

# COMMON COUNCIL MEETING MINUTES

MONDAY, MAY 20, 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 Ben Snyder of Carmel Friends Church delivered the Invocation.

Carmel Elementary 5<sup>th</sup> grader Holden Kirsch led the pledge of allegiance.

## **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**

There were none.

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

Joshua Kirsch thanked the Council for its support of the Park Department and stated that he supports the Council. He also congratulated his son, Holden Kirsch, for giving the Mayor's update at this meeting.

## **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**

Holden Kirsch gave the Mayor's update to Council. The Mayor was pleased to report that the results of the community-wide survey were released, and 97% of respondents rated the quality of life in Carmel as excellent. Our branding project is ahead of schedule, and our agency partners will provide intel feedback in June. The banking RFP is underway, with requests sent to each bank that has a branch located in Carmel. Arts grants have been awarded. The Mayor's Commission on Arts will be reviewing the grant process for 2025. The Carmel Housing Task Force will next meet on Thursday, May 23<sup>rd</sup>. All previous Housing Task Force information is available on the City website. On Friday, May 24<sup>th</sup>, there will be a Memorial Day service at the Veteran's Plaza at 9:00 a.m. The Mayor wishes a safe race to the Indy Car drivers who reside in Carmel. Finally, go Pacers and beat the Celtics!

Mayor Sue Finkam also added a thank you to the Christkindlmarkt leadership team for preparing the report they will give to Council tonight. There is going to be a meeting soon between the City and the

Christkindlmarkt to develop a MOU regarding the specific role the City will play as a strong partner to the Christkindlmarkt moving forward, now that the market has become so successful.

**CONSENT AGENDA**

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

**a. Approval of Minutes**

1. April 15, 2024 Regular Meeting
2. May 2, 2024 Claims Meeting

**b. Claims**

1. Payroll - \$3,723,371.63
2. General Claims - \$3,382,577.23
3. Retirement - \$110,204.16
4. Wire Transfers - \$11,566,701.74

**ACTION ON MAYORAL VETOES**

There were none.

**COMMITTEE REPORTS**

Councilor Worrell reported that the Finance, Utilities and Rules Committee has just one item to bring back to Council tonight, and he will address that when it comes to that point in the agenda. The Committee will next meet on Monday, June 10, 2024 in Council Chambers at 5:30 p.m.

Councilor Snyder reported that the Land Use and Special Studies Committee met on April 17<sup>th</sup> to discuss the Gramercy project and the UDO. The Committee will meet next on Wednesday, May 22, 2024 in the Board Room of the Carmel Clay Public Library at 5:30 p.m. to continue to discuss those two items.

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

Henry Mestetsky, Carmel Redevelopment Director, gave the CRC’s monthly report. The exterior brick is now up on The Wren and The Windsor. The Windsor will have a restaurant on the first floor, name to be announced. The Tavern on the Green has made it through its ADLS approval with the City. First on Main continues its construction. Mark your calendars for June 5, 2024, at 1:00 p.m. There will be a celebration as the Rotary Clock will be put back on the First on Main plaza. Magnolia, Muse, and The Signature all continue their construction. There will be a dedication of the Melange public courtyard to Mayor Jayne Reiman on Friday, May 24<sup>th</sup> at 4:00 p.m. Lots of progress is being made on 111 S. Rangeline, where 1933 Lounge will eventually go. Lots of progress is also being made on the new Merchant’s Bank expansion. The Township has been making incredible progress on the Carmel Clay Historical Society building.

Councilor Aasen asked Director Mestetsky if his next presentation could include information on how the upcoming Park Impact Fee ordinance could change some of the CRC’s projects. Council President Green asked how we’re doing on supplemental reserves. Director Mestetsky explained how the supplemental

reserves are used, and stated that the current state is very healthy. He said he will look at the reserves and report back on that status. Councilor Taylor asked if the results of the stress test will be released. Director Mestetsky stated that he will touch base with the Mayor on that and report back. Councilor Taylor also shared that the weekly updates to the concerned neighbors of the upcoming 1933 Lounge had stopped, and Director Mestetsky stated that they should not have stopped and that he will follow up on that.

Maria Adele Rosenfeld, President and CEO of the Carmel Christkindlmarkt, gave a report to Council. The Christkindlmarkt is a 501C Non-Profit Organization. Last year, during its six-week run, the Christkindlmarkt had 475,000 people in attendance. The total sales were \$9.1 million. This was comprised of \$7,123,559.00 in vendor sales, \$316,591.00 in Ice Skating sales, and \$1,683,068.00 in Christkindlmarkt sales. Growth from year to year is 59%. The total economic ripple effect in Hamilton County is \$14 million, with a total economic impact of \$23.1 million. The total revenue for the 2023 Christmas season was \$3,111,787.00. Total expenses were \$2,163,465.00 for a total profit of \$946,323. This is a significant increase from the total profit in 2022 of \$325,970.00. The Market's digital footprint has grown as well, with a total follower count of 74,450 people. The website had over 678,000 total sessions during the Market's open season, and there are 15,000 email subscribers, for a total of 2.6 million people reached on social media during the Market's open season. There were 61 entertainers who performed, for a total of 216 hours of stage time. The Market was also featured in the Wall Street Journal and National Geographic. There are also two scholarships offered by the Christkindlmarkt. Private rentals are already completely booked for the upcoming 2024 Market. In summation, 2023 was an enormously successful season for the Market, and it becomes more successful every year.

