

**COMMON COUNCIL
MEETING MINUTES
MONDAY, JUNE 3, 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

Pastor Patti Napier, Carmel Police Department Chaplain Volunteer, delivered the Invocation.

College Wood Elementary 5th grader Ridhi Byrisetty led the pledge of allegiance.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

There were none.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

There were none.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Councilor Taylor announced that the Bond Study has started. Councilor Minnaar shared that she had contacted Carmel Police Chief Drake Sterling and Carmel Police Education Officer Renee Butts regarding a program we are looking into for car seat safety known as the Roth ID Tag program.

Ridhi Byrisetty gave the Mayor's update to Council. The Mayor reports that we are nearing the launch of our transparency portal, with more than 400,000 data points and over \$250 million each of revenue and expense data. Look for it in late July or early August. Also, out of 27 banks invited, 22 banks have responded to the banking RFP. Baker Tilly is currently reviewing all of those submissions. Zero-based budgeting for 2025 starts tomorrow. Budgets will be developed around strategic need. We have also hired a fleet consultant to better track and manage the city's vehicles. Mayor Sue Finkam also spoke to Council. She recognized Carmel's new CFO, Zach Jackson, for the work he's done thus far with all of the aforementioned projects.

CONSENT AGENDA

Councilor Joshi 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. May 20, 2024 Regular Meeting

b. Claims

1. Payroll - \$3,671,417.66 (5/3/24 payroll) and \$3,707,987.82 (5/17/24 payroll)
2. General Claims - \$3,840,027.89 and \$35,388.79 (purchase card)

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Worrell reported that the Finance, Utilities and Rules Committee will be meeting on Monday, June 10, 2024 in Council Chambers at 5:30 p.m. with a full agenda.

Councilor Snyder reported that the Land Use and Special Studies Committee met on May 22nd to discuss the Gramercy project and Article 4 of the UDO. The Committee returns the Gramercy project with a favorable recommendation, and it will next go to the Finance Committee. The Land Use and Special Studies Committee will meet next on Wednesday, June 5, 2024 in the Board Room of the Carmel Clay Public Library at 5:30 p.m. to begin discussing Sections 7.1 – 7.5 of the UDO.

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

Henry Mestetsky, Carmel Redevelopment Director, gave the CRC's monthly report. The exterior finishes of The Wren and The Windsor continue to progress. At the Proscenium, the developers are currently lining up contractors for the Tavern on the Green. At First on Main the Rotary Clock has been reinstalled. There will be a celebration of First on Main on June 5, 2024, at 1:00 p.m. There was a dedication of the Melange public courtyard to Mayor Jayne Reiman on Friday, May 24th. Republic has started on their headquarters. Proscenium II continues to move forward. Lots of progress is being made on 111 S. Rangeline, where 1933 Lounge will eventually go, along with a couple of headquarters. Icon on Main continues its garage construction. Construction on the AT&T site is moving very fast. The Township has been making great progress on the Carmel Clay Historical Society building. The Redevelopment Commission finished its Interurban Trailhead project, in cooperation with the Carmel Clay Parks Department. The Palladiscopes returns on June 6th, with "EOS The New Dawn."

Councilor Aasen asked Director Mestetsky if signage could be posted for Palladiscopes' showtimes. Councilor Worrell stated that citizens have expressed concern about the Palladiscopes shows going past 11:00 p.m. Director Mestetsky responded that he does not believe the shows are projected past 11:00 p.m., but he will confirm that. Councilor Worrell also asked if the CRC is involved in the project happening at Clay Terrace. Director Mestetsky stated that conversations are continuing between the CRC and the developers and the county, but as of now, they are just conversations. He hopes to have an update for Council by the next meeting.

