

# COMMON COUNCIL MEETING MINUTES

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

## **MEETING CALLED TO ORDER**

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

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

## **AGENDA APPROVAL**

Council President Worrell reordered the agenda, moving the Election of Council Positions from Item 15.a. to Item 8. Councilor Green moved to approve. Councilor Aasen seconded. The reordered agenda was approved unanimously.

## **INVOCATION**

Rev. Shaune Shelby, Ebenezer Baptist Church, delivered the Invocation.

Councilor Minnaar led the pledge of allegiance.

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

Carmel Police Chief James Barlow announced the swearing-in of new Carmel Police Department Therapy Dog Macy, a new member of the Crisis Intervention Team. Council President Worrell swore Macy in.

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

Nancy Tallman, Hunters Glen Condominiums resident, stated that she is opposed to the Gramercy Marketplace Development, which offers no Senior-specific housing options. She stated that there is a housing shortage for those on fixed incomes in Carmel who wish to downsize to smaller homes at an affordable price, leaving renting as their only option. Average rental prices in Carmel far exceed Social Security income.

Vicky Nasteva, Hunters Glen Condominiums resident, shared her concern with the adverse environmental effects of the Gramercy Marketplace Development, including air and noise pollution, increased traffic, removal of mature trees and displacement of wildlife. She requested an adequate separation between Hunters Glen and the proposed development, as well as ample

green space and trees within the new development. Further requests include solar panels and other environmentally sustainable practices, stormwater collection methods, and an improved pedestrian and cyclist system, especially on Carmel Drive.

Becky Villareal, Hunters Glen Condominiums resident, stated that she is concerned about the population growth that the Gramercy Marketplace Development would bring, and that our roads, hospitals, pharmacies, schools and school buses cannot handle that capacity. She is also concerned that the Hunters Glen clubhouse and pool area will be directly impacted due to its proximity to the proposed development, thereby affecting the residents' quality of life.

Bruce Shire, Hunters Glen Condominiums resident, stated his concern with traffic flow on Carmel Drive. He believes that a project of this magnitude (Gramercy Marketplace Development) will increase the number of vehicles on the roadway to an unsafe number. Mr. Shire is concerned about having the ability to turn left out of his neighborhood. He is concerned with the safety of children walking to their bus stops. Mr. Shire also voiced his concern about the environmental impact of this project to the health of seniors, such as air quality.

Joel Dwyer, President of Hunters Glen Condominiums HOA, stated that he and his neighbors believe that the Gramercy Marketplace Development will destroy the character, visual consistency and esthetics of Hunters Glen. He urged the city officials to not just take into consideration economic growth, but how a project such as this will impact all residents' lives. He would like to see the Council vote no on this project, and instead focus on improving infrastructure and ensuring sustainable growth that benefits all residents of Carmel.

J.R. Sandadi, of the Hindu Swayamsevak Sangh non-profit organization, shared their upcoming Surya Namaskar Yajna "Yoga for Health, Health for Humanity" Yogathon. This will take place on January 28, 2024, from 9:30 AM – 12:00 PM at Founders Park. The Hindu Swayamsevak Sangh's goal is to foster unity, selfless service, and holistic development within communities. The group aims to promote cultural understanding and overall well-being. To RSVP, contact Mithun Kukke @ (269) 873-3097.

Dee Fox, of Carmel Citizens for Responsible Zoning, welcomed the new Council members and stated that she looks forward to working together to give Carmel residents a say in the city's development, and hopes the Council will join her in working to protect Carmel's forested areas, wetlands, and natural environments. Ms. Fox hopes that the city's parks and green spaces will continue to be planted with things that can support the pollinators.

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

Councilor Aasen wished fellow Councilor Snyder a happy birthday.

Council President Worrell shared an event that he is sponsoring at the Carmel Public Library on Wednesday, January 10<sup>th</sup> at 6pm. This event is to promote a culture of civility in Carmel, and features author Alexandra Hudson.

## **ELECTION OF COUNCIL POSITIONS**

Councilor Snyder nominated Councilor Green for President. Councilor Taylor seconded. Council President Worrell asked if there were any other nominations. Councilor Taylor moved to close the nominations. Councilor Joshi seconded. Council President Worrell called for the vote. Motion to approve Councilor Green as the 2024 Council President approved 8-0, Councilor Green abstained. 2023 Council President Worrell passed the gavel to 2024 Council President Green.

Council President Green called for nominations for Council Vice President. Councilor Locke nominated Councilor Aasen. Councilor Ayers seconded. Councilor Locke moved to close the nominations. Councilor Ayers seconded. There was no discussion. Council President Green called for the vote. Motion to approve Councilor Aasen as Vice President approved 8-0, Councilor Aasen abstained.

Council President Green announced that the Finance, Utilities and Rules Committee would be chaired by Councilor Worrell, and would also be comprised of Councilors Locke, Taylor and Aasen.

Council President Green announced that the Land Use and Special Studies Committee would be chaired by Councilor Snyder, and would also be comprised of Councilors Minnaar, Joshi and Ayers.

Councilor Taylor will serve as Chaplain, and Councilor Snyder will serve as Parliamentarian.

## **CONSENT AGENDA**

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

### **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 - \$3,438,616.38
2. General Claims - \$1,673,138.23
3. Wire Transfers - \$37,481,983.01

## **ACTION ON MAYORAL VETOES**

There were none.

