

**COMMON COUNCIL  
MEETING MINUTES  
MONDAY, JULY 15, 2024 – 6:00 P.M.  
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE**

**MEETING CALLED TO ORDER**

Council President Anthony Green; Council Vice-President Adam Aasen; Council Members: Jeff Worrell, Ryan Locke, Rich Taylor, Teresa Ayers, Matthew Snyder, Anita Joshi, Shannon Minnaar and Deputy Clerk Jessica Komp were present.

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

**AGENDA APPROVAL**

The agenda was approved unanimously.

**INVOCATION**

Cantor Melissa Cohen of Congregation Beth-El Zedeck, delivered the Invocation.

Mohawk Trails 5<sup>th</sup> grader Aria Williamson led the pledge of allegiance.

**RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**

There were none.

**RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**

Carmel High School students from Sewa International spoke to the Council about some of the ways volunteers from their local chapter have contributed to recent Carmel events, such as the Farmer’s Market and CarmelFest. Sewa International is a non-profit service organization which specializes in disaster relief and rehabilitation. They will host their second annual 5K Run/Walk on August 3, 2024 at 8:00 a.m. at Prather Park, formerly known as River Road Park. The proceeds of this 5K event will benefit local first responders. Registration is \$20 per participant, at [www.sewausa.org/runforfirstresponders](http://www.sewausa.org/runforfirstresponders).

**COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**

Councilor Worrell thanked Mayor Finkam for standing up for our community by taking legal action against an illegal short-term rental. Councilor Worrell is promoting a culture of civility, and encouraged Carmel citizens to lead by example, choosing not to see those who disagree with us as enemies or adversaries.

Council President Green asked for a moment of silence as a show of solidarity and unity for the firefighter who lost his life this weekend, and for those critically injured.

Aria Williamson gave the Mayor’s update to Council. The Mayor reports that the Fire Chief search is currently underway. The Mayor has formed a committee with firefighters and community members who have already narrowed down an initial 43 candidates to 22. As the candidate pool is further narrowed, in-person interviews will start at the end of July. The committee will then recommend finalists for the Mayor to interview. The Mayor also thanked the City Council for looking at the new project proposal for Rangeline Road, which would bring 63,000 square feet of much-needed office space to the central core. The Mayor also asked the residents of Home Place to please help us determine the refi overlay zone. The Housing Task Force will be meeting on Thursday, July 18, at 7:30 a.m. in Council Chambers. This meeting is solely to gather community input. If you are unable to attend, the Mayor encourages emails with your thoughts.

**CONSENT AGENDA**

Councilor Snyder moved to approve the consent agenda. Councilor Aasen seconded. There was no discussion. Council President Green called for the vote. The consent agenda was approved 9-0.

**a. Approval of Minutes**

1. July 1, 2024 Regular Meeting

**b. Claims**

1. Payroll - \$3,742,535.53
2. General Claims - \$1,993,582.28
3. Retirement - \$110,204.16
4. Wire Transfers - \$39,099,019.84

**ACTION ON MAYORAL VETOES**

There were none.

**COMMITTEE REPORTS**

Councilor Worrell reported that the Finance, Utilities and Rules Committee had not met since the last Council meeting. There may be an agenda item sent to the committee this evening, and if so, that will be discussed at the August meeting. The Finance Committee currently has one item on its agenda, Ordinance D-2696-23, the “roundabout speed limit” ordinance. The Engineering Department will have its speed study results pertaining to this ordinance available to review at the September meeting. The Finance, Utilities and Rules Committee will next meet on Tuesday, August 13<sup>th</sup>, at 6:00 p.m. in Council Chambers.

Councilor Snyder reported that the Land Use and Special Studies Committee met on June 26<sup>th</sup> at the Carmel Clay Public Library. Discussion of the UDO continued, and there was also discussion of the short-term non-dwelling rental ordinance, as well as a general discussion on the merits of a DORA. Councilor Snyder noted that Ordinance Z-690-24, which had been sent back to the Land Use Committee at the July 1<sup>st</sup> meeting, would be pulled out of committee by President Green to be voted on tonight. The next meeting of the Land Use and Special Studies Committee will be this Wednesday, July 17<sup>th</sup>, at 5:30 p.m. at the Carmel Clay Public Library.

## OTHER REPORTS

The Carmel Redevelopment Commission's monthly report was given by Director Henry Mestetsky. The Wren and The Windsor buildings continue their progress. 1<sup>st</sup> on Main had its plaza opening ceremony on June 5<sup>th</sup>. That office building is now fully leased by headquarters. At Hamilton Crossing, the Republic Headquarters continue to be built. 111 S. Rangeline continues its construction progress and is already fully leased by corporate headquarters. Icon on Main's parking garage has sparked conversation about what this project will look like when completed. It will have a public plaza and beautiful architecture. Other projects in progress include the AT&T site redevelopment and the Historical Society. The Interurban Trailhead into Central Park was built by the CRC for the Parks Department. The Carmel Winter Farmer's Market also had artwork painted on its façade to indicate where that market takes place. Councilors Joshi and Snyder asked about the Palladiscopes days and hours, and Mr. Mestetsky said that he would check on that. Councilor Worrell offered that he heard that the shows are now only taking place Thursday – Sunday, and ending by 10:30 p.m., but he has not yet confirmed this. Councilor Minnaar asked about the current state of retail occupancy in the Muse. Mr. Mestetsky stated that there are currently retail applicants that are being considered by the developer's finance approval committee, and he suspects we will be hearing who those tenants will be in the next few weeks. Councilor Aasen asked for more details about the valet parking that will be offered at the LOR/1933 Lounge building. Mr. Mestetsky stated that these details have not been finalized, but more information would be forthcoming.

