

COMMON COUNCIL MEETING AGENDA

MONDAY, JANUARY 8, 2024 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

1. **CALL TO ORDER**
2. **AGENDA APPROVAL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
 - a. **Swearing-in of New Carmel Police Department Therapy Dog Macy**
6. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
7. **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
8. **CONSENT AGENDA**
 - a. **Approval of Minutes**
 1. December 18, 2023 Special Meeting – Executive Session
 2. December 18, 2023 Regular Meeting
 3. December 29, 2023 Claims Meeting
 - b. **Claims**
 1. Payroll
 2. General Claims
 3. Retirement
 4. Wire Transfers
9. **ACTION ON MAYORAL VETOES**
10. **COMMITTEE REPORTS**
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - c. All reports designated by the Chair to qualify for placement under this category.
11. **OTHER REPORTS – (at the first meeting of the month specified below):**
 - a. **Carmel Redevelopment Commission (Monthly)**

- b. **Carmel Historic Preservation Commission (Quarterly – January, April, July, October)**
- c. Audit Committee (Bi-annual – May, October)
- d. Redevelopment Authority (Bi-annual – April, October)
- e. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
- f. Economic Development Commission (Bi-annual – February, August)
- g. Library Board (Annual – February)
- h. Ethics Board (Annual – February)
- i. Public Art Committee (Annual – August)
- j. Parks Department (Quarterly – February, May, August, November)
- k. **Carmel Climate Action Committee**
- l. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

- a. **Fourth Reading of Ordinance D-2688-23**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of Economic Development Tax Increment Revenue Bonds to Support the Gramercy Project, and Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Worrell. **TABLED UNTIL 1/8/2024**

Synopsis:

Ordinance authorizes the issuance of developer TIF bonds by the City of Carmel, Indiana, to finance improvements to support the development of the Gramercy Project.

- b. **Fourth Reading of Ordinance D-2690-23**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of Economic Development Tax Increment Revenue Bonds to Support the Valentina Project, and Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Worrell. **TABLED UNTIL 1/8/2024**

Synopsis:

Ordinance authorizes the issuance of developer TIF bonds by the City of Carmel, Indiana, to finance improvements to support the development of the Valentina Project.

- c. **Fourth Reading of Ordinance D-2696-23**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adding Chapter 8, Article 4, Section 8-44 to the Carmel City Code; Sponsor(s): Councilor(s) Worrell, Aasen, Rider and Hannon. **REMAINS IN THE FINANCE, UTILITIES AND RULES COMMITTEE**

Synopsis:

Establishes a speed limit of 20 miles per hour within roundabouts.

13. NEW BUSINESS

- a. **Resolution CC-01-08-24-01**: A Resolution of the Common Council of the City of Carmel, Indiana, Recommending Consideration of an Amendment to the Unified Development Ordinance for the City and Referring the Same to the Carmel Plan Commission for Recommendation. Sponsor(s): Councilor(s) Aasen, Snyder and Taylor.

Synopsis: Resolution refers a proposal to amend Section 1.30(F) of the Carmel Unified Development Ordinance to the Carmel Advisory Plan Commission for the public hearing and recommendation to the Common Council.

14. AGENDA ADD-ON ITEMS

15. OTHER BUSINESS

a. Election of Council Positions

b. Request for Approval of CRC Purchase of 331 W Main Street

c. City Council Appointments

1. Carmel Advisory Committee on Disability (Terms expires 12/31/2025, two-year terms); Two appointments.
2. Carmel Audit Committee (Term expires 12/31/24, one-year term); One appointment.
3. Carmel Board of Zoning Appeals (Term expires 12/31/2027, four-year term); One appointment.
4. Carmel Cable & Telecommunications Commission (Term expires 3/31/2026, two-year term); One appointment.
5. Carmel Climate Action Advisory Committee (Terms expire 1/1/2026, two-year terms); Two appointments.
6. Carmel Ethics Board (Term expires 1/1/2026, two-year term); One Democratic appointment.
7. Carmel Plan Commission (Term expires 12/31/2025, two-year term); One appointment.
8. Carmel Public Art Advisory Committee (Terms expire 1/1/2026, two-year terms); Nine appointments.
9. Carmel City Center Community Development Corporation (Term expires 12/31/2024, one-year term); One appointment.
10. Carmel Redevelopment Commission (Terms expire 12/31/2024, one-year terms); Two appointments.
11. Hamilton County Solid Waste Board (Term expires 12/31/2027, four-year term); One appointment.

16. ANNOUNCEMENTS

17. ADJOURNMENT

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COMMON COUNCIL MEETING MINUTES EXECUTIVE SESSION

MONDAY, December 18, 2023 – 5:00 P.M.
CAUCUS ROOM/CITY HALL/ONE CIVIC SQUARE

MEETING CALLED TO ORDER

Council President Jeff Worrell; Council Members: Laura Campbell, Sue Finkam, Kevin Rider, Tim Hannon and Adam Aasen were present. Also present was Jon Oberlander, Corporation Counsel.

There was a quorum present and the meeting was called to order at 5:01 p.m.

DISCUSSION

1. Per Indiana Code § 5-14-1.5-6.1(b)(2)(B), strategy regarding pending and threatened litigation were discussed.

ADJOURNMENT

1. The meeting was adjourned at 5:25 p.m.

CERTIFICATION

The Carmel Common Council hereby certifies that no subject matter was discussed in the executive session other than pending and threatened litigation as specified in the public notice.

Respectfully submitted,

Jacob Quinn, Clerk

Approved,

ATTEST:

Jacob Quinn, Clerk

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COMMON COUNCIL MEETING MINUTES

MONDAY, DECEMBER 18, 2023 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEETING CALLED TO ORDER

Council President Jeff Worrell; Council Members: Laura Campbell, Sue Finkam, Timothy Hannon, Miles Nelson, Adam Aasen, Kevin D. Rider, Anthony Green, Teresa Ayers and Chief Deputy Clerk Jacob Quinn were present.

Council President Worrell called the meeting to order at 6:00 p.m.

AGENDA APPROVAL

The agenda was approved unanimously.

INVOCATION

Rev. George Davis, Carmel Police Department Chaplain, delivered the Invocation.

Councilor Ayers led the pledge of allegiance.

RECOGNITION OF CITY EMPLOYEES AND OUSTANDING CITIZENS

Carmel Police Chief James Barlow announced the swearing in of three new police officers. Mayor James Brainard swore in Austin Guerrattaz, Alex Grant and Sheldon Robinson as Officers of the Carmel Police Department.

Mayor James Brainard recognized Rev. George Davis, Carmel Police Department Chaplain, with the Range Line Pioneer Award.

Council President Worrell recognized retiring Councilors Campbell, Finkam, Hannon, Nelson and Rider. Council President Worrell also recognized Chief Deputy Clerk Jacob Quinn for his work serving the Common Council.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

There were none.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

There were none.

45 **CONSENT AGENDA**

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47 Councilor Green moved to approve the consent agenda. Council Rider seconded. There was no
48 Council discussion. Council President Worrell called for the vote. The motion was approved 9-0.

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50 **a. Approval of Minutes**

- 51
52 1. December 6, 2023 Regular Meeting

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54 **b. Claims**

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56 1. Payroll \$3,486,522.25
57 2. General Claims \$4,370,392.69
58 3. Retirement \$107,695.97
59 4. Wire Transfers \$2,111,182.27

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61 **COMMITTEE REPORTS**

62
63 Council President Worrell reported that the Finance, Utilities and Rules Committee had met on
64 December 14, 2023 regarding three items that will be discussed as they appear on this meeting's
65 agenda.

66
67 Councilor Campbell reported that the Land Use and Special Studies Committee was returning
68 with favorable recommendations for three items that will be discussed as they appear on this
69 meeting's agenda.

70
71 **OTHER REPORTS – (at the first meeting of the month specified below):**

72
73 There were none.

74
75 **OLD BUSINESS**

76
77 Council President Worrell announced the **Third Reading of Ordinance Z-684-23**: An
78 Ordinance of the Common Council of the City of Carmel, Indiana Rezoning 154 W. Carmel
79 Drive to the C1/City Center District; Sponsor: Councilor Aasen. Councilor Campbell stated that
80 this returns from the Land Use and Special Studies Committee with a unanimous favorable
81 recommendation. Councilor Rider moved to approve Ordinance Z-684-23. Councilor Nelson
82 seconded. There was no discussion. Council President Worrell called for the vote. **Ordinance Z-**
83 **684-23** was approved 9-0.

84
85 Council President Worrell announced the **Third Reading of Ordinance Z-685-23**: An
86 Ordinance of the Common Council of the City of Carmel, Indiana Rezoning 988 3rd Avenue SW
87 to the C1/City Center District; Sponsor: Councilor Aasen. Councilor Campbell stated that this
88 returns from the Land Use and Special Studies Committee with a unanimous favorable
89 recommendation. Councilor Rider moved to approve Ordinance Z-685-23. Councilor Finkam
90 seconded. There was no discussion. Council President Worrell called for the vote. **Ordinance Z-**
91 **685-23** was approved 9-0.

92 Council President Worrell announced the **Third Reading of Ordinance D-2688-23**: An
93 Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of
94 Economic Development Tax Increment Revenue Bonds to Support the Gramercy Project, and
95 Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Worrell. **Item**
96 **remains tabled until January 8, 2024.**

97
98 Council President Worrell announced the **Third Reading of Ordinance D-2690-23**: An
99 Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of
100 Economic Development Tax Increment Revenue Bonds to Support the Valentina Project, and
101 Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Worrell. **Item**
102 **remains tabled until January 8, 2024.**

103
104 Council President Worrell announced the **Third Reading of Ordinance D-2691-23**: An
105 Ordinance of the Common Council of the City of Carmel, Indiana, Designating the Caperton-
106 Carter House Historic District Located at 35 and 39 Maplecrest Drive; Sponsor: Councilor
107 Aasen. Councilor Campbell stated that this returns from the Land Use and Special Studies
108 Committee with a unanimous favorable recommendation. Councilor Rider moved to approve
109 Ordinance D-2691-23. Councilor Finkam seconded. There was no discussion. Council President
110 Worrell called for the vote. **Ordinance D-2691-23** was approved 9-0.

111
112 Council President Worrell announced the **Third Reading of Ordinance D-2696-23**: An
113 Ordinance of the Common Council of the City of Carmel, Indiana, Adding Chapter 8, Article 4,
114 Section 8-44 to the Carmel City Code; Sponsor(s): Councilor(s) Worrell, Aasen, Rider and
115 Hannon. This remains in the Finance, Utilities and Rules Committee. Council President Worrell
116 stated that he had sent out a survey regarding this item and received 1,015 responses already, and
117 the survey is still open for response.

118 **PUBLIC HEARINGS**

119
120 Council President Worrell announced the **Second Reading of Ordinance D-2692-23**: An
121 Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 9, Article
122 2, Division IV, Section 9-55 and Restating the Schedule of Rates and Charges Collected by the
123 Water Utility; Sponsor(s): Councilor(s) Worrell and Finkam. Council President Worrell stated
124 that the Finance, Utilities and Rules Committee had met and that he would provide a summary of
125 their discussion. In 2001, there were 3 different companies providing water service to Carmel,
126 and the city decided to consolidate this. The purchase of the other 2 companies took until 2005
127 to be completed, which added 10,600 new customers. The existing lines were not sufficient and
128 had to be upgraded. In 2008, the Common Council authorized an \$85 million debt to build a new
129 water plant, install new wells and put in new, larger mains. This was done through a \$35 million
130 bond anticipation note and a traditional \$50 million bond. Utilities Director John Duffy stated
131 that the goal was to keep the rates low, while also upgrading the service. The current plant will
132 now serve the city for generations to come. When the Council voted in 2008 to approve the \$35
133 million, (\$20.5 million of which was used), there were no payments made. It was intentional to
134 wait until the upgrades were completed, so that the cost increase would be absorbed by all of the
135 new users. This will be a 35% price increase on water. Councilor Green asked if there was any
136 way the 35% rate increase could get phased in. Scott Miller of Baker Tilly Municipal Advisors
137 replied that phasing in would not be advised because we have \$17,745,000.00 of bond
138

139 anticipation notes coming due on May 1, 2024. Additionally, the outstanding bonds that remain
140 from the 2008 transaction are being restructured, and we need the new rates in place to do that.
141 That financing is anticipated to happen in the Spring. Councilor Rider asked what dollar amount
142 an average Carmel customer would expect to pay with a 35% increase. Mr. Miller responded that
143 the average customer, using 4,000 gallons per month, could expect their monthly rate to increase
144 by \$11.27. This still keeps our rates right in the middle of the range that our surrounding
145 municipalities pay. Council President Worrell opened the public hearing at 6:28 p.m.

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147 Seeing no one who wished to address the Council, Council President Worrell closed the public
148 hearing at 6:28 p.m. Councilor Rider moved to approve Ordinance D-2692-23. Councilor
149 Campbell seconded. There was no discussion. Council President Worrell called for the vote.

150 **Ordinance D-2692-23** was approved 9-0.

151
152 Council President Worrell announced the **Second Reading of Ordinance D-2693-23**: An
153 Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 9, Article
154 2, Division II, Section 9-44, Chapter 9, Article 2, Division III, Sections 9-45, 9-51 and 9-52 and
155 Chapter 9, Article 2, Division IV, Sections 9-58, 9-62 and 9-75 of the Carmel City Code;
156 Sponsor(s): Councilor(s) Worrell and Finkam. Council President Worrell stated that this came
157 out of the Finance, Utilities and Rules Committee with a unanimous favorable recommendation.
158 Council President Worrell opened the public hearing at 6:30 p.m.

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160 Seeing no one who wished to address the Council, Council President Worrell closed the public
161 hearing at 6:31 p.m. Councilor Rider moved to approve Ordinance D-2693-23. Councilor
162 Finkam seconded. There was no discussion. Council President Worrell called for the vote.

