

# COMMON COUNCIL MEETING AGENDA

MONDAY, February 15, 2016 – 6:00 P.M.  
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

## MEETING CALLED TO ORDER

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE**
3. **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
4. **APPROVAL OF MINUTES**
  - a. February 1, 2016 Regular Meeting
5. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
6. **COUNCIL, MAYORAL AND CLERK-TREASURER COMMENTS/OBSERVATIONS**
7. **ACTION ON MAYORAL VETOES**
8. **CLAIMS**
  - a. Payroll \$1,558,521.50
  - b. General Claims \$2,073,300.31
  - c. Retirement
  - d. Wire Transfers \$3,266,631.22
9. **COMMITTEE REPORTS**
  - a. Finance, Utilities and Rules Committee
  - b. Land Use and Special Studies Committee
  - e. All reports designated by the Chair to qualify for placement under this category.
10. **OTHER REPORTS**
  - a. Carmel Redevelopment Commission (Monthly)
  - b. Economic Development Commission (Quarterly – February, May, August, November)
  - c. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)
  - d. Redevelopment Authority (Bi-annual – April, October)

- e. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
- f. Ethics Board (Annual – February)
- g. Library Board (Annual – February)
- h. All reports designated by the Chair to qualify for placement under this category.

## 11. OLD BUSINESS

- a. **Second Reading of Ordinance Z-608-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the West Clay Village Planned Unit Development District Ordinance; Sponsor: Councilor Kimball. Remains in the Land Use and Special Studies Committee. Remains in the Land Use and Special Studies Committee.

### **Synopsis:**

Ordinance amends certain provisions of the West Clay Planned Unit Development District Ordinance (the “West Clay PUD”). These amendments relate solely to two (2) mixed use (commercial/residential) areas: the Village Center and WestClay Uptown. The changes are necessitated by the current limit on residential density within the West Clay PUD, and are in response to changes in economic conditions over the course of a decade that render it unfeasible to build out the Village Center and WestClay Uptown exclusively for office and retail uses. The amendment for (i) Area 1, as identified in the ordinance, will permit a maximum of 52 additional dwellings, (ii) Area 2 would allow an addition of approximately thirty (30) loft units and an additional nine (9) Townhomes, and (iii) Area 3 would subject Area s to the same standards as other businesses within WestClay Uptown (the Peripheral Retail Area of the West Clay PUD).

- b. **Second Reading of Ordinance Z-609-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Development Standards in the Carmel Drive – Range Line Road Overlay Zone in the Carmel Zoning Ordinance; Sponsor: Councilor Kimball. Introduced and not sent to committee.

### **Synopsis:**

Ordinance restores a minimum two-story building height and minimum floor area ratio for new developments in the Carmel Drive – Range Line Road Overlay Zone. It also adjusts other standards in an effort to improve building materials, design and access.

- c. **Second Reading of Ordinance Z-610-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Title and Development Standards of the C-2/Old Town District in the Carmel Zoning Ordinance; Sponsor: Councilor Kimball. Remains in the Land Use and Special Studies Committee.

### **Synopsis:**

Ordinance amends the title of the C-2 District from Old Town to Mixed Use so that it may be used more broadly. It also increases the maximum building height, but limits height to 35’ when new development is adjacent to single-family residential. Architectural design standards are added for building materials and rooftop equipment screening. The ordinance also clarifies standards relating to street lighting, dumpsters and bicycle parking.

12. **PUBLIC HEARINGS**

13. **NEW BUSINESS**

- a. **First Reading of Ordinance D-2280-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Ordinance D-2230-15; Sponsor: Councilor Carter.

**Synopsis:**

Amends 2016 salary ordinance for the Clerk-Treasurer's Office.

- b. **Resolution CC-02-15-16-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Old Towne Economic Development Area; Sponsor(s): Councilor(s) Carter, Kimball and Worrell.

**Synopsis:**

Resolution finds that a resolution adopted by the City of Carmel Redevelopment Commission making certain amendments to the Declaratory Resolution and approving a supplement to the Economic Development Plan for the Old Towne Economic Development Area conform to the plan of development for the City of Carmel, approves such resolution and a resolution of the City of Carmel Plan Commission regarding the same and approves the supplement to the Economic Development Plan.

- c. **Resolution CC-02-15-16-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Lease Between the City of Carmel Redevelopment Authority and the City of Carmel Redevelopment Commission and Taking Other Actions Related Thereto; Sponsor(s): Councilor(s) Carter, Kimball and Worrell.

**Synopsis:**

Resolution approves a Lease Agreement between the City of Carmel Redevelopment Authority, as lessor, and the City of Carmel Redevelopment Commission, as lessee, and approves bonds issued by the Redevelopment Authority, secured by the lease rentals under the Lease Agreement, to finance the construction of two parking garages and a public plaza. The lease rental payments are payable from tax increment revenues derived from the Midtown Allocation Area, as well as other available revenues of the City of Carmel Redevelopment District, and by a back-up pledge of the revenues derived by the Commission from the levy of a special benefits tax.

- d. **Resolution CC-02-15-16-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving the Issuance of Revenue Bonds of the City of Carmel Storm Water District; Sponsor: Councilor Carter

**Synopsis:**

Resolution approves the issuance of bonds by the City of Carmel Storm Water District to fund various storm water projects within the City. The bonds will be repaid solely from revenues derived from user fee charges within the District.

14. **OTHER BUSINESS**

15. **ANNOUNCEMENTS**

16. **EXECUTION OF DOCUMENT**

17. **ADJOURNMENT**