Mark Dollase presented the Carmel Historic Preservation Commission's quarterly report to Council. The Spring Façade Grant Program has been successfully approved for six homeowners, which totaled \$26,127.00. During the July 11<sup>th</sup> CHPC meeting, a second round of façade grants was approved. Applications for those grants will be due by September 1, 2024. The CHPC is required to conduct an audit with the State every two years, which was just completed this Spring. The Commission was found to be compliant in all areas except for not having enough educational trainings for the commissioners. The CHPC has already stepped up those trainings in 2024. Commissioners are encouraged to attend the State Preserving Historic Places Conference in Madison, IN in October. This will also be an educational opportunity. A property known as the Applegate Johnson Farmstead, located in the 9600 block of Haverstick Road, has been approved by the commission, and will go before the State review board at their quarterly meeting on Wednesday, July 17<sup>th</sup>. We anticipate its approval. Indiana Landmarks has signed a purchase agreement for the Wilkinson House, which is an 1850's property located on the Northeast corner of Keystone and Smoky Row. This house was targeted for demolition, but will now be saved. Councilor Joshi asked how many Carmel properties are on the national registry of historic homes. Mr. Dollase replied that there are 7 or 8 individually, but the Thornhurst neighborhood is also listed, which has about 35 properties. Councilor Taylor asked about the process of reaching out to endangered properties. Mr. Dollase shared that individual letters have been mailed to potential applicants that have been identified by the CHPC Survey, and that survey will be expanded in the future.

## OLD BUSINESS

Council President Green announced the fourteenth 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 and Aasen. This remains in the Finance, Utilities and Rules Committee.

Council President Green announced the third reading of **Ordinance Z-690-24**; An Ordinance establishing Non-Dwelling Short Term Rental Use-Specific Standards and Definitions in the Unified Development Ordinance; Sponsor(s): Councilor(s) Worrell and Minnaar. President Green announced that he would be pulling this ordinance out of committee, as it had been sent back to the Land Use and Special Studies

Committee previously, when a question was raised about this ordinance potentially prohibiting the use of large estates for fundraising events. As it was determined that this would not be an issue for charitable organization that are not advertising on the internet, there was no reason to keep this ordinance in committee. Councilor Joshi moved to approve the ordinance. Councilor Aasen seconded the motion. There was no discussion. Council President Green called for the vote. **Ordinance Z-690-24** approved 9-0.

Council President Green announced the second reading of **Ordinance D-2716-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 5, Article 1, Section 5-3(b)(2) of the Carmel City Code; Sponsor(s): Worrell, Snyder and Aasen. This remains in the Land Use and Special Studies Committee.

Council President Green announced the second reading of **Ordinance D-2718-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, establishing a designated outdoor refreshment area; Sponsor(s): Worrell, Snyder and Aasen. This remains in the Land Use and Special Studies Committee.

### **NEW BUSINESS**

Council President Green announced **Resolution CC-07-15-24-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds in the 2024 Information and Communication Systems Department Budget; Sponsor: Green. Being the sponsor of this resolution, Council President Green passed the gavel to Council Vice President Aasen, and made a motion to introduce the item into business. Councilor Aasen seconded. President Green presented the item to Council. Councilor Aasen passed the gavel back to President Green. Timothy Renick, Director of Information and Communication Systems, explained that this would be a transfer of funds already within the department's budget to pay for the second phase of the City's 311 project, and not a request for additional funds. Councilor Aasen moved to approve. Councilor Minnaar seconded. There was no discussion. President Green called for the vote. **Resolution CC-07-15-24-01** approved 9-0.

Council President Green announced the first reading of **Ordinance D-2719-24**; 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 Proscenium III Project, and Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Aasen. Councilor Aasen moved to introduce the item into business. Councilor Minnaar seconded. Councilor Aasen presented the item to Council. Henry Mestetsky then spoke to Council regarding this ordinance. Mr. Mestetsky shared information regarding developer bonds and how they work, stressing that there is no risk to taxpayers or impact on the tax rate. All the risk is on the developer, these are not SBT bonds, they have no taxpayer backup, and the taxpayers will never be responsible for them. Tony Birkla, of Birkla Investment Group, shared more information about the Proscenium III project. He introduced Phil and Judy Stewart, who own three homes that sit on land that would be a part of this project. Proscenium III is a \$123 million mixed-use development, primarily office and luxury hotel, also including residential and parking. The garage would be 80% open to the public, which is more than the standard 75%. Proscenium III would generate \$112,000.00 annually to Carmel Clay Schools, thanks to the school referendum. There would be 63,000 square feet of corporate headquarters space, 15,000 square feet of retail, a 125-room upscale hotel, 152 multi-family units, public art, and a 508-space parking garage with 460 of those spaces open to the public. There would be a 95/5 TIF split.