163 **Ordinance D-2693-23** was approved 9-0.

164
165 Council President Worrell announced the **Second Reading of Ordinance D-2694-23**: An
166 Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 9, Article
167 3, Division IV, Section 9-171 of the Carmel City Code; Sponsor(s): Councilor(s) Worrell and
168 Finkam. Council President Worrell stated that this came out of the Finance, Utilities and Rules
169 Committee with a unanimous favorable recommendation. In summary, this is for a 20% increase
170 in Sewer/Wastewater rates. Although the current system is fine, we are looking toward future
171 growth, which will require expansion, including installation of a larger keystone interceptor. In
172 the interest of timing this expansion with road improvements on Carmel Drive, it makes sense to
173 only tear up the roads once, so time is of the essence. There is currently \$2.6 million in debt for
174 the next 3 years, this drops to \$2.5 million, and the adjustment in rates would provide for
175 improvements of \$14 million plus remove the \$10.5 million band that was done earlier this year.
176 Councilor Aasen asked if future population growth would conceivably cover any future bonds.
177 Utilities Director John Duffy responded that future fees collected would reduce the bond needed,
178 and our goal is to issue the bond without having to raise rates again. Council President Worrell
179 opened the public hearing at 6:33 p.m.

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181 Seeing no one who wished to address the Council, Council President Worrell closed the public
182 hearing at 6:34 p.m. Councilor Rider moved to approve Ordinance D-2693-23. Councilor
183 Finkam seconded. There was no discussion. Council President Worrell called for the vote.

184 **Ordinance D-2694-23** was approved 9-0.

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186 **NEW BUSINESS**

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188 Council President Worrell announced the **First Reading of Ordinance D-2697-23**: An
189 Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 9, Article
190 6, Sections 9-224 and 9-231(k) of the Carmel City Code; Sponsor: Councilor Worrell. Councilor
191 Rider moved to introduce the item into business. Councilor Campbell seconded. Councilor Rider
192 introduced the item to Council. Utilities Director Duffy presented the item to Council. In 2011,
193 the City and the Common Council created an ordinance to allow the Utilities to put out a bid to
194 find a city-wide solid waste and recycling service, which resulted in rates being 150% lower than
195 what they had been previously. Republic Services won that bid and we signed a 5-year contract
196 with them. In 2016, they won the bid again, and we signed a 7-year contract, which expires at
197 the end of 2023. We recently put out a bid and Republic won again. The program requires that
198 the Council adopt the new rate, and this ordinance sets that rate. Councilor Green asked Director
199 Duffy to go through the rate differences. Director Duffy presented the bid responses, and
200 Republic’s bid was lower throughout the 7-year contract than the other two companies.
201 Councilor Hannon commented that this bid system has helped to achieve lower costs and less
202 waste removal traffic on the roads, but more should be done to educate the public on more
203 efficient recycling practices. Director Duffy responded that Republic’s current contract requires
204 them to spend \$5,000 per year on education and the next contract will require \$10,000.00 be
205 spent per year. Councilor Aasen commented that although some citizens were initially hesitant to
206 move to a city-wide program, this program has proven to be beneficial to the community.
207 Council President Worrell stated that some of our senior citizens have arranged to have their
208 cans brought out to the curb, and we want to make sure that arrangement continues. Director
209 Duffy stated that those residents should call the Utility directly and they can facilitate making
210 sure that stays in place. Council President Worrell also asked about the secondary bid that went
211 out regarding electric vehicles. Republic uses compressed natural gas, which is greener than
212 diesel. Director Duffy responded that although Republic has a plan to roll out electric vehicles in
213 the next few years, it doesn’t make sense to pay higher rates for electric vehicles now, while they
214 are not available. Councilor Rider moved to suspend the rules and act on this tonight. Councilor
215 Finkam seconded. There was no discussion on suspending the rules. Council President Worrell
216 called for the vote. The motion was approved 9-0. Councilor Rider moved to approve Ordinance
217 D-2697-23. Councilor Finkam seconded. There was no Council discussion. Council President
218 Worrell called for the vote. **Ordinance D-2697-23** was approved 9-0.

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220 **ADJOURNMENT**

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222 Council President Worrell adjourned the meeting at 6:45 p.m.

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224 Respectfully Submitted,

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Jacob Quinn, Clerk

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Approved,

ATTEST:

Jacob Quinn, Clerk

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COMMON COUNCIL SPECIAL MEETING MINUTES

FRIDAY, DECEMBER 29, 2023 – 8:00 A.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEETING CALLED TO ORDER

Council Members: Sue Finkam, Timothy Hannon, Anthony Green, Teresa Ayers, Adam Aasen, and Deputy Clerk Jacob Quinn were present.

Councilors Miles Nelson, Jeff Worrell, Kevin Rider and Laura Campbell were not present.

Councilor Green called the meeting to order at 8:00 a.m.

CLAIMS

Councilor Aasen moved to approve Claims. Councilor Finkam seconded. There was no Council discussion. Councilor Green called for the vote. Claims were approved 5-0.

1. Payroll \$3,490,406.22
2. General Claims \$2,847,546.60

ADJOURNMENT

Councilor Green adjourned the meeting at 8:01 a.m.

Respectfully submitted,

Jacob Quinn, Clerk

Approved,

ATTEST:

Jacob Quinn, Clerk



STRATEGIC HIGHLIGHTS

- Construction progressing on the following projects:
 - Mélange
 - The Signature
 - First on Main
 - Magnolia
 - The Muse (The Corner)
 - The Wren
 - The Windsor
 - Republic Airways (Hamilton Crossing)
 - Proscenium II
 - North End
 - The LOR/1933 Lounge Project
 - Lexington & Main Roundabout Art
 - Anticipated purchase of 331

FINANCIAL SNAPSHOT

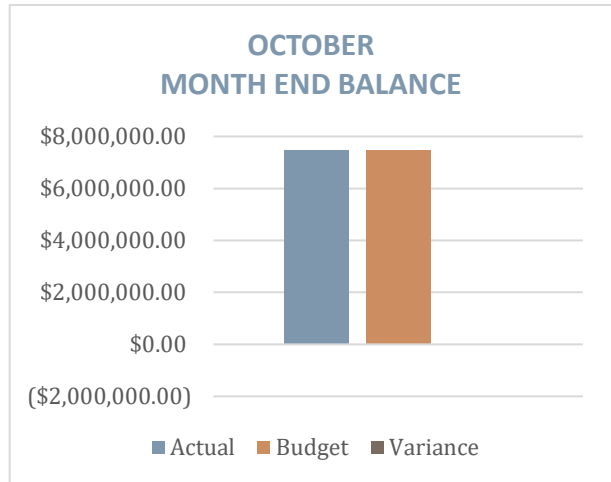
November Beginning Balance	\$ 7,014,125
November Revenues	\$ 481,178
November Transfers	\$ (100,854)
November Expenditures	\$ 55,110
November ending Balance Without Reserve Funds	\$ 7,339,340
Supplemental Reserve Fund	\$ 3,900,498
City Center Bond Reserve	\$ 363,299
Midtown Bond Reserve	\$ 708,338
Midtown West Bond Reserve	\$ 482,810
November Balance With Reserve Funds	\$ 12,794,284

FINANCIAL STATEMENT

Financial Statement

NOVEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 7,339,340
Ending Balance with Restricted Funds	\$ 12,794,284



SUMMARY OF CASH

For the Month Ending November 2023

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 11/1/23			
1101 Cash	\$ 5,259,269.00	\$ 5,259,269.00	-
1110 TIF	\$ 1,754,855.98	\$ 1,754,855.98	-
Total Cash	\$ 7,014,124.98	\$ 7,014,124.98	-
Receipts			
1101 Cash	\$ 481,178.75	\$ 185,768.87	\$ 295,409.88
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves (TIF)	\$ -	\$ -	\$ -
Transfers to Reserves (non-TIF)	\$ (100,853.68)	\$ -	\$ (100,853.68)
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 380,325.07	\$ 185,768.87	\$ 194,556.20
Disbursements			
1101 Cash	\$ 55,110.38	\$ 46,182.47	\$ (8,927.91)
1110 TIF	\$ -	\$ -	\$ -
Total Disbursements	\$ 55,110.38	\$ 46,182.47	\$ (8,927.91)
1101 Cash	\$ 5,584,483.69	\$ 5,398,855.40	\$ 185,628.29
1110 TIF	\$ 1,754,855.98	\$ 1,754,855.98	\$ -
Cash Balance 11/30/23	\$ 7,339,339.67	\$ 7,153,711.38	\$ 185,628.29
Total Usable Funds	\$ 7,339,339.67	\$ 7,153,711.38	\$ 185,628.29

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end November 2023

RESTRICTED FUNDS

Supplemental Reserve Fund	\$ 3,900,498
City Center Bond Reserve	\$ 363,299
Midtown Bond Reserve	\$ 708,338
Midtown West Bond Reserve	\$ 482,810
Sub-total:	<u>\$ 5,454,945</u>

UNRESTRICTED FUNDS

TIF	\$ 1,754,856
Non TIF	\$ 5,584,484
Sub-total:	<u>\$ 7,339,340</u>
Total Funds	<u>\$ 12,794,284</u>

OUTSTANDING RECEIVABLES

N/A	\$ -
TOTAL OUTSTANDING RECEIVABLES	<u>\$ -</u>

STATEMENT OF CHANGES IN EQUITY

MONTH END: NOVEMBER 2023

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ 0.00	
Total Receipts (Non-TIF)	\$ 380,325.07	
Expenditures (TIF)		\$ 0.00
Expenditures (Non-TIF)		\$ 55,110.38

FINANCIAL UPDATE

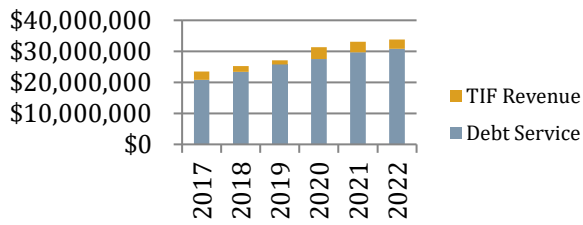
Financial Update

TIF REVENUE AND DEBT

Estimated 2023 TIF revenue and PIATT payments available for CRC use is \$33,004,655.

DEBT PAYMENTS

Month	Payment
June 2023	\$15,921,642
December 2023	\$16,071,526



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

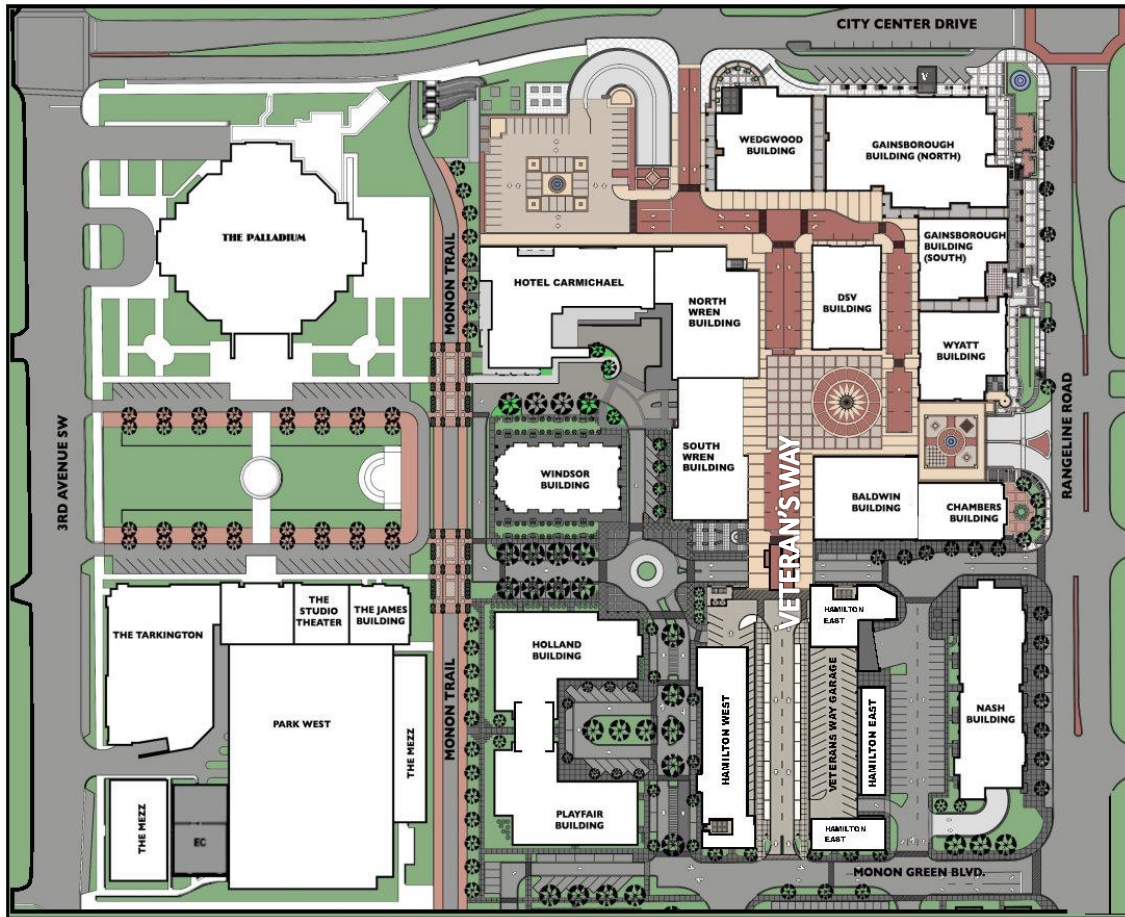


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – *(changes noted below.)*

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

2016 TIF Bond: \$ 2,598,314.00 (5th Floor of Park East garage)

Site Construction Contract Amounts: \$1,442,962 – Smock Fansler, contractor - Complete

Veterans Way Extension Project Amounts: \$3,403,000 – Hagerman, contractor – Complete

Parcel 73 Site work: \$149,600 – Smock Fansler, contractor

PROJECT	USE	PROJECT DATES	DESIGN RENDERINGS PROVIDED BY PEDCOR
Veterans Way Garage	<p>A five-story parking structure with 735 parking spaces</p> <p>Open to the public on 9/22/17</p>	<p>Completed in May 2017</p> <p>Contract Amt. \$13,954,683</p>	
Baldwin/Chambers	<p>A four-story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p>Approx. 26 Apartments</p> <p>Hagerman is the contractor.</p>	<p>Completed in June 2018</p>	
Pedcor Office 5	<p>A two-story building, of approximately 20,000 square feet, which will include office space.</p>	<p>Start: Fall 2015</p> <p>Completed Q4 2017</p>	<p>Tenants have moved into the new building</p>

PROJECT UPDATES

Kent	<p>A three-story building, of approximately 111,000 square feet of luxury apartments.</p> <p>Site drawings were approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p> <p>Complete: June 2021</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Building Complete June 2021 - Pool and Site work is still under construction</p>	
Hamilton (Park East commercial/residential buildings)	<p>Hamilton East: 5 ground floor residential two-story townhomes; 7,954 SF of ground floor commercial space Hamilton West: 13,992 SF of ground floor commercial space</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction</p>	
Playfair and Holland	<p>A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.</p>	<p>Start: September 2019</p> <p>Complete: Spring 2022</p> <p>Approx. 112 Apartments</p>		
Windsor	<p>A four-story building, of approximately 64,000 square feet.</p>	<p>Start: Summer 2022</p> <p>Complete: May/June 2024</p>		

PROJECT UPDATES

Wren A six-story building of approximately 157,000 square feet, which will include luxury apartments and commercial office/retail space.

