pursuant to IC 36-1-24.