OLD BUSINESS

Council President Green announced the eleventh 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. (Next Meeting 6/10/24)

Council President Green announced the fourth reading of **Ordinance D-2710-24**; 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 Gramercy Project, and Authorizing and Approving Other Actions in Respect Thereto; Sponsor: Councilor Aasen. This item returns from the Land Use and Special Studies Committee with a favorable recommendation. It was then sent to the Finance, Utilities and Rules Committee for financial review, with the caveat that before the item leaves the Finance Committee, a drawing must be rendered to depict a barrier between the Gramercy development and Hunter's Run Condominiums. The Hunter's Run residents wanted a berm, but a berm was not feasible, so another dividing barrier for privacy has been agreed upon. (Next Meeting 6/10/24)

PUBLIC HEARINGS

Council President Green announced the first reading of **Ordinance Z-689-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Restating and Amending an Ordinance to Establish an Impact Fee for the Purpose of Planning and Financing Park and Recreational Infrastructure Needed to Serve New Residential Development; Sponsor: Councilor Minnaar. President Green announced that there had been a miscommunication, as several additional Councilors were interested in sponsoring this ordinance. Councilors Joshi, Snyder, Ayers, Aasen, Taylor and Worrell were then added as sponsors. Councilor Minnaar read the synopsis and moved to introduce the item into business. Councilor Aasen seconded. Carmel Clay Parks Director Michael Klitzing explained that his summary would be for both Ordinance Z-689-24 (The Parks & Recreation Impact Fee) and Resolution CC-06-03-24-01 (The Zone Improvement Plan), as the Zone Improvement Plan is the means by which we establish the proposed PRIF rate. Director Klitzing explained that in order to establish a park impact fee, a zone improvement plan must be adopted. The ZIP must be renewed every five years, and is based on 10-year development projections. The current plan is for 2020-2025, and Council must adopt the new ZIP by 12/1/2024 to avoid a lapse in the impact fee. The ZIP is tied to the Comprehensive Parks & Recreation Master Plan. Park Impact Fees are an important funding source for CCPR, but they are not the most significant source. Since 2020, impact fees have accounted for about 10% of the Parks' revenues received for capital development. Recommended areas for these dollars to be spent for the new Zone Improvement Plan are Bear Creek Park, West Park, the Japanese Garden, the Chinese Garden, the Central Core, Thomas Marcuccilli Nature Park, and the White River Corridor. Estimated new infrastructure costs for these parks for 2025-2034 total \$75.6 million. Ordinance Z-689-24 is proposing an 11.13% annual increase in the park impact fee rate over the next five years to reach the fee of \$8,275 by year 5. CCPR originally asked Plan Commission for a 10% annual increase, and Plan Commission unanimously agreed that 11.13% was the right rate. These fees only apply to new construction, not to homeowners buying existing homes. Councilor Locke asked if the new plan would affect the dollars spent for projects in the Central Core. Director Klitzing replied that all dollars spent will have to be approved by Council, whether it's a part of the ZIP or not, and whether it benefits a CCPR project or a CRC project. Councilor Taylor made the point that if the Central Core had been included in the previous ZIP, the impact fees over the last five years would have been much higher. Councilor Aasen stated that these proposed rates will not affect the ability to bring affordable housing to Carmel, one way or the other.

Council President Green started the public hearing at 6:57 p.m. Judy Hagan, President of the Park Board, spoke to Council in favor of Ordinance Z-689-24 and Resolution CC-06-03-24-01. Ms. Hagan felt that the new impact fees will go a long way in allowing the Parks to maintain our level of service. Ms. Hagan does not view the impact fees as an economic development tool, but a tool to keep the Parks' level of service high. She also stated that the Zone Impact Plan calls out where the impact fees are to be spent. Dan Dutcher, President of the Parks Foundation, also spoke in favor of both the Ordinance and the Resolution. Dan believes that the Park Impact Fees and the Zone Improvement Plan have been crucial in accomplishing what Carmel now has in its national award-winning parks and recreation department. Mr. Dutcher encouraged the Council to adopt this ordinance and resolution for the long-term good of the community. Seeing no one else who wished to speak, Council President Green closed the public hearing at 7:03 p.m.