Councilor Joshi asked why the 95/5 TIF split was decided upon, as it seems this project does not need to be incentivized that highly. Director Mestetsky responded that this is actually a better deal for us than Proscenium I & II, which both received 100% of the TIF. Councilor Snyder also stated that he felt the split was too high. Director Mestetsky stated that it needs to be high enough for the project to happen. Councilor Aasen asked how the public art would be paid for. Director Mestetsky replied that it would be

paid for the by the developer. Councilor Taylor asked if the parking garage would be sufficient in consideration of the city hall parking spaces that would be lost, and the residents and office workers that would all be using it. Director Mestetsky agreed that at peak times, the garage would be full and parking would have to be found elsewhere, but that the garage would also provide extra parking for events like the gazebo concert series. Councilor Worrell stated that when this item comes to the Finance committee, they will discuss the differing TIF splits of recent projects. Councilor Aasen stated that the Council would like to see how factors such as storm water drainage and parking fit together with all of the upcoming projects in the urban core. Councilor Taylor pointed out that the TIF split for the Gramercy project had to be so high because you cannot TIF for-purchase properties. Council President Green then sent this ordinance to the Finance, Utilities and Rules Committee.

Council President Green announced the first reading of **Ordinance D-2720-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting an Investment Policy Authorizing the Investment of Public Funds Pursuant to IC 5-13-9-5.7; Sponsor: Taylor. Councilor Snyder moved to introduce the item into business. Councilor Joshi seconded. Councilor Taylor presented the item to Council. He explained that this investment policy is not new, it is just a renewal of our existing investment policy that must happen every four years. Councilor Joshi moved to suspend the rules and act on this tonight. Councilor Taylor seconded. There was no discussion. Council President Green called for the vote. Motion to suspend the rules approved 9-0. Councilor Aasen moved to approve the ordinance. Councilor Taylor seconded. There was no discussion. Council President Green called for the vote. **Ordinance D-2720-24** approved 9-0.

Council President Green announced the first reading of **Ordinance D-2721-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the 2024 Salary Ordinance; Sponsor: Aasen. Councilor Aasen moved to introduce. Councilor Minnaar seconded. Councilor Aasen presented the item to Council. Samantha Karn, Corporation Counsel, explained that a new employee had not been hired, this salary ordinance pertained to an existing employee who is actually functioning in more of an Asset Management Systems role. This ordinance would change that person's title and pay. This ordinance would also reallocate money within the Chief Infrastructure Officer's base pay but would not change that employee's total compensation. Councilor Snyder made a motion to suspend the rules. Councilor Aasen seconded. There was no discussion. Council President Green called for the vote. Motion to suspend the rules approved 9-0. Councilor Aasen made a motion to approve the ordinance. Councilor Minnaar seconded. There was no discussion. Council President Green called for the vote. **Ordinance D-2721-24** approved 9-0.

### **AGENDA ADD-ONS**

Councilor Aasen made a motion to add **Interlocal Agreement Concerning Reimbursement of Potential Costs for Portions of Clara Knotts Drain Located in the City of Carmel** to the agenda. Councilor Joshi seconded. There was no discussion. Council President Green called for the vote. Motion to add to the agenda approved 9-0. Chief Infrastructure Officer Jeremy Kashman explained that the College Avenue reconstruction project has required the movement of some utility lines through a regulated drain easement for the Clara Knotts drain. In order to speed up the process, this interlocal agreement allows the Hamilton County drainage board to seek any needed reimbursement from the city of Carmel, but still allows Carmel to seek reimbursement from the utilities. Councilor Joshi asked if we have estimated what amount that reimbursement might be. Mr. Kashman replied that we don't know the amount, but the risk is fairly minimal. Councilor Taylor asked if Corporation Counsel was comfortable with our ability to seek reimbursement based on this agreement, and Ms. Karn replied that they are. Councilor Taylor moved to approve this agreement. Councilor Aasen seconded. There was no discussion. Council President Green called for the vote. **Interlocal Agreement** approved 9-0.

**OTHER BUSINESS**

There was none.

**ANNOUNCEMENTS**

Councilor Snyder asked Chief Infrastructure Officer Jeremy Kashman to introduce the new City Engineer. Bradley Pease was introduced as the new City Engineer. Brad had been a Staff Engineer with the city previously.

**ADJOURNMENT**

Council President Green adjourned the meeting at 7:22 p.m.

Respectfully Submitted,

DocuSigned by:  
*Jacob Quinn*  
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Jacob Quinn, Clerk

Approved,

Signed by:  
*Anthony Green*  
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Anthony Green, Council President

**ATTEST:**

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*Jacob Quinn*  
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Jacob Quinn, Clerk