Start: Summer 2020

Complete: June 2024



Currently under construction

Note: All completion dates indicated above are per the Completion Guaranties executed between the CRC and Pedcor. Should Pedcor miss these dates they are obligated to cover the debt obligations.

2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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3) CRC Commitments

An overview of commitments has been uploaded to the CRC website.

Most significantly, the CRC committed to publicly bid a four-story parking garage with not less than 620 parking spaces which has been completed and is available for public use. The CRC also commits to coordinate any significant site plan changes requested by Pedcor with City Council.

PROJECT UPDATES



PROSCENIUM

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.
 - 1) 197 Apartments; 22 for-sale condos
 - 2) Approx. 140,000 SF of office and retail space
 - 3) Approx. 450 parking spaces (public and private)

Total project budget: \$60,000,000

- 4) Anticipated Project Schedule

Design Start	2016
Construction Start	2018
Construction Complete	2022
Tavern Construction Start	Estimated Fall 2023
Tavern Construction Complete	Estimated

- 5) Construction Milestones: Construction is complete. Construction of the Tavern estimated to begin fall 2023.
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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- 7) CRC Commitments

No commitments by the CRC have been made.

The City will be relocating and burying Duke Energy’s transmission line and completing road improvements adjacent to the development.

PROJECT UPDATES



MELANGE

- 1) Developer Partner(s): Onyx + East
- 2) Economic Development Area: Firehouse
- 3) Project Summary: 45 for-sale townhomes and approximately 12 for-sale flats
- 4) Total project budget: \$30,000,000
- 5) Anticipated Project Schedule

Construction Start	May 2021
Complete	Estimated December 2023

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments
CRC contributed land to the development of this project, relocated the CFD generator, and is funding infrastructure, road work, and utility relocations with TIF.
- 8) Council and/or CRC Action Items



ACTION ITEM	CITY COUNCIL	CRC
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PROJECT UPDATES



Rendering



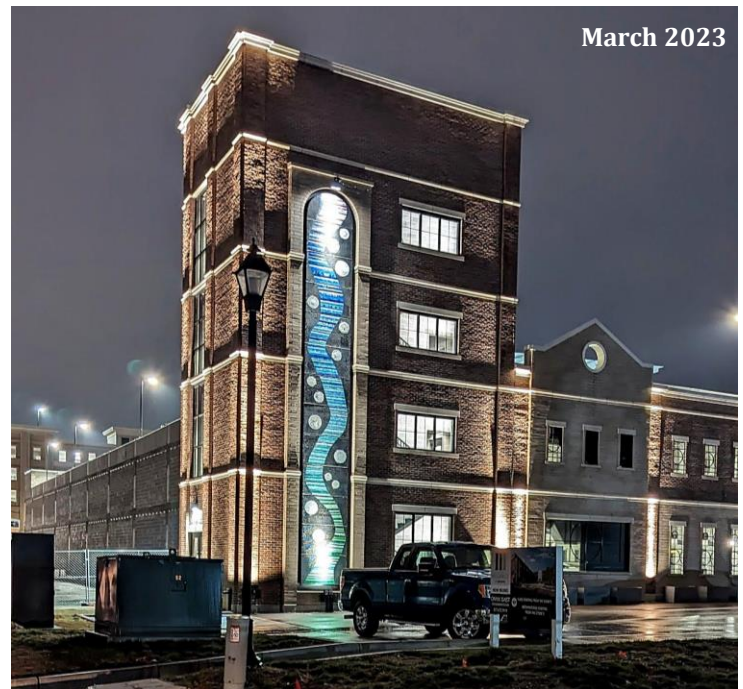
September 2022

CIVIC SQUARE GARAGE

- 1) CRC Design-Build Project
- 2) Economic Development Area: Carmel City Center/Carmel City Center Amendment
- 3) Project Summary:
 - 303-space parking garage
 - 255 spaces will be open to the public
 - 48 spaces are reserved for owner-occupied condos that will line the west and north sides of the garage (to be developed as part of a future CRC project)
- 4) Total project budget: \$9,700,000
- 5) Anticipated Project Schedule

Construction Start	January 2022
Construction End	Opened Summer 2022

- 6) Construction Milestones: Garage is now open for public use.
- 7) CRC Commitments
The CRC will be involved with development and construction of the parking garage
- 8) Council and/or CRC Action Items



March 2023

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



FIRST ON MAIN

- 1) Developer Partner(s): Lauth Group, Inc.
- 2) Economic Development Area: Lot One
- 3) Project Summary:
 - 310-space public parking garage
 - Four-story, 73,000 SF Class-A office building with first floor restaurant space and a private rooftop terrace
 - 8 condominiums
 - 35 apartments
 - Community gathering plaza featuring the City’s Rotary Clock
- 4) Total project budget: \$35,000,000
- 5) Anticipated Project Schedule

Construction Start	Fall 2021
Construction End	Estimated November 2023

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments

CRC contributed the land for this development. Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES

Rendering



November 2023



THE SIGNATURE

- 1) Developer Partner(s): Tegethoff Development and Great Lakes Capital
- 2) Economic Development Area: Main and Old Meridian
- 3) Project Summary:
 - 8 owner-occupied flats/condos
 - 295 luxury apartments
 - 15k sf of office/retail
 - 374 structured parking spaces
 - Dedication of land for future street
- 4) Total project budget: \$78,000,000
- 5) Anticipated Project Schedule

Construction Start	November 2021
Construction End	Estimated December 2023 w/ retail buildouts ongoing through Spring 2024

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments:

Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



THE MUSE

- 1) Developer Partner(s): Kite Reality Group
- 2) Economic Development Area: The Corner
- 3) Project Summary: mixed-use project consisting of 278 apartments, 25,000 square feet of office/retail space, and a free 364-space public parking garage
- 4) Total project budget: \$69,000,000
- 5) Anticipated Project Schedule

Construction Start	Late 2021
Construction End	Bldg A/Garage: Estimated December 2023 Bldg B: Estimated April 2024

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments
Future commercial taxes from the project (TIF) are being used to construct the public parking garage, utility relocations, and streetscape improvements.
- 8) Council and/or CRC Action Items

PROJECT UPDATES



HAMILTON CROSSING

- 1) Developer Partner(s): Kite Reality Group and Pure Development, Inc.
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: New home of Republic Airways. 105,000 square-foot training facility with 20 classrooms, 94 workstations, two cabin trainers, and eight flight simulators. The hotel adjacent to the training center will be expanded to 274 rooms. 1,900 jobs brought/created with Republic alone.
- 4) Total project budget: \$200,000,000 investment for Phase 1 and II
- 5) Anticipated Project Schedule

Construction Start	HQ/Corporate Housing: Winter 2021 (Complete) Garage: Winter 2022
Construction End	HQ/Corporate Housing: Completed Garage: Estimated April 2024

- 6) Construction Milestones: Construction is underway. Training Center is open.
- 7) CRC Commitments
Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8) Council and/or CRC Action Items

PROJECT UPDATES



PROSCENIUM II

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: Mixed-use development
 - i. 120 parking spaces
 - ii. 48 Apartments; 7 for-sale condos
 - iii. Approx. 15,000 SF of office and retail space
 - iv. Approx. Total project budget: \$18,000,000
- 4) Anticipated Project Schedule

Design Start	2021
Construction Start	2022
Construction Complete	Estimated August 2024

- 5) Construction Milestones: Construction is underway.
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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- 7) CRC Commitments
No commitments by the CRC have been made.

Respectfully submitted,

Henry Mestetsky
 Executive Director
 Carmel Redevelopment Commission/Department
 December 28, 2023

Prepared for City Council and the Redevelopment Commission
 -End Report-

CARMEL HISTORIC PRESERVATION COMMISSION
QUARTERLY REPORT TO CARMEL CITY COUNCIL
JANUARY 2024

October 2023 to December 2023

- The Preservation Plan for the Caperton-Carter House was approved by the Commission. The designation was sent by the City Council to the Land Use Committee, where it passed and will return to the Council.
- Due to the impending expiration of the RuskinArc platform on December 31 which houses the Carmel Historic Architecture Survey, the Commission approved shifting the data to ArcGIS housed on the City's website. Indiana Landmarks provided the staffing to populate the data on the new platform.
- The Commission's contract with Indiana Landmarks was renewed for 2024 for \$10,000. Printing reimbursement to Indiana Landmarks for façade grant mailings was approved.
- Throughout the previous quarter, CHPC staff continued to participate in the review of improved location permit applications for historic properties, per the stipulations of the 60-day demolition delay ordinance.

Respectfully submitted,



Mark Dollase
Carmel Historic Preservation Commission Administrator

2023 recap of the Committee for the Carmel Climate Action Plan (CCAP)

The committee met three times during 2023 to discuss the CCAP strategies in order to narrow the 41 strategies down to 4-5 that we could recommend to the City Council. Following are the meeting notes from those three meetings.

First meeting, Wednesday, July 26

Tim Hannon would like a shared drive for all of us to use.

- Could we do Teams, or Google Drive?

Introductions from Committee Members:

- Tim Hannon - Council Member, Anesthesiologist -
- Theresa Ayers - Council Member - Works for the Office of the Indiana Attorney general - grew up in Carmel
- John Duffy - Director of Utilities
- Nanette Barrett - 1987 resident. Appointed by council.
- Rebecca Lee- Senior - Carmel Mayor youth Council
- Eric Mehl - Parks and Rec. Administration and Planning Director.
- Jennifer Nelson Williams - School Board. 10,000 trees campaign
- Jeremy Kashman - City Engineer
- Tony Reck - Citizen - 5 years ago became more interested and he is going back to school for his masters in the sustainability field
- Leslie Webb - Engineering background, President and Founding Member of the Carmel Green Initiative.
- Kelvin Okamoto - Sustainability Consultant trained as a chemist.
- Alexia Lopez - Representing Carmel Department of Community Services. Urban Planner with the City and on the Board of the Carmel Green Initiative.

Alexia Lopez gave an update on the progress made so far by the City.

- City adopted Climate Resilience and Recovery Resolution - 2017
- Greenhouse Gas Inventory - 2019
- Climate Action Plan Process: 2020-2022
 - Net Zero by 2050

- 7 Different Sectors
- Public Education, Energy and Built Environment, Transportation, Water and Wastewater, Solid Waste, Local Food and Agriculture, Greenspace
- 42 total Strategies
- CAP Dashboard online: www.ClimateCarmel.com
 - Tracks implementation
 - Updated by City Dept./Staff
 - Indicators to show progress
- Existing City Initiatives
 - 2008 **No Idle Policy**
 - 2010 Executive Order to replace failing **light bulbs with LED**, including streetlights
 - Executive Order to purchase **hybrid or electric vehicles** when feasible.
 - **Round-a-bout** construction – which reduce idling time, reduce electricity from stop lights, and often have landscaped areas in the center instead of pavement.
 - **Bicycle promotion and Events**
 - **Bike Share** program
 - **Rain garden** installations
 - **Rain on Main** event to promote rain barrels and water conservation.
 - **White River Clean-up** partner with White River Watershed Alliance
 - **Street Tree** plantings
 - City-wide **Recycling pick-up** and **Electronic recycling** and shred-it days.
 - Water and Wastewater treatment initiatives. Including Class A **Biosolids program**.
- New City Initiatives
 - Solar Panel Installations
 - **Electric Vehicle (EV) Charger** installation at City garages
 - **EV Task Force**
 - **Climate Action Plan Dashboard**
 - **Carmel Sustainability Committee – Internal Employee Committee**
 - Planning an employee volunteer day to do a clean-up and invasive species removal in Carmel.

- Working on Survey for Dept. Heads to gather information on existing strategies and gauge interest on new strategies.