Councilor Snyder moved to suspend the rules and act on this tonight. Councilor Aasen seconded. Councilor Worrell asked Director Klitzing why the initial proposed rate presented to Plan Commission was a 10% increase. Director Klitzing stated that 10% was the historical number used. He felt that this number was a reasonable number, and also that the 11.13% was a reasonable number, especially with the inflation we've experienced. Councilor Worrell then asked Councilor Aasen about his findings through the Mayor's Housing Task Force, and whether these park impact fees are prohibitive to building more affordable housing. Councilor Aasen asked Adrienne Keeling, Planning Administrator the Department of Community Services to respond to that question. Ms. Keeling stated that no one factor has been identified as the solution to providing affordable housing in Carmel. The Mayor's Housing Task Force will report on this issue, as the solution to providing affordable housing will require a multi-pronged approach. Director Klitzing added that the Zone Impact Plan and the Park Impact fees must be addressed at least every five years, but that does not preclude re-visiting these items more often if needed. This concluded the discussion. Council President Green called for the vote. Motion to suspend the rules approved 9-0. Councilor Minnaar moved to approve. Councilor Snyder seconded. There was no discussion. Council President Green called for the vote. **Ordinance Z-689-24** approved 9-0.

NEW BUSINESS

Council President Green announced the first reading of **Resolution CC-06-03-24-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan Regarding the Zone Improvement Plan; Sponsor: Councilor Minnaar. President Green again asked if there were any additional Councilors interested in sponsoring this ordinance. Councilors Joshi, Snyder, Ayers, Aasen, Taylor and Worrell were also added as sponsors. Councilor Minnaar moved to introduce the item into business. Councilor Aasen seconded. Councilor Minnaar presented the item to Council. There were no questions, as Director Klitzing had already thoroughly explained this resolution in his presentation. Councilor Taylor moved to approve. Councilor Joshi seconded. There was no discussion. Council President Green called for the vote. **Resolution CC-06-03-24-01** approved 9-0.

AGENDA ADD-ON ITEMS

Councilor Worrell made a motion to add an item to the agenda. Councilor Worrell read a memo that he and Councilor Minnaar had sent to the Council to add an ordinance amending the 2024 Salary Ordinance to the June 3rd, 2024 Council agenda. **Ordinance D-2714-24** creates the position of Executive Administrative Assistant for the Carmel Police Department. Councilor Worrell made a motion to introduce the item into business. Councilor Minnaar seconded. There was no discussion. Council President Green called for the vote. Motion to add **Ordinance D-2714-24** to the agenda approved 9-0.

Police Chief Drake Sterling presented the item to Council, explaining that this newly created position would combine the responsibilities of two roles, creating an opportunity to pursue grants, as well as the centralizing of responsibilities such as claims and payroll. Chief Sterling also stated that this position would be supported by the current 2024 Police Department budget. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Worrell 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. Councilor Joshi seconded. There was no discussion. Council President Green called for the vote. **Ordinance D-2714-24** approved 9-0.

OTHER BUSINESS

Property Abatements/Compliance with Statement of Benefits – Deadline was May 15, 2024

Council President Green referred these items to the Finance, Utilities and Rules Committee. (Next meeting 6/10/24)

1. Midcontinent Independent System Operator, Inc. (MISO)
2. Progressive Insurance Company (fka Protective Insurance Company/Baldwin & Lyons)
3. Schlage Lock Company, LLC
4. ZP Investments, LLC and Zotec Partners, LLC

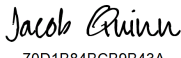
ANNOUNCEMENTS

There were none.

ADJOURNMENT

Council President Green adjourned the meeting at 7:17 p.m.

Respectfully Submitted,

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 Jacob Quinn, Clerk

Approved,

DocuSigned by:

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 Anthony Green, Council President

ATTEST:

DocuSigned by:

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 Jacob Quinn, Clerk