Councilor Aasen asked if there has been talk of building up a reserve account, in the chance that we have a year with very inclement weather or some other unforeseen hindrance to a successful market season. Ms. Rosenfeld confirmed that this is something that is being discussed. Councilor Joshi commended the Market on its accurate representation of an authentic German Christkindlmarkt. She also stated that she looks forward to the discussion of how the city will be involved with the support of the Market going forward. President Green stated that the Market has impressively grown to be more and more self-sufficient and that he also looks forward to the conversations regarding how the city will be subsidizing the market in the future. Councilor Minnaar echoed the same sentiment.

## **OLD BUSINESS**

Council President Green announced the tenth 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 third 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 remains in the Land Use and Special Studies Committee. (Next Meeting 5/22/24)

## **PUBLIC HEARINGS**

Council President Green announced the first reading of **Ordinance D-2711-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the Operating Balance of the General Fund to the 2024 Economic Development Department Budget; Sponsor(s): Councilor(s) Aasen and Taylor. Councilor Taylor moved to introduce the item into

business. Councilor Aasen seconded. Councilor Aasen presented the item to Council. Samantha Karn, Corporation Counsel, explained that this ordinance serves to fund a portion of the Economic Development Department Budget. The request is that \$167,833 be moved from the General Fund to the department budget. Councilor Worrell asked if this is the amount that is needed for that budget for the rest of the year. Ms. Karn responded that between this amount and the amount that is being requested to move over from the Marketing and Community Relations Department budget, this should fund the Economic Development Department for the year. Council President Green explained that the Economic Development Department was separated from the Community Relations Department as of 2024, which is why this Department now requires its own separate budget.

Council President Green started the public hearing at 6:53 p.m. Seeing no one who wished to address the Council, President Green closed the public hearing at 6:54 p.m. Councilor Aasen 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-2711-24** approved 9-0.

Council President Green announced the first reading of **Ordinance Z-688-24**; An Ordinance of the Common Council of the City of Carmel, Indiana Amending the Unified Development Ordinance; Sponsor(s): Councilor(s) Aasen, Snyder, Taylor, Joshi, Minnaar and Worrell. Councilor Taylor moved to introduce the item into business. Councilor Aasen seconded. Councilor Taylor presented the item to Council. President Green explained that the Council previously approved the language of this ordinance, then sent it to Plan Commission. It was approved by Plan Commission and is now back to Council for a public hearing. Redevelopment Director Mestetsky explained that the only change made by the Plan Commission to the Council-approved language of this ordinance is the term “variance” being changed to “deviation”. Councilor Taylor added that Parks Director Michael Klitzing, who is out of town on Park Department business, did send an email stating that he supports this ordinance and that he thanks the Plan Commission, the Council, Mayor Finkam and Director Mestetsky for their assistance in working through this issue. Councilor Locke asked if this section of the ordinance would still be necessary once the entire city is included in the zone improvement plan. Councilor Taylor responded that as long as park impact fees can be used in redevelopment projects, this section will be still be important.

Council President Green started the public hearing at 7:04 p.m. Judy Hagan, of the Carmel Clay Parks and Rec Board, spoke in favor of this ordinance, and also thanked the Council, the Plan Commission and Mayor Finkam for their hard work tackling this issue. Seeing no one else who wished to address the Council, President Green closed the public hearing at 7:05 p.m. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Aasen seconded. There was no discussion. Council President Green called for the vote. Motion to suspend the rules approved 9-0. Councilor Snyder moved to approve the ordinance. Councilor Aasen seconded. There was no discussion. Council President Green called for the vote. **Ordinance Z-688-24** approved 9-0.

## **NEW BUSINESS**

Council President Green announced **Resolution CC-05-20-24-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds from the Marketing and Community Relations Department Fund (Fund #1203) into the Economic Development Fund (Fund #1501); Sponsor(s): Councilor(s) Aasen and Taylor. Councilor Aasen moved to introduce the item into business. Councilor Taylor seconded. Councilor Aasen presented the item to Council. Corporation Counsel Samantha Karn explained that this is the corresponding resolution to Ordinance D-2711-24. Councilor

Aasen moved to approve the resolution. Councilor Taylor seconded. There was no discussion. Council President Green called for the vote. **Resolution CC-05-20-24-01** approved 9-0.

Council President Green announced the first reading of **Ordinance D-2713-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-47 and 8-48 of the Carmel City Code; Sponsor(s): Councilor(s) Worrell, Aasen and Locke. Councilor Worrell moved to introduce the item into business. Councilor Minnaar seconded. Councilor Locke presented the item to Council. Councilor Worrell explained that since the Finance, Utilities and Rules Committee met back in April and discussed the matter of parking near the Fire Administration Building on Veteran’s Way, an additional parking situation on Clark Street was added to this ordinance. However, after realizing that the Veteran’s Way parking issue needs to be discussed further, Councilor Worrell moved that the language regarding such be struck from this ordinance (motion to amend), leaving the Clark Street parking issue in the ordinance, so that issue can be addressed tonight. Councilor Aasen seconded. There was no discussion. President Green called for the vote. Motion to Amend approved 9-0. Councilor Worrell moved to approve the ordinance as amended. Councilor Minnaar seconded. There was no discussion. Council President Green called for the vote. Motion to approve **Ordinance D-2713-24** as amended approved 9-0.

**AGENDA ADD-ON ITEMS**

There were none.

**OTHER BUSINESS**

There was none.

**ANNOUNCEMENTS**

There were none.

**ADJOURNMENT**

Council President Green adjourned the meeting at 7:11 p.m.

Respectfully Submitted,

DocuSigned by:  
*Jacob Quinn*  
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Jacob Quinn, Clerk

Approved,  
DocuSigned by:  
*Anthony Green*  
CC22646DE8B841A...  
Anthony Green, Council President

**ATTEST:**

DocuSigned by:  
*Jacob Quinn*  
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