- **Climate Vulnerability Assessment**

Climate Fellow – for Fall of 2023 in DOCS to work on CAP implementation

- Climate Vulnerability Workshop
 - **Prioritized climate vulnerabilities across five community systems: Built, Natural, Economic, Cultural, and Social**
 - **About 37 people attended**
 - **Report will be complete around August 9th.**
 - **Top priorities from the whole group:**
 - Food access and security or higher prices due to flooding, heat, drought, and shipping disruptions
 - Impacts year-round to outdoor recreational activities (festivals, events, normal day activities) - Greater health risk for people participating in outdoor activities
 - Property damage and loss
 - Water supply demands
 - Power outages attributed to extreme weather-related events (thunderstorms, tornadoes, etc.)
 - Increased mental health challenges due to all climate change impacts
 - Increased erosion and flood way
 - Threats to urban green infrastructure (trees, forest, gardens, lawns)
 - Increased pressure from invasive species
 - Increased risk of injury and fatalities due to extreme heatwaves
 - Increased demand for energy due to hotter temperature and more humidity for cooling.

Jeremy Kashman, City Engineer

- EV working group is looking at EV chargers and how to recoup the costs of the electricity so we aren't giving away free electricity. They are also looking at how to help people charge their vehicles at home.

CCPR - Eric

- One focus of CCPR is nature and open space and preserving that land as much as possible
- Re-prioritized recreation programs: nature is one of the core programs that they have identified.
 - Full time naturalist
 - Nature Keepers Program
- Hoosier River Watch
- Indiana Master Naturalist Program - Running for several years and have had a lot of participation.
- My Parks series with free tours of the parks. How the ecosystems within each park work.
- Volunteer Program - Invasive Species removal - with education component.
- Monon Community Center - 2007 opened -
 - Energy Audit done this year to look at upgrades for energy efficiency. LED, HVAC, plumbing systems and building controls.
 - They will save enough energy to pay for the cost of the upgrades, or the energy efficiency company will have to pay the difference.
 - Built to LEED Standards
- Buildings are built with LEED standards and principles but not Certified LEED because of the cost of certification and would rather put that money to something else.
- White River Greenway is top priority. 4 million dollar ready grant.
- Albany Village - to create a greenway through Bear Creek and through Albany Village.
- EV - On the EV taskforce. Putting some chargers in at the Monon Community center.
 - Goal to extend that to other parks.
 - Currently using a Fleet lease program and looking at options with them.
 - E-cargo bike to supplement the gas powered Kubotas.
- Tim Hannon asked for a list or information about what Parks is doing.
- 5 year comprehensive master plan update. - making sustainability a part of that plan as well.
- Leslie asked about Solar - They have looked at it, but they have a problem with the space to install it. He said there isn't a ROI because the cost of the equipment is so high that by the time you pay it back you have to replace it.

Jennifer Nelson - Carmel Clay Schools.

- Less buses because of 1 mile walk radius and promoting more walking and biking.

- Making sure building technology and infrastructure is up to date.
- Work study programs introduce students to different fields in environmental sectors
- Sponsor and support green initiative groups, Green Teams, Green Ninjas.
- Green Action Club - The schools received a grant to implement composting district wide. \$250,000
- October - Trick or Trash collections for candy wrappers.
- Landfills are a huge emitters of methane gas. The largest in some states.

John Duffy, Utilities

- Carmel Utilities is looking into recapturing the methane gas from wastewater.
- The plan is to clean it up and get it into the gas grid.
- Right now they burn it off with the flare. Flare might not go away all together.

Tim - would like to put to the front of the list to have a full time sustainability coordinator.

Carmel Green Initiative - Leslie Webb.

- Small organizational structure.
- Volunteer board - had an intern this summer
- They receive member donations and in kind donations.
- Collaborate with a network of climate and environmental organizations around the state.
- They do a lot of education and they think that is their best fit with the CAP.
- They organize 4 sustainable living seminars a year. Partner with the library.
- Hamilton county solar education and group purchase program.
 - August 29th is the next one in Carmel
- Sept. 14th program at the Library is with Dr. Gabe Filippelli, IU ERI
- Earth Day Art Contest organized every year - Fun ongoing community education program.
- Hosted Professional Development workshop for teachers for teaching climate science.
- Hamilton County Green Congregations - Hosted clergy luncheon and green congregations conference in the past.

- Guest Column in the Current and have a monthly newsletter.
- Advocacy - At the statehouse
 - In Carmel they helped with youth advocacy for a climate resolution and a strong CAP

Additional Stakeholder Groups that we might reach out to.

- Business Owners small and large
 - OneZone
- Hospitals -
- Faith based organizations -
 - Faith in Place - tri-state organization. Part of Interfaith power and light national
- Other large employers like Republic airways.
- Apartment Complex operators - Stormwater rate - there was 1 Apartment Complex Representative.
- Neighborhood Associations
 - Helping them change their rules so they aren't requiring things against sustainability.
 - Present at CNAN and see who responds to take the lead and pass info to homeowners
- Republic Waste -
- Statewide NGOS -Carbon Neutral Indiana, Circular Indiana, etc.
- Individuals from State Legislature that represent us.
 - Communicate to them what we are trying to do.
- Library
- Clay Township
- Hamilton County Emergency Management
- Solar United Neighbors - We could ask questions of them
- Hospitality Industry - Hotels, restaurants
 - Marriott has ESG reports that they put out.
 - Transportation part of CAP would be important to them to help increase access to employees
- CRC

Developing the Strategic Plan

- Develop plan for 1 year, 3 year and 5 year measurability
- 6 months to have a draft strategic plan.
- We will have to work in between our quarterly meetings to work on it.
- Are we free to meet in between or do those have to be publicly noticed?
- Biggest bang for the buck to start.
 - Relatively quick with relatively low expense.
- Things that are already being done, but aren't done yet by the City.
 - Maybe they don't have funding and that's why they are stalled.
- We could go to the Depts. and ask what they plan to work on this year or in the future and what resources they need.
- Jeremy just bought an electric vehicle for the price of 2 hybrid vehicles and they are learning from them.
- We could do a prioritization of the strategies like we did with the Climate Vulnerabilities
- We could look at the Greenhouse gas emissions inventory to see which strategies will have the biggest impact to get us to net zero.
- Should we group the committee into subgroups for certain sections of the CAP to look at instead of everyone looking at all 42 strategies?
- Sustainability Coordinator could help us get some of this work done.
 - We could put it into the budget for 2024
 - We need a job description and work with HR Director
 - We could start working on this right away.
 - For this Fall we will have a Climate Fellow that is part-time to focus on the CAP.
- Are we only working on items that the City has control over because government emissions is a lot less than the City as a whole.
 - We should lead by example first, but then also start to form partnerships to work with organizations outside of the City.
- Tony was voted into the Chair.
- Nanette is interested in being Secretary.
- We would like to have a meeting between now and October.

- Dr. Hannon will work with HR on a job description for a full time employee.
- We should come up with an electronic participation policy.

Second Meeting: 9/20/2023

Attendance: Dr. Tim Hannon, John Duffy, Leslie Webb, Tony Reck, Michael Klitzing, Alexia Lopez, Jeremy Kashman

Committee decided to go through the 7 different sectors and evaluate the strategies based on the groups that were formed. The goal will then be to Identify a few key strategies that will have a large impact.

7 Sectors

Public Education

- Already done on 2 initiatives.
- Climate Fellow has started working on Public Education about Impacts. She is working on a Sustainability Webpage on the City's website as well as educational handouts about climate change and other topics that we can post on the webpage.
- We can loop in other Depts. into the webpage and work with them and not reinvent the wheel.
- The Committee asked about how we could assess impacts of the webpage on the community.
 - Clicks on the website, feedback form on the webpage.
- **PE-1, 2, and 4 were elevated.**

Energy and Built Environment

- EB-5, 6,7, and 8 have high GHG Reduction impacts.
- EB-6, 7, 8 are short time frame
- Some might be a higher level to entry.
- Some strategies on the municipal level might be easier to start.
- For example, could we put a policy in place for the City to meet certain standards for renovations.
- EB-2 on energy benchmarking would be doable and have an impact. Water is the biggest energy user for the City so water reduction would help this too.
- EB-6 is a high GHG Reduction and could help residential energy conservation measures.
- **EB-1, 2, and 6. Elevate those.**

- Full Time Employee (FTE) could help. They could help with looking for grants.

Transportation

- Some things we are already doing, but what is the baseline and how do we want to see it grow or measure it.
- Engineering is using a loaner e-bike to test it out and look at usage.
- We could even do a policy that if it is a short-term trip, employees should use a bike.
- FTE could check in with Depts. to see if they are using any bikes or e-bikes.
- How do we encourage employees to use the employee bikeshare?
- Pool of e-bikes to be used across departments.
- T-4 is something the city could do.
- City is working on an EV readiness plan. We've developed it somewhat, but we would like a consultant to take it up a notch. Timothy Renick is spearheading it.
- Police have some plug-in hybrids. Eng. Has one plug-in hybrid. They have 2 hybrid trucks.
- Utilities is looking at charging EVs off of solar. It would be nice to have an FTE to keep track of this all over the City and help with researching this.
- FTE could be in DOCS, but has a sponsor from someone higher up (Exec. Sponsor), like Mayor, Deputy Mayor, etc.
- As transition to EV takes place, the grid will need to grow by 3X.
- Status of hiring a FTE Sustainability Coordinator. Budget workshops are Thursday and Friday. Should be finalized by end of Oct. The FTE would show up the first of the year.
- Could ERI present to us next year and present what they do? Could we get a fellow next year too?
- **T-1 (includes T-6&7), T-4 were selected to Elevate to the top of the list.**
- T-2 - Commuter line feasibility study. May be hard politically to get done. An internal circulator might be more feasible.
- Could we work with the schools on electric buses or no-idling policies.

Solid Waste

- Our waste contract is up soon and we will look at where the waste goes and incorporating a greener aspect.
- Do we get metrics on what goes into recycling?

- Separated recycling is better but people don't want to do that.
- Composting - Asked bidders for composting. Republic and waste management offer something like that. So we may end up with composting in the next waste contract.
- Could we do the outdoor compost bin voucher program?
- We have the rain barrel voucher program.
- **SW-3, 4 were decided to elevate.**

Water and Wastewater

- Tony shared an idea to put gutters on solar panels on the parking garages to collect rainwater that goes into cisterns on the parking garage that can be used for water trucks to water hanging flowers.
- WW-1 might have more bang for the buck regarding GHG reductions as this would help reduce hot water usage as well which requires energy to heat up.
- Are we auditing water use in municipal operations? How is the City doing on using water.
- Add a number 4 to Water and wastewater to audit the City's water use.- Or lump it into the Municipal energy benchmarking.
- **WW-1, 4 (City water utilization audit) were decided to elevate to the top of the list.**

Local Food and Agriculture

- Ashlyn and Rebecca were not present to report back on the strategies they looked at.
- We can discuss this sector at the next meeting.

Greenspace

- G-4 Increase the number of trees annually
- G-1 - rain garden location and identification and installation in urban heat islands.
- Could we do rain gardens in the roundabouts.
- There is a rain garden outside of city hall along Veteran's way.
- No gas-powered mowing policy - May not be politically supported. But could we work with our mowing contractors? Transition blowers and weed whackers. Something Parks is working on but it is more of a long term goal.
- G-3 - Native and Drought-resistant landscaping

- Turf is the biggest issue for irrigation and watering. = Automatic irrigation. Irrigation has a huge impact on Carmel's overall water usage.
- **G-1, 3, 4 were picked to elevate.**

Going forward we will compile everything we've selected and Tony will send it out and then we will knock it down from there and end up with a list of about 5.

Third Meeting: 10/25/2023

Attendance: Tim Hannon, Leslie Webb, Kelvin Okamoto, Tony Reck, Ashlyn Walker, Alexia Lopez, Nanette Barrett, Jeremy Kashman, John Duffy,

Strategies:

We narrowed it down to 17 strategies at the last meeting.

2 strategies received a 4.5

The 2 lowest were in the 2s.

PE-1: Climate Change Education - Should probably be one of the top strategies

PE-2: Climate Vulnerability Assessment - What would this be?

- The assessment is done, but the report is not finalized. A step 2 of the assessment is to have a second workshop to brainstorm ideas for how to prepare for or reduce the climate vulnerabilities.
- The committee would like to have a presentation of the report, so people know the outcome.

PE-4: Climate Sustainability Committee. Already up and running. May need our support.

EB-1: Municipal Energy Efficiency Evaluation and Upgrades. If we don't measure, we can't show improvement. Lead by example. It might be easier or quicker for us to implement since we have more control over our own operations. The City may have already done some of the easier upgrades like LED lighting.

- Does our GHG Inventory count as our Baseline? It might be too broad and doesn't get into building by building.
- Could we use Duke to do an energy audit? They offer a free evaluation.

EB-2: Municipal Energy Benchmarking and Disclosure Program. Builds on EB-1. If you are doing EB-1 you should do EB-2 as well. They kind of go hand in hand.

EB-6: Residential Energy Conservation Measures. Work with Duke on this.

- Get Duke to present to CNAN.
- Does this impact new construction? It would be hard to require higher standards.

When looking at these strategies, the City focused ones are good, but we should also pick some that keep the citizens involved.

Conversation seemed to be leaning toward government strategies, that we can control.

Can we also bring the residential and commercial communities along at the same time so we don't have to wait until all of the government strategies are complete. The Climate Crisis is urgent.

Water is a high consumer of energy for the City Government operations.

However, water and wastewater are the lowest of the Community Emissions as a whole. The highest community CO2 producers are Transportation, Residential Energy, Commercial Energy.

Educate people about water conservation especially related to watering grass and irrigation.

Energy Evaluation and Upgrades and Benchmarking and Wastewater Assessment. Add Composting.

SW-3: Food Composting Pilot Programs. Can't just do food composting, need lawn composting. Landfills are a high methane producers. If we can reduce food and yard waste going to the landfills, that will reduce the methane.

- Can the City Government start commercial composting yard waste?
- Could we do a city composting facility? Or could we do it through Republic? Republic already has a composting facility?
- A City wide Commercial composting would have a longer set up time. It is good to have on the list because of its big impact, but it may not be one of the first things we work on.

T-1 Encourage Multi-Modal Transportation and Walkability with Updated Policies

- We have great infrastructure, but people still drive. How can we encourage more biking?
- Incentivize kids and schools. Have a program like the old Pizza Hut Book It! program in the schools. Call it Bike-it?
- Neighborhood support centers were mentioned, but not all citizens want that.

Top priorities to work on

- EB-1, EB-2, WW-4 (G-3), SW-3, SW-4

- PE-1, PE-2 are already being done
- PE-1 call it Public Education about Climate Impacts and Solutions.
- T-4 can be worked on by the Sustainability Committee and has been started by a City EV working group.

Maybe the City could use a sustainability intern as well.

2 **ORDINANCE D-2688-23**

3 AN ORDINANCE OF THE COMMON COUNCIL OF THE
4 CITY OF CARMEL, INDIANA, AUTHORIZING THE
5 ISSUANCE OF ECONOMIC DEVELOPMENT TAX
6 INCREMENT REVENUE BONDS TO SUPPORT THE
7 GRAMERCY PROJECT, AND AUTHORIZING AND
8 APPROVING OTHER ACTIONS IN RESPECT THERETO

9 **Synopsis:**

10 *Ordinance authorizes the issuance of developer TIF bonds by the City of Carmel,*
11 *Indiana, to finance improvements to support the development of the Gramercy Project.*

12 WHEREAS, the City of Carmel, Indiana (the “City”), is a municipal corporation and
13 political subdivision of the State of Indiana and by virtue of I.C. 36-7-11.9 and I.C. 36-7-12
14 (collectively, the “Act”), is authorized and empowered to adopt this ordinance (this “Bond
15 Ordinance”) and to carry out its provisions;

16 WHEREAS, Buckingham Properties, LLC or an affiliate thereof (the “Company”),
17 desires to finance the design and construction of certain improvements described in Exhibit A
18 hereto which are, or will be, located in the Gramercy Economic Development Area (collectively,
19 the “Projects”);

20 WHEREAS, the Company has advised the City of Carmel Economic Development
21 Commission (the “Commission”) and the City that it proposes that the City issue its taxable or
22 tax-exempt Economic Development Tax Increment Revenue Bonds, Series 20__ (Gramercy
23 Development Partners, LLC Project)), in one or more series (with such different or additional
24 series designation determined to be necessary or appropriate) in an aggregate amount not to
25 exceed Fifty-Three Million Dollars (\$53,000,000) (the “Bonds”), under the Act and provide the
26 proceeds of such Bonds to the Company for the purpose of financing the Projects;

27 WHEREAS, the completion of the Projects results in the diversification of industry, the
28 creation of jobs and the creation of business opportunities in the City;

29 WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public
30 hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance the Projects;

31 WHEREAS, on the date specified in the notice of the Public Hearing, the Commission
32 held the Public Hearing on the Projects; and

33 WHEREAS, the Commission has performed all actions required of it by the Act
34 preliminary to the adoption of this Bond Ordinance and has approved and forwarded to the
35 Common Council the forms of: (1) a Financing Agreement between the City and the Company
36 (the “Financing Agreement”); (2) a Trust Indenture between the City a trustee to be selected by
37 the Controller of the City (the “Trustee”) (the “Indenture”); (3) the Bonds; and (4) this Bond

38 Ordinance (the Financing Agreement, the Indenture, the Bonds, and this Bond Ordinance,
39 collectively, the “Financing Agreements”);

40 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
41 CITY OF CARMEL, INDIANA, THAT:

42 Section 1. Findings; Public Benefits. The Common Council hereby finds and
43 determines that the Projects involve the acquisition, construction and equipping of an
44 “economic development facility” as that phrase is used in the Act; that the Projects will
45 increase employment opportunities and increase diversification of economic development
46 in the City, will improve and promote the economic stability, development and welfare in
47 the City, will encourage and promote the expansion of industry, trade and commerce in
48 the City and the location of other new industries in the City; that the public benefits to be
49 accomplished by this Bond Ordinance, in tending to overcome insufficient employment
50 opportunities and insufficient diversification of industry, are greater than the cost of
51 public services (as that phrase is used in the Act) which will be required by the Projects;
52 and, therefore, that the financing of the Projects by the issue of the Bonds under the Act:
53 (i) will be of benefit to the health and general welfare of the City; and (ii) complies with
54 the Act.

55 Section 2. Approval of Financing. The proposed financing of the Projects by
56 the issuance of the Bonds under the Act, in the form that such financing was approved by
57 the Commission, is hereby approved.

58 Section 3. Authorization of the Bonds. The issuance of the Bonds, payable
59 solely from revenues and receipts derived from the Financing Agreements, is hereby
60 authorized.

61 Section 4. Terms of the Bonds. (a) The Bonds, in the aggregate principal
62 amount not to exceed Fifty-Three Million Dollars (\$53,000,000), shall (i) be executed at
63 or prior to the closing date by the manual or facsimile signatures of the Mayor and the
64 Clerk of the City; (ii) be dated as of the date of their delivery; (iii) for each series of the
65 Bonds, mature on a date not later than twenty-five years after the date of the first draw of
66 principal on such series of the Bonds; (iv) bear interest at such rates as determined with
67 the purchaser thereof (the “Purchaser”) in an amount not to exceed eight percent (8.00%),
68 with such interest payable as provided in the Financing Agreements, and which interest
69 may be taxable or tax-exempt, as determined by the Mayor and the Controller of the City,
70 with the advice of the City’s bond counsel, prior to the issuance of the Bonds; (v) be
71 issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable
72 only in fully registered form; (vii) be subject to registration on the bond register as
73 provided in the Indenture; (viii) be payable in lawful money of the United States of
74 America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be
75 subject to optional redemption prior to maturity and subject to redemption as otherwise
76 provided in the Financing Agreements; (xi) be issued in one or more series; and (xii)
77 contain such other terms and provisions as may be provided in the Financing
78 Agreements.

79 (b) The Bonds and the interest thereon do not and shall never constitute an
80 indebtedness of, or a charge against the general credit or taxing power of, the City, but
81 shall be special and limited obligations of the City, payable solely from revenues and
82 other amounts derived from the Financing Agreements. Forms of the Financing
83 Agreements are before this meeting and are by this reference incorporated in this Bond
84 Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the
85 City, to insert them into the minutes of the Common Council and to keep them on file.

86 Section 5. Sale of the Bonds. The Mayor is hereby authorized and directed,
87 in the name and on behalf of the City, to sell the Bonds to the Purchaser at such prices as
88 are determined on the date of sale and approved by the Mayor of the City.

89 Section 6. Execution and Delivery of Financing Agreements. The Mayor and
90 the Clerk of the City are hereby authorized and directed, in the name and on behalf of the
91 City, to execute or endorse and deliver the Financing Agreement, the Indenture, and the
92 Bonds, submitted to the Common Council, which are hereby approved in all respects.

93 Section 7. Changes in Financing Agreements. The Mayor and the Clerk of
94 the City are hereby authorized, in the name and on behalf of the City, without further
95 approval of the Common Council or the Commission, to approve such changes in the
96 Financing Agreements as may be permitted by Act, such approval to be conclusively
97 evidenced by their execution thereof.

98 Section 8. Reimbursement from Bond Proceeds. The City hereby declares its
99 intent to issue the Bonds for the purpose of financing the Projects, which Bonds will not
100 exceed \$53,000,000, and pursuant to Treas. Reg. §1.150-2 and IC 5-1-14-6(c), to
101 reimburse costs of the Projects (including costs of issuing the Bonds) from proceeds of
102 the sale of such Bonds.

103 Section 9. General. The Mayor and any other officer of the City, and each of
104 them, are hereby authorized and directed, in the name and on behalf of the City, to
105 execute or endorse any and all agreements, documents and instruments, perform any and
106 all acts, approve any and all matters, and do any and all other things deemed by them, or
107 either of them, to be necessary or desirable in order to carry out and comply with the
108 intent, conditions and purposes of this Bond Ordinance (including the preambles hereto
109 and the documents mentioned herein), the Projects, the issuance and sale of the Bonds,
110 and the securing of the Bonds under the Financing Agreements, and any such execution,
111 endorsement, performance or doing of other things heretofore effected be, and hereby is,
112 ratified and approved.

113 Section 10. Binding Effect. The provisions of this Bond Ordinance and the
114 Financing Agreements shall constitute a binding contract between the City and the
115 holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be
116 repealed or amended in any respect which would adversely affect the rights of the holders
117 of the Bonds as long as the Bonds or interest thereon remains unpaid.

162 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
163 _____ 2024, at _____ .M.

164
165 _____
166 Sue Finkam, Mayor

167
168 ATTEST:

169 _____
170 Jacob Quinn, Clerk

171
172
173
174
175 Prepared by: Bradley J. Bingham
176 Barnes & Thornburg LLP
177 11 South Meridian Street
178 Indianapolis, IN 46204
179

180

EXHIBIT A

181

DESCRIPTION OF THE PROJECTS

182

All or any portion of the design and construction of a mixed use project which includes

183

townhomes, condos, apartments, retail, structured parking, and related road improvements, storm

184

water improvements, utility relocation costs, site development costs, and other infrastructure

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costs, all to be located along Kinzer Avenue, south of City Center Drive, and at 452, 502, and

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508 E. Carmel Drive, which will be added to the Gramercy Economic Development Area.

187

DMS 40581668.2

2 **ORDINANCE D-2690-23**

3 AN ORDINANCE OF THE COMMON COUNCIL OF THE
4 CITY OF CARMEL, INDIANA, AUTHORIZING THE
5 ISSUANCE OF ECONOMIC DEVELOPMENT TAX
6 INCREMENT REVENUE BONDS TO SUPPORT THE
7 VALENTINA PROJECT, AND AUTHORIZING AND
8 APPROVING OTHER ACTIONS IN RESPECT THERETO

9 **Synopsis:**

10 *Ordinance authorizes the issuance of developer TIF bonds by the City of Carmel,*
11 *Indiana, to finance improvements to support the development of the Valentina Project.*

12 WHEREAS, the City of Carmel, Indiana (the “City”), is a municipal corporation and
13 political subdivision of the State of Indiana and by virtue of I.C. 36-7-11.9 and I.C. 36-7-12
14 (collectively, the “Act”), is authorized and empowered to adopt this ordinance (this “Bond
15 Ordinance”) and to carry out its provisions;

16 WHEREAS, Keystone Group, LLC or a single-purpose affiliate thereof (the
17 “Company”), desires to finance the design and construction of certain improvements described in
18 Exhibit A hereto which are, or will be, located in the City Center Redevelopment Area
19 (collectively, the “Projects”);

20 WHEREAS, the Company has advised the City of Carmel Economic Development
21 Commission (the “Commission”) and the City that it proposes that the City issue its taxable or
22 tax-exempt Economic Development Tax Increment Revenue Bonds, Series 20__ (Valentina
23 Project), in one or more series (with such different or additional series designation determined to
24 be necessary or appropriate) in an aggregate amount not to exceed Twenty-Three Million Dollars
25 (\$23,000,000) (the “Bonds”), under the Act and provide the proceeds of such Bonds to the
26 Company for the purpose of financing the Projects;

27 WHEREAS, the completion of the Projects results in the diversification of industry, the
28 creation of jobs and the creation of business opportunities in the City;

29 WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public
30 hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance the Projects;

31 WHEREAS, on the date specified in the notice of the Public Hearing, the Commission
32 held the Public Hearing on the Projects; and

33 WHEREAS, the Commission has performed all actions required of it by the Act
34 preliminary to the adoption of this Bond Ordinance and has approved and forwarded to the
35 Common Council the forms of: (1) a Financing Agreement between the City and the Company
36 (the “Financing Agreement”); (2) a Trust Indenture between the City a trustee to be selected by
37 the Controller of the City (the “Trustee”) (the “Indenture”); (3) the Bonds; and (4) this Bond

38 Ordinance (the Financing Agreement, the Indenture, the Bonds, and this Bond Ordinance,
39 collectively, the “Financing Agreements”);

40 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
41 CITY OF CARMEL, INDIANA, THAT:

42 Section 1. Findings; Public Benefits. The Common Council hereby finds and
43 determines that the Projects involve the acquisition, construction and equipping of an
44 “economic development facility” as that phrase is used in the Act; that the Projects will
45 increase employment opportunities and increase diversification of economic development
46 in the City, will improve and promote the economic stability, development and welfare in
47 the City, will encourage and promote the expansion of industry, trade and commerce in
48 the City and the location of other new industries in the City; that the public benefits to be
49 accomplished by this Bond Ordinance, in tending to overcome insufficient employment
50 opportunities and insufficient diversification of industry, are greater than the cost of
51 public services (as that phrase is used in the Act) which will be required by the Projects;
52 and, therefore, that the financing of the Projects by the issue of the Bonds under the Act:
53 (i) will be of benefit to the health and general welfare of the City; and (ii) complies with
54 the Act.

55 Section 2. Approval of Financing. The proposed financing of the Projects by
56 the issuance of the Bonds under the Act, in the form that such financing was approved by
57 the Commission, is hereby approved.

58 Section 3. Authorization of the Bonds. The issuance of the Bonds, payable
59 solely from revenues and receipts derived from the Financing Agreements, is hereby
60 authorized.

61 Section 4. Terms of the Bonds. (a) The Bonds, in the aggregate principal
62 amount not to exceed Twenty-Three Million Dollars (\$23,000,000), shall (i) be executed
63 at or prior to the closing date by the manual or facsimile signatures of the Mayor and the
64 Clerk of the City; (ii) be dated as of the date of their delivery; (iii) for each series of the
65 Bonds, mature on a date not later than twenty-five years after the date of the first draw of
66 principal on such series of the Bonds; (iv) bear interest at such rates as determined with
67 the purchaser thereof (the “Purchaser”) in an amount not to exceed eight percent (8.00%),
68 with such interest payable as provided in the Financing Agreements, and which interest
69 may be taxable or tax-exempt, as determined by the Mayor and the Controller of the City,
70 with the advice of the City’s bond counsel, prior to the issuance of the Bonds; (v) be
71 issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable
72 only in fully registered form; (vii) be subject to registration on the bond register as
73 provided in the Indenture; (viii) be payable in lawful money of the United States of
74 America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be
75 subject to optional redemption prior to maturity and subject to redemption as otherwise
76 provided in the Financing Agreements; (xi) be issued in one or more series; and (xii)
77 contain such other terms and provisions as may be provided in the Financing
78 Agreements.

79 (b) The Bonds and the interest thereon do not and shall never constitute an
80 indebtedness of, or a charge against the general credit or taxing power of, the City, but
81 shall be special and limited obligations of the City, payable solely from revenues and
82 other amounts derived from the Financing Agreements. Forms of the Financing
83 Agreements are before this meeting and are by this reference incorporated in this Bond
84 Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the
85 City, to insert them into the minutes of the Common Council and to keep them on file.

86 Section 5. Sale of the Bonds. The Mayor is hereby authorized and directed,
87 in the name and on behalf of the City, to sell the Bonds to the Purchaser at such prices as
88 are determined on the date of sale and approved by the Mayor of the City.

89 Section 6. Execution and Delivery of Financing Agreements. The Mayor and
90 the Clerk of the City are hereby authorized and directed, in the name and on behalf of the
91 City, to execute or endorse and deliver the Financing Agreement, the Indenture, and the
92 Bonds, submitted to the Common Council, which are hereby approved in all respects.

93 Section 7. Changes in Financing Agreements. The Mayor and the Clerk of
94 the City are hereby authorized, in the name and on behalf of the City, without further
95 approval of the Common Council or the Commission, to approve such changes in the
96 Financing Agreements as may be permitted by Act, such approval to be conclusively
97 evidenced by their execution thereof.

98 Section 8. Reimbursement from Bond Proceeds. The City hereby declares its
99 intent to issue the Bonds for the purpose of financing the Projects, which Bonds will not
100 exceed \$23,000,000, and pursuant to Treas. Reg. §1.150-2 and IC 5-1-14-6(c), to
101 reimburse costs of the Projects (including costs of issuing the Bonds) from proceeds of
102 the sale of such Bonds.

103 Section 9. General. The Mayor and any other officer of the City, and each of
104 them, are hereby authorized and directed, in the name and on behalf of the City, to
105 execute or endorse any and all agreements, documents and instruments, perform any and
106 all acts, approve any and all matters, and do any and all other things deemed by them, or
107 either of them, to be necessary or desirable in order to carry out and comply with the
108 intent, conditions and purposes of this Bond Ordinance (including the preambles hereto
109 and the documents mentioned herein), the Projects, the issuance and sale of the Bonds,
110 and the securing of the Bonds under the Financing Agreements, and any such execution,
111 endorsement, performance or doing of other things heretofore effected be, and hereby is,
112 ratified and approved.

113 Section 10. Binding Effect. The provisions of this Bond Ordinance and the
114 Financing Agreements shall constitute a binding contract between the City and the
115 holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be
116 repealed or amended in any respect which would adversely affect the rights of the holders
117 of the Bonds as long as the Bonds or interest thereon remains unpaid.

118 Section 11. Repeal. All ordinances or parts of ordinances in conflict herewith
119 are hereby repealed.

120 Section 12. Effective Date. This Bond Ordinance shall be in full force and
121 effect immediately upon adoption and compliance with I.C. § 36-4-6-14.

122 Section 13. Copies of Financing Agreements on File. Two copies of the
123 Financing Agreements incorporated into this Bond Ordinance were duly filed in the
124 office of the Clerk of the City, and are available for public inspection in accordance with
125 I.C. § 36-1-5-4.

126 **PASSED** by the Common Council of the City of Carmel, this ____ day of
127 _____, 2024, by a vote of _____ ayes and _____ nays.

128 **COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA**

132 _____
133 Anthony Green

Adam Aasen

134 _____
135 Jeff Worrell

Teresa Ayers

136 _____
137 Shannon Minnaar

Ryan Locke

138 _____
139 Matthew Snyder

Rich Taylor

140 _____
141 Anita Joshi

142 ATTEST:

143 _____
144 Jacob Quinn, Clerk

145 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day
146 of _____ 2024, at _____ .M.

147 _____
148 Jacob Quinn, Clerk

162 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
163 _____ 2024, at _____ .M.

164
165 _____
166 Sue Finkam, Mayor
167

168 ATTEST:

169 _____
170 Jacob Quinn, Clerk
171
172
173
174

175 Prepared by: Bradley J. Bingham
176 Barnes & Thornburg LLP
177 11 South Meridian Street
178 Indianapolis, IN 46204
179

180

EXHIBIT A

181

DESCRIPTION OF THE PROJECTS

182

All or any portion of the design and construction of a mixed use project which includes

183

townhomes, apartments, commercial space, structured parking, and related road improvements,

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storm water improvements, utility relocation costs, site development costs, and other

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infrastructure costs, all to be located at 988 3rd Ave SW (between 3rd Ave SW and the Monon,

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just south of the Tarkington garage and north of Gradle Drive), which will located in the City

187

Center Redevelopment Area.

188

DMS 40742654.1

ORDINANCE NO. D-2696-23

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
ADDING CHAPTER 8, ARTICLE 4, SECTION 8-44 TO THE CARMEL CITY CODE**

Synopsis: Establishes a speed limit of 20 miles per hour within roundabouts.

WHEREAS, the City of Carmel, Indiana, has the authority to establish motor vehicle speed limits pursuant to Indiana Code § 9-21-5-6 and City Code Section 8-15; and

WHEREAS, for the safety of the travelling public, the Common Council now finds it necessary to establish a speed limit of twenty (20) miles per hour within City roundabouts.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. Carmel City Code Chapter 8, Article 4, Section 8-44 is hereby added to the Carmel City Code to read as follows:

“§ 8-44 Twenty m.p.h. Speed Limit Within Roundabouts.

No person shall drive a motor vehicle in excess of twenty (20) miles per hour within a roundabout.”

Section 3. The Carmel Street Department is directed to promptly add the appropriate signage to fulfill the mandates contained in this Ordinance upon its passage.

Section 4. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 5. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 6. This Ordinance shall be in full force and effect from and after the date of its passage, execution by the Mayor, and publication as required by law.

49 **PASSED**, by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2024,
50 by a vote of ____ ayes and ____ nays.

51
52 **COMMON COUNCIL FOR THE CITY OF CARMEL**

53
54
55
56 _____
57 Anthony Green

58
59 _____
60 Jeff Worrell

61
62 _____
63 Shannon Minnaar

64
65 _____
66 Matthew Taylor

67
68 _____
69 Anita Joshi

70 ATTEST:

71
72 _____
73 Jacob Quinn, Clerk

74
75 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
76 _____ 2024, at _____ .M.

77
78 _____
79 Jacob Quinn, Clerk

80
81 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day
82 of _____ 2024, at _____ .M.

83
84 _____
85 Sue Finkam, Mayor

86 ATTEST:

87
88 _____
89 Jacob Quinn, Clerk

90
91 Ordinance D-2696-23
92 Page Two of Two
93

SPONSOR(S): Councilor Aasen, Councilor Snyder, Councilor Taylor

RESOLUTION NO.: CC 01-08-24-01

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
RECOMMENDING CONSIDERATION OF AN AMENDMENT TO THE UNIFIED
DEVELOPMENT ORDINANCE FOR THE CITY AND REFERRING THE SAME TO THE
CARMEL PLAN COMMISSION FOR RECOMMENDATION**

Synopsis: This Resolution refers a proposal to amend Section 1.30(F) of the Carmel Unified Development Ordinance to the Carmel Advisory Plan Commission for public hearing and recommendation to the Common Council.

WHEREAS, the Common Council of the City of Carmel, Indiana (“City”) previously adopted Ordinance Z-644-19 restating and amending an ordinance establishing an impact fee for the purpose of planning and financing park and recreation infrastructure needed to serve new residential development (the “PRIF Ordinance”); and

WHEREAS, the Common Council desires to amend the PRIF Ordinance in accordance with Ind. Code §36-7-4-602(b) in order to revise the process for extending credits to developers in lieu of payment of the Park and Recreation Impact Fee (PRIF) established by the PRIF Ordinance; and

WHEREAS, Ind. Code §36-7-4-607(b) requires any proposal to amend or partially repeal the text of the PRIF Ordinance be referred to the City’s Advisory Plan Commission (the “Commission”) for consideration and recommendation before any final action is taken by the Common Council; and

WHEREAS, upon receiving a proposal for the amendment or repeal of the text of the PRIF Ordinance, the Commission shall, within sixty (60) days, hold a public hearing in accordance with Ind. Code §36-7-4-607(b) and make a recommendation on the proposal not later than sixty (60) days after the Commission holds the public hearing; and

WHEREAS, as required by Ind. Code §36-7-4-607(c) the Commission is required to certify to the Common Council the Commission’s recommendation before final action is taken by the Common Council.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by this reference.

Section 2. Recommendation and Referral. The Common Council proposes for consideration the amendment to the PRIF Ordinance attached hereto as Exhibit A and refers the same to the Commission for consideration, a public hearing and recommendation before any final action is taken by the Common Council. A form of Notice of Public Hearing is attached hereto as Exhibit B for the Commission’s convenience.

Section 3. Action by the Common Council. Upon receipt of the recommendation of the Commission, the Common Council shall review and consider adoption of the Amendment.

SPONSOR(S): Councilor Aasen, Councilor Snyder, Councilor Taylor

Section 4. Effectiveness. This Resolution shall take effect immediately upon its passage by the Council and approval of the Mayor and upon such approval shall be transmitted by the Clerk to the Commission.

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this ___ day of _____, 2024 by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Anthony Green

Adam Aasen

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Matthew Snyder

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ___ day of _____, 2024, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ___ day of _____, 2024, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

EXHIBIT “A

Form of Amending Ordinance

ORDINANCE Z-

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA, AMENDING SECTION 1.30(F)
OF THE UNIFIED DEVELOPMENT ORDINANCES**

This Ordinance amends and replaces Section 1.30(F) of the Unified Development Ordinance regarding the procedures for granting of park and recreation fee credits.

WHEREAS, the Common Council of the City of Carmel, Indiana (“City”) previously adopted Ordinance Z-644-19 restating and amending an ordinance to establish an impact fee for the purpose of planning and financing park and recreation infrastructure needed to serve new residential development (the “PRIF Ordinance”); and

WHEREAS, the Common Council desires to amend the text of the PRIF Ordinance pursuant in Ind. Code §36-7-4-602(b) in order to revise the process for the approval of extending credits to developers in lieu of the payment of the Park and Recreation Impact Fee (PRIF) established by the PRIF Ordinance; and

WHEREAS, pursuant to Common Council Resolution No. CC-__-24-__, the City’s Advisory Plan Commission (the “Commission”) received the Common Council’s proposal to consider and provide a recommendation to the Common Council regarding the proposed amendment to the PRIF Ordinance; and

WHEREAS, pursuant to Ind. Code §36-7-4-604 the Commission held a public hearing on _____, 2024 after providing public notice thereof as required by law; and

WHEREAS, upon completion of the public hearing the Commission voted to make the following recommendation as evidenced by the certification attached hereto as Exhibit A: _____; and

WHEREAS, the Common Council now desires to adopt the Amendment in the form included in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by this reference.

Section 2. Amendment. Section 1.30(F) of the Uniform Development Ordinance shall be amended and restated as follows:

F. Credit in Lieu of Payment; Exemptions:

1. Pursuant to *IC 36-7-4-1335*, any developer (or individual) obligated to pay a fee pursuant to the terms of this *PRIF Ordinance* may be granted the option of financing, constructing and dedicating Parks and Recreation Infrastructure instead of making all or part of any impact fee payment which may be due, so long as such financing, construction and dedication are accomplished either:
 - a. Pursuant to the *Zone Improvement Plan* and with the consent and acceptance of the Carmel/Clay Board of Parks and Recreation, or
 - b. With respect to components of infrastructure or other improvements that are not included in the *Zone Improvement Plan*, with the consent and acceptance of the Carmel/Clay Board of Parks and Recreation.

All credits granted pursuant to this *PRIF Ordinance* shall be subject to final approval and acceptance by the Common Council.

2. The developer (or individual) providing the infrastructure or improvement, shall be allowed a credit in an amount equal to the sum of:
 - a. The actual cost of constructing or providing the infrastructure or improvements, plus
 - b. The fair market value of the land, real property interests, and site improvements provided.
3. The amount of the credit shall be determined by agreement (the "Credit Agreement") between the person constructing or providing the infrastructure or improvement and the Carmel/Clay Board of Parks and Recreation. The developer (or individual) shall make a request for credit prior to the issuance of the improvement location permit. In the event the credit is less than the amount of the impact fee due pursuant to *Section 1.30(E): Establishment of Impact Fee* above, the remaining balance shall be due in accordance with the provisions stated hereafter.
4. Credits against impact fees otherwise due shall be allowed pursuant to this section for all infrastructure and improvements constructed or furnished in accordance with *IC 36-7-4-1313* and *IC 36-7-4-1335* since January 1, 1989. In addition, a developer (or individual) responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future owners who may be successors in interest to the credits earned by the developer (or individual) as part of the Credit Agreement provided for above.
5. Any developer (or individual) obligated to pay the fee established by this *PRIF Ordinance* whose property was totally or partially destroyed by fire, storm or other casualty beyond his or her control, shall be exempt from said fee if such developer (or individual) repairs or replaces the destroyed structure without creating a burden on Parks and Recreation Infrastructure greater than the burden imposed by the destroyed structure. In the event of such additional burden, the fee shall be calculated based only on the increased burden created by the structure.

Section 3. Ordinances Repealed. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed to the extent of such inconsistency, as of the effective date of this Ordinance, such repeal to have prospective application only.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage and approval by the Mayor in accordance with Ind. Code §36-7-4-610(d).

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2024, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Anthony Green

Adam Aasen

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Matthew Snyder

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2024, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ____ day of _____, 2024, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

EXHIBIT "A"

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PROPOSAL BY THE CARMEL COMMON COUNCIL
TO AMEND THE CARMEL ZONING ORDINANCE
PURSUANT TO INDIANA CODE §36-7-4-602(b)**

ORDINANCE Z-

**AN ORDINANCE TO AMEND CHAPTER 1.30(f): PARKS AND RECREATION
IMPACT FEES**

To: The Honorable Common Council
of the City of Carmel
Hamilton County, Indiana

Dear Members:

The Carmel Advisory Plan Commission offers you the following report on the proposal by the Common Council to the Commission to amend **Chapter 1.30(f): Parks and Recreation Impact Fees** received in the form attached hereto.

The Carmel Advisory Plan Commission's recommendation on the proposal is _____.

At its regularly scheduled meeting on _____, 2024, the Carmel Advisory Plan Commission held a public hearing after publishing notice thereof in accordance with law, and thereafter voted _____ in favor, _____ opposed, _____ abstaining, to forward to the Common Council, the proposed Ordinance Z- _____ with a _____ recommendation.

Please be advised that by virtue of the Commission's recommendation, pursuant to IC 36-7-4-607() (), the Council has ninety (90) days to act on the proposal. Ninety days from the date of the original certification (_____, 2024) is _____, 2024.

CARMEL PLAN COMMISSION

BY: _____
Brad Grabow, President

ATTEST:

_____, Secretary
Carmel Advisory Plan Commission
Dated: _____, 2024

EXHIBIT “B”

**NOTICE OF PUBLIC HEARING
BEFORE THE
CARMEL ADVISORY PLAN COMMISSION
DOCKET No.: CPA-2023-_____**

Notice is hereby given that the Carmel Advisory Plan Commission will hold a public hearing upon a proposal by the Carmel Common Council to amend the Carmel Unified Development Ordinance (“UDO”) pursuant to documents filed with the Department of Community Services as follows: revise the UDO to eliminate the authority of the Carmel Board of Public Works and Safety to grant Parks and Recreation Impact Fee Credits to developers of projects within the City, and to vest such authority solely in the Carmel Clay Board of Parks and Recreation with all such Credits being subject to approval by the Carmel Common Council.

Designated as Docket No. ____-2024-_____, the hearing will be held on Tuesday, _____, 2024 at 6:00 P.M. in the Council Chambers, Carmel City Hall, One Civic Square, Second Floor, Carmel, Indiana 46032.

The file for this proposal, including Council Resolution No. CC-__-24__-__ which includes the proposed Ordinance Amendment, may be examined at the Office of the Plan Commission, Carmel Department of Community Services, Division of Planning and Zoning, Carmel City Hall, Third Floor, One Civic Square, Carmel, Indiana 46032, telephone no. (317) 571-2417.

Any written comments or objections to the proposal should be filed with the Secretary of the Plan Commission on or before the date of the Public Hearing. All written comments and objections will be presented to the Commission. Any oral comments concerning the proposal will be heard by the Commission at the hearing according to its Rules of Procedure. In addition, the hearing may be continued from time to time by the Commission as it may find necessary.

Joe Shestak, Administrator
Carmel Plan Commission
(317) 571-2417

Date: _____, 2024

MEMORANDUM

TO: Common Council Members

FROM: Tony Green and Adam Aasen, Carmel Common Council

RE: January 8, 2024 Council Meeting Agenda Add-On Items

DATE: January 8, 2024

Dear Council Members,

We would appreciate the approval of you, our fellow Council members, to add Ordinance D-2698-24, Ordinance D-2699-24 and the consideration of Mayor Finkam's appointment of Emily Ergott to the Carmel Historic Preservation Commission to this evening's Council agenda.

D-2699-24 re-organizes the City's executive departments per the recommendations of Mayor Finkam. D-2698-24 amends the 2024 appointed officials and employees salary ordinance in accordance with the executive department re-organization recommended by Mayor Finkam.

Mayor Finkam recently appointed Emily Ergott to the Carmel Historic Preservation Commission, and per Indiana Code and Carmel City Code, all mayoral appointments to the Historic Preservation Commission must be approved by the Council.

We would appreciate your consideration in adding these items to tonight's Council agenda.

Sincerely,

/s/ Tony Green and Adam Aasen

ORDINANCE NO. D-2698-24

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING THE 2024 SALARY ORDINANCE**

Synopsis: This ordinance amends the 2024 salary ordinance to add or modify certain executive department positions within the city as recommended by Mayor Finkam.

WHEREAS, on October 16, 2023, the Carmel Common Council (the “Council”) adopted Ordinance D-2681-23, setting 2024 salaries for appointed officers and employees of the City of Carmel (the “City”); and

WHEREAS, in order to increase operational performance, better serve the community and save money, the mayor recommends adding and modifying certain executive department positions within the 2024 salary ordinance.

WHEREAS, it is in the best interest of the citizens of Carmel to amend the 2024 salary ordinance per Mayor Finkam’s recommendations.

NOW, THEREFORE, IT IS AGREED AND ORDAINED by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. Ordinance D-2681-23 is hereby amended as follows:

1. POLICE

CLASSIFICATION

MAXIMUM BI-WEEKLY BASE SALARY

CHIEF	6896.58
DEPUTY CHIEF	5086.16
MAJOR	4660.16
LIEUTENANT	4021.04
SERGEANT	3595.06
FIRST CLASS/MASTER PATROL OFFICER	3285.90
PATROL OFFICER	3169.04
CRISIS INTERVENTION MANAGER	4021.04
ACCREDITATION ADMINISTRATOR	3595.06
CRIME SCENE INVESTIGATOR	3595.06
RECORDS SYSTEMS ADMINISTRATOR	3382.01
FACILITIES, EQUIPMENT AND SYSTEMS SUPPORT SPECIALIST	3382.01
CRISIS INTERVENTION SPECIALIST	3169.04
ADMINISTRATIVE SUPERVISOR	2956.04
QUARTERMASTER	2956.04
AUTO MECHANIC I	2956.04
AUTO MECHANIC II	2742.97
RECRUITING AND HIRING COORDINATOR	2742.97
CRIMINAL INTELLIGENCE ANALYST	2742.97
COMMUNITY RESOURCE LIAISON	2742.97

50	ANIMAL CONTROL SPECIALIST	2530.00
51	SPECIAL INVESTIGATIONS ADMINISTRATOR	2530.00
52	RECORDS SUPERVISOR	2530.00
53	DATA SPECIALIST/TRAINING COORDINATOR	2530.00
54	NIBRS COORDINATOR	2316.97
55	ADMINISTRATIVE ASSISTANT I	2316.97
56	PROPERTY/EVIDENCE ROOM CLERK	2316.97
57	RECORDS CLERK	2103.90
58	ADMINISTRATIVE ASSISTANT II	2103.90
59	BUILDING SERVICE WORKER	2103.90
60	PART-TIME/TEMPORARY (except Security Officer)	UP TO \$2550.00 PER HOUR
61	PART-TIME SECURITY OFFICER	UP TO \$50.00 PER HOUR

62
63 **2. FIRE**

64	<u>CLASSIFICATION</u>	<u>MAXIMUM BI-WEEKLY BASE SALARY</u>
67	CHIEF	6896.58
68	DEPUTY CHIEF	5086.16
69	BATTALION CHIEF	4660.16
70	EMS CHIEF	4660.16
71	FIRE MARSHAL	4660.16
72	SAFETY CHIEF	4660.16
73	TRAINING CHIEF	4660.16
74	COMMUNICATIONS CHIEF	4660.16
75	APPARATUS AND MAINTENANCE CHIEF	4660.16
76	FACILITIES/SUPPORT SERVICES CHIEF	4660.16
77	PUBLIC EDUCATION OFFICER	4021.04
78	DEPUTY FIRE MARSHAL	4021.04
79	CAPTAIN	4021.04
80	LIEUTENANT	3808.04
81	EMS DUTY OFFICER	3808.04
82	ENGINEER	3382.01
83	FIRST CLASS/MASTER FIREFIGHTER	3285.90
84	FIREFIGHTER	3169.04
85	EXECUTIVE DIVISION MANAGER	3808.04
86	ACCREDITATION/BUDGET ADMINISTRATOR	3808.04
87	QUARTERMASTER	2956.04
88	MECHANIC I	2956.04
89	COMMUNITY LIAISON OFFICER	2956.04
90	OFFICE ADMINISTRATOR	2742.97
91	AMBULANCE BILLING SPECIALIST	2530.00
92	ADMINISTRATIVE ASSISTANT I	2316.97
93	ADMINISTRATIVE ASSISTANT II	2103.90
94	PART-TIME/TEMPORARY	UP TO \$2550.00 PER HOUR

95
96 **3. MAYOR**

97	<u>CLASSIFICATION</u>	<u>MAXIMUM BI-WEEKLY BASE SALARY</u>
100	CHIEF OF STAFF	7686.43
101	EXECUTIVE OFFICE MANAGER/DEPUTY CHIEF OF STAFF	3595.06
102	MAYOR'S ASSISTANT	3169.04

103 ADMINISTRATIVE ASSISTANT I 2316.97
 104 PART-TIME/TEMPORARY UP TO \$2550.00 PER HOUR

106 **4. MARKETING AND COMMUNITY RELATIONS AND ECONOMIC DEVELOPMENT**

108 CLASSIFICATION MAXIMUM BI-WEEKLY BASE SALARY

109 DIRECTOR OF MARKETING AND COMMUNITY RELATIONS/ECONOMIC DEVELOPMENT
 111 ~~7686.43~~6896.58

112 SENIOR PROJECT MANAGER 3808.04

113 PROJECT MANAGER 3595.06

114 TRANSPORTATION DEVELOPMENT COORDINATOR 3382.01

115 **CONTENT SPECIALIST** 3169.04

116 COMMUNITY RELATIONS SPECIALIST 2742.97

117 OFFICE ADMINISTRATOR 2742.97

118 **VISUAL/DIGITAL SPECIALIST** 2742.97

119 ADMINISTRATIVE ASSISTANT I 2316.97

120 ADMINISTRATIVE ASSISTANT II 2103.90

121 PART-TIME/TEMPORARY UP TO \$2550.00 PER HOUR

123 **5. REDEVELOPMENT**

125 CLASSIFICATION MAXIMUM BI-WEEKLY BASE SALARY

127 DIRECTOR ~~7686.43~~6896.58

128 ASSISTANT DIRECTOR 4660.16

129 REDEVELOPMENT FINANCE MANAGER 4021.04

130 REDEVELOPMENT PROJECT MANAGER 3595.06

131 OFFICE ADMINISTRATOR 2742.97

132 ADMINISTRATIVE ASSISTANT I 2316.97

133 PART-TIME/TEMPORARY UP TO \$2550.00 PER HOUR

135 **6. OFFICE OF CORPORATION COUNSEL**

137 CLASSIFICATION MAXIMUM BI-WEEKLY BASE SALARY

139 CORPORATION COUNSEL 7686.43

140 CITY ATTORNEY 4873.17

141 TRANSACTIONS CHIEF 4660.16

142 LITIGATION CHIEF 4660.16

143 ASSISTANT CORPORATION COUNSEL 4234.09

144 EXECUTIVE/SUPERVISORY ASSISTANT 3169.04

145 PARALEGAL 2742.97

146 LEGAL ASSISTANT 2530.00

147 DEFERRAL COORDINATOR 2316.97

148 ADMINISTRATIVE ASSISTANT 2316.97

149 PART-TIME/TEMPORARY UP TO \$2550.00 PER HOUR

150
151
152
153
154
155

156 **7. ADMINISTRATION**

157

158 CLASSIFICATIONMAXIMUM BI-WEEKLY BASE SALARY

159

160 DIRECTOR OF ADMINISTRATION

7686.436896.58

161 FACILITIES MANAGER

2956.04

162 SKILLED LABORER

2316.97

163 BUILDING SERVICES WORKER

2103.90

164 PART-TIME/TEMPORARY

UP TO \$2550.00 PER HOUR

165

166 **8. INFORMATION AND COMMUNICATION SYSTEMS**

167

168 CLASSIFICATIONMAXIMUM BI-WEEKLY BASE SALARY

169

170 DIRECTOR OF INFORMATION AND COMMUNICATION SYSTEMS

6106.59

171 GIS COORDINATOR

3808.04

172 SYSTEMS SUPERVISOR

3808.04

173 COMMUNICATIONS SUPERVISOR

3595.06

174 SYSTEMS APPLICATION AND SERVICE ADMINISTRATOR

3595.06

175 NETWORK ADMINISTRATOR

3595.06

176 SYSTEMS ADMINISTRATOR

3595.06

177 TECHNICAL FOREMAN

3169.04

178 NETWORK/APPLICATIONS ANALYST

2956.04

179 GIS ANALYST

2956.04

180 COMMUNICATIONS TECHNICIAN I

2742.97

181 OFFICE ADMINISTRATOR

2742.97

182 GIS TECHNICIAN II

2530.00

183 COMMUNICATIONS TECHNICIAN II

2530.00

184 PART-TIME/TEMPORARY

UP TO \$2550.00 PER HOUR

185

186 **9. HUMAN RESOURCES**

187

188 CLASSIFICATIONMAXIMUM BI-WEEKLY BASE SALARY

189

190 DIRECTOR OF HUMAN RESOURCES

6106.59

191 EMPLOYEE BENEFITS MANAGER

3169.04

192 **PAYROLL ANALYST****3169.04**

193 EMPLOYEE DEVELOPMENT COORDINATOR

2956.04

194 HUMAN RESOURCES GENERALIST

2742.97

195 OFFICE ADMINISTRATOR

2742.97

196 **PAYROLL SPECIALIST****2742.97**

197 PART-TIME/TEMPORARY

UP TO \$2550.00 PER HOUR

198

199

200 **10. OFFICE OF CONTROLLER-FINANCE**

201

202 CLASSIFICATIONMAXIMUM BI-WEEKLY BASE SALARY

203

204 **CHIEF FINANCIAL OFFICER/CONTROLLER****7686.43**205 ~~CONTROLLER/DIRECTOR~~ **DEPUTY CHIEF FINANCIAL OFFICER**

6106.59

206 DEPUTY DIRECTOR

4447.12

207 **PURCHASING ANALYST****3595.06**

208 STAFF ACCOUNTANT

3382.01

209	FINANCIAL ANALYST	3169.04
210	PAYROLL ANALYST	3169.04
211	PAYROLL AND ACCOUNTING ANALYST	3169.04
212	ACCOUNTS PAYABLE ADMINISTRATOR	2956.04
213	FINANCIAL SPECIALIST	2742.97
214	PART-TIME/TEMPORARY	UP TO \$2550.00 PER HOUR

215
216 **11. GOLF COURSE**

217	<u>CLASSIFICATION</u>	<u>MAXIMUM BI-WEEKLY BASE SALARY</u>
220	GENERAL MANAGER/SUPERINTENDENT	6106.59
221	GOLF PRO	3595.06
222	MAINTENANCE SUPERVISOR	2742.97
223	OFFICE ADMINISTRATOR	2742.97
224	ASSISTANT GOLF PRO	2530.00
225	PART-TIME/TEMPORARY	UP TO \$2550.00 PER HOUR

226
227 **12. COMMUNITY SERVICES**

228	<u>CLASSIFICATION</u>	<u>MAXIMUM BI-WEEKLY BASE SALARY</u>
231	DIRECTOR	6896.58
232	BUILDING COMMISSIONER	4234.09
233	OPERATIONS MANAGER	4021.04
234	ASSISTANT BUILDING COMMISSIONER	3595.06
235	PLANNER I	3595.06
236	TRANSPORTATION SYSTEMS ADMINISTRATOR	3595.06
237	BUILDING INSPECTOR/PLANS EXAMINER	3169.04
238	PLANNER II	3169.04
239	ENVIRONMENTAL PLANNER	3169.04
240	CODE ENFORCEMENT INSPECTOR I	3169.04
241	CODE ENFORCEMENT INSPECTOR II	2956.04
242	URBAN FORESTER	2956.04
243	OFFICE ADMINISTRATOR	2742.97
244	PERMITS SPECIALIST	2742.97
245	MEETING COORDINATOR	2742.97
246	ADMINISTRATIVE ASSISTANT I	2316.97
247	URBAN FORESTRY SPECIALIST	2316.97
248	ADMINISTRATIVE ASSISTANT II	2103.90
249	PART-TIME/TEMPORARY	UP TO \$2550.00 PER HOUR

250
251 **13. ENGINEERING**

252	<u>CLASSIFICATION</u>	<u>MAXIMUM BI-WEEKLY BASE SALARY</u>
255	CITY ENGINEER/ DIRECTOR OF ENGINEERING	6896.58
256	ASSISTANT CITY ENGINEER	4660.16
257	CONSTRUCTION MANAGER	3808.04
258	STAFF ENGINEER I	3808.04
259	STAFF ENGINEER II	3595.06
260	ENGINEERING ADMINISTRATOR	3382.01
261	STORM WATER ADMINISTRATOR	3382.01

262	PLAN REVIEW COORDINATOR	3382.01
263	INSPECTOR	3169.04
264	GIS ANALYST	2956.04
265	OFFICE ADMINISTRATOR	2742.97
266	ADMINISTRATIVE ASSISTANT I	2316.97
267	ADMINISTRATIVE ASSISTANT II	2103.90
268	PART-TIME/TEMPORARY	UP TO \$2550.00 PER HOUR

269
270 **14. STREET**

271
272 CLASSIFICATION MAXIMUM BI-WEEKLY BASE SALARY

273		
274	STREET COMMISSIONER/DIRECTOR	6106.59
275	OPERATIONS MANAGER	4021.04
276	AMS COORDINATOR	3595.06
277	PROJECT MANAGER	3595.06
278	SUPERVISOR	3595.06
279	FOREMAN	3169.04
280	INSPECTOR	3169.04
281	GIS ANALYST	2956.04
282	MECHANIC I	2956.04
283	CREW LEADER	2742.97
284	OFFICE ADMINISTRATOR	2742.97
285	MECHANIC II	2742.97
286	DATA TECHNICIAN	2530.00
287	OPERATOR	2530.00
288	SENIOR SKILLED LABORER	2530.00
289	SKILLED LABORER	2316.97
290	ADMINISTRATIVE ASSISTANT I	2316.97
291	GENERAL LABORER	2103.90
292	PART-TIME/TEMPORARY	UP TO \$2550.00 PER HOUR

293
294 **15. UTILITIES**

295
296 CLASSIFICATION MAXIMUM BI-WEEKLY BASE SALARY

297		
298	DIRECTOR	6896.58
299	ASSISTANT DIRECTOR	5086.16
300	WATER/SEWER OPERATIONS MANAGER	4447.12
301	MANAGER OF CUSTOMER SERVICE AND BILLING	4447.12
302	WATER/SEWER PLANT MANAGER	4021.04
303	DISTRIBUTION/COLLECTION SYSTEM MANAGER	4021.04
304	ELECTRICAL SUPERVISOR	3595.06
305	MANAGER OF CUSTOMER RELATIONS AND EDUCATION	3595.06
306	ACCOUNTING SUPERVISOR	3595.06
307	WATER/SEWER SUPERVISOR	3595.06
308	WATER TREATMENT COMPLIANCE ADMINISTRATOR	3595.06
309	AMS COORDINATOR	3595.06
310	LABORATORY SUPERVISOR	3595.06
311	CUSTOMER SERVICE SUPERVISOR	3169.04
312	LABORATORY ANALYST	3169.04
313	PRETREATMENT COORDINATOR	3169.04
314	MAINTENANCE/ELECTRONICS FOREMAN	3169.04

315	WATER/SEWER FOREMAN	3169.04
316	METERED/FIELD SUPPORT SERVICES COORDINATOR	3169.04
317	FINANCIAL PROGRAM OFFICER	3169.04
318	SENIOR OPERATOR	2956.04
319	ELECTRICIAN	2956.04
320	SCADA TECHNICIAN	2956.04
321	AUTO MECHANIC I	2956.04
322	AMS ANALYST	2956.04
323	WATER/SEWER PLANT OPERATOR	2742.97
324	DISTRIBUTION/COLLECTION SYSTEM OPERATOR	2742.97
325	DATA TECHNICIAN	2742.97
326	AUTO MECHANIC II	2742.97
327	HOUSEHOLD HAZARDOUS WASTE COORDINATOR	2742.97
328	OFFICE ADMINISTRATOR	2742.97
329	ACCOUNTANT	2742.97
330	LABORATORY TECHNICIAN	2742.97
331	AMS TECHNICIAN	2742.97
332	METERED SERVICES COORDINATOR	2530.00
333	WATER/SEWER MECHANIC	2530.00
334	ACCOUNTING TECHNICIAN	2530.00
335	SKILLED LABORER	2316.97
336	ADMINISTRATIVE ASSISTANT I	2316.97
337	GENERAL LABORER	2103.90
338	METER READER	2103.90
339	ADMINISTRATIVE ASSISTANT II	2103.90
340	PART-TIME/TEMPORARY	UP TO \$250.00 PER HOUR

341
342 **16. ECONOMIC DEVELOPMENT**

343		
344	EXECUTIVE DIRECTOR	7686.43
345	PART-TIME/TEMPORARY	UP TO \$50.00 PER HOUR
346		

347 **167. GENERAL PROVISIONS**

348
349 **1. Departments may employ interns at a pay rate not to exceed \$20.00 per hour.**

350
351 Section 3. The remaining provisions of Ordinance D-2681-23 shall remain in full force and
352 effect and are not affected by this Ordinance.

353
354 Section 4. All prior City ordinances or parts thereof that are inconsistent with any provision of
355 this Ordinance are hereby repealed as of the effective date of this Ordinance.

356
357 Section 5. If any portion of this Ordinance is for any reason declared unconstitutional, invalid
358 or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the
359 remaining portions of this Ordinance.

360
361 Section 6. This Ordinance shall be in full force and effect from and after the date of its passage
362 and signing by the mayor.

363
364
365

366 **PASSED** by the Common Council of the City of Carmel, Indiana this ____ day of
367 _____ 2024, by a vote of _____ ayes and _____ nays.

369
370 **COMMON COUNCIL FOR THE CITY OF CARMEL**

371
372 _____
373 Anthony Green Adam Aasen

374
375 _____
376 Jeff Worrell Teresa Ayers

377
378 _____
379 Shannon Minnaar Anita Joshi

380
381 _____
382 Ryan Locke Matthew Snyder

383
384 _____
385 Rich Taylor

386
387 ATTEST:
388
389 _____
390 Jacob Quinn, Clerk

391
392 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
393 _____ 2024, at _____ .M.

394
395 _____
396 Jacob Quinn, Clerk

397
398 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
399 _____ 2024, at _____ .M.

400
401 _____
402 Sue Finkam, Mayor

403 ATTEST:
404
405 _____
406 Jacob Quinn, Clerk

407
408 Prepared by Lisa Hartz, Director of Human Resources

409
410

ORDINANCE D-2699-24

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 2, ARTICLE 1, DIVISION 2, SECTION 2-3 OF THE CARMEL CITY
CODE**

Synopsis: Establishes and re-organizes certain executive departments within the City of Carmel.

WHEREAS, pursuant to Indiana Code § 36-4-9-4, the City of Carmel Common Council (the “Council”) may, by ordinance adopted upon the recommendation of the mayor, terminate, create or re-organize executive departments of the city; and

WHEREAS, Mayor Finkam has recommended that the Council establish and re-organize certain executive departments as set forth herein; and

WHEREAS, the Council now finds that it is in the public interest to establish and re-organize the city’s executive departments as recommended by Mayor Finkam.

NOW, THEREFORE, IT IS AGREED AND ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. Section 2-3 of the Carmel City Code is hereby amended to read as follows:

“§ 2-3 Executive Departments.

(a) The Mayor shall be the chief administrator of the City and shall have control of the day-to-day operations of the following executive departments which are established.

- (1) Department of Community Services. (Ord. D-1193, 1-8-96)
 - a) Plan Commission. (I.C., 36-7-4 et seq.).
 - b) Board of Zoning Appeals. (I.C., 36-7-4-900 et seq.).
- (2) Engineering Department.
- (3) Fire Department.
 - a) Fire Pension Board (I.C., 36-8-7 [1937 Fund]; I.C., 36-8-8 [1977 Fund]).
- (4) Department of Law. (pursuant to I.C., 36-4-9-12—City Attorney and attorney for Plan Commission, Board of Zoning Appeals).
- (5) Police Department.
 - a) Police Pension Board. (I.C., 36-8-6 [1925 Fund]; I.C., 36-8-8 [1977 Fund]).
- (6) Street Department.
- (7) Public Water and Public Wastewater Utilities. (Ord. D-1193, 1-8-96)
- (8) Department of Parks and Recreation. (I.C., 36-10-3-1 et seq.) (Ord. D-673, §1, 10-1-90)
- (9) Department of Redevelopment. (Ord. D-720, § 1, 8-5-91).
- (10) ~~Finance Department Communications Center. (Ord. D-1193, 1-8-96).~~
- (11) ~~Department of Economic Development Office of the Controller (I.C., 36-4-9-6).~~

Ordinance No. D-2699-24

Page One of Three Pages

- (12) Marketing and Community Relations Department.
- (13) Department of Human Resources.
- (14) Information and Communication Systems Department.
- (15) Brookshire Golf Course.”

Section 3. All other current provisions of City Code Section 2-3 shall remain in full force and effect and are not affected by this Ordinance.

Section 4. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 5. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

[signature page follows]

95 PASSED by the Common Council of the City of Carmel, Indiana this ____ day of
96 _____ 2024, by a vote of _____ ayes and _____ nays.

97
98
99 COMMON COUNCIL FOR THE CITY OF CARMEL

100
101 _____
102 Anthony Green Adam Aasen

103
104 _____
105 Jeff Worrell Teresa Ayers

106
107 _____
108 Anita Joshi Shannon Minnaar

109
110 _____
111 Ryan Locke Matthew Snyder

112
113 _____
114 Rich Taylor

115
116
117 ATTEST:

118
119 _____
120 Jacob Quinn, Clerk

121
122 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
123 _____ 2024, at _____ .M.

124
125 _____
126 Jacob Quinn, Clerk

127 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
128 _____ 2024, at _____ .M.

129
130 _____
131 Sue Finkam, Mayor

132 ATTEST:
133 _____

134
135 Jacob Quinn, Clerk

136
137 Ordinance No. D-2699-24
138 Page Three of Three Pages

139
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