## **COMMITTEE REPORTS**

Councilor Worrell reported that the Finance, Utilities and Rules Committee had not met, but that they do have one new item on their agenda and hope to meet yet in January.

Councilor Snyder reported that the Land Use and Special Studies Committee had not met but will schedule a meeting according to what gets sent to committee.

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

Henry Mestetsky, Executive Director of the Carmel Redevelopment Commission, presented the monthly Redevelopment Commission report. Councilor Aasen asked if information could be provided regarding the Monon expansion and the proposed food hall, as it becomes available, as constituents are asking about this. Councilor Aasen also asked if the CRC's slide presentation could be updated with Park Impact Fees. Councilor Taylor asked if the 1143 Cash Account of the 902 Fund (which accounts for park impact fees) can be incorporated into the Financial Report in the future.

Mark Dollase, Administrator for the Carmel Historic Preservation Commission, presented their quarterly report. Mr. Dollase reported that an estate in Carmel, known as the Caperton-Carter House, received a historical landmark designation in December after being unanimously approved by the Common Council. Mr. Dollase reported that a new platform is now being used to keep an inventory of the historic architecture survey for the city of Carmel. The survey is now integrated into an ArcGIS platform on the City's website, which makes the survey easily accessible and searchable. Finally, Mr. Dollase shared with the new Councilors that the Carmel Historic Preservation Commission meets on the second Thursday of every month, and that they are welcome to attend to learn more about what the commission does. Councilor Taylor asked if the Commission has ever made a list of the top ten at-risk properties in Carmel. Mr. Dollase said that they have not, but they could look at that.

Tony Reck, Chair of the Carmel Climate Action Committee, presented a report to Council. Over the last six months, the committee met three times, starting with 42 different strategies that were narrowed down to 6 through community surveys. Those strategies are: 1.) EB-1 Municipal Energy Efficiency Evaluation and Upgrades + EB-2 Municipal Energy Benchmarking and Disclosure Program 2.) WW-4 Waste water usage assessment (added) + G-3 Native and Drought-Resistant Landscaping 3.) SW-3 Food Composting Pilot Programs + SW-4 Backyard Compost Bin Voucher 4.) PE-1 Public Education about Impacts of Climate Change 5.) PE-2 Climate Vulnerability Assessment 6.) T-4 City EV and Hydrogen Fleet Purchasing and Retrofit Policy. The next meeting will be January 24, 2024 at 6:00 PM, in the City Hall Caucus Room.

## **OLD BUSINESS**

Council President Green announced the **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. **Item was tabled until January 8, 2024.** Councilor Aasen moved to remove the item from the table.

Councilor Joshi seconded. There was no discussion. Council President Green called for the vote. Removal of **Ordinance D-2688-23** from the table was approved 9-0. Councilor Worrell moved to withdraw the item from the agenda. Councilor Snyder seconded. Councilor Snyder then asked CRC Director Mestetsky what the process would be to change the project before bringing it back to Council again. Director Mestetsky stated that the CRC will work with the developer to align the project with the expectations of the new administration. Councilor Snyder said he would like to see schematics of the proposed corridor to support such a large development. Director Mestetsky said he would relay that to the Mayor and the Engineering Department. Councilor Worrell stated that we should keep in mind that this project, and the Valentina project, may not even come back to Council because what we want to see in this project might not make the project possible. After this discussion, Council President Green called for the vote. Withdrawal of **Ordinance D-2688-23** was approved 9-0.

Council President Green announced the **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. **Item was tabled until January 8, 2024.** Councilor Aasen moved to remove the item from the table. Councilor Snyder seconded. There was no discussion. Council President Green called for the vote. Removal of **Ordinance D-2690-23** from the table was approved 9-0. Councilor Worrell made a motion to withdraw the item from the agenda. Councilor Minnaar seconded. There was no discussion. Council President Green called for the vote. Withdrawal of **Ordinance D-2690-23** was approved 9-0.

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

## **PUBLIC HEARINGS**

There were none.

## **NEW BUSINESS**

Councilor Aasen made a motion to add three items to the agenda: **Ordinance D-2698-24**, **Ordinance D-2699-24**, and the Mayor's Appointment of Emily Erghott to the Carmel Historic Preservation Commission. Rich Taylor seconded. There was no discussion. Council President Green called for the vote. Adding items to the agenda was approved 9-0.

Council President Green announced **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. Councilor Aasen moved to introduce. Councilor Taylor seconded. Councilor Aasen introduced the item to Council. Councilor Aasen explained that this resolution has an attached ordinance, which will be sent to the Plan Commission to consider. From there the Plan Commission will

make a recommendation to Council so that the Council may act on the ordinance. Councilor Aasen recommended that this resolution be sent to committee, so that the attached ordinance can be debated and discussed in committee, and possibly reworked into the best shape possible before sending to the Plan Commission. The attached ordinance addresses how park impact fee credits will be approved in the future. Councilor Snyder explained that this resolution's goal is to change the way park impact fees have been approved, by removing the Redevelopment Commission's and the BPW's sole approval power, and instead integrating the Parks Director and the Common Council into that approval process. Councilor Taylor stated that this ordinance will have a public hearing at the Plan Commission. This ordinance will also help to ensure that park impact fees will be used in a way that aligns with the Zone Improvement Plan, and the Parks Departments' 5-Year Comprehensive Master Plan. Further, the park impact fees will be audited and accounted for by the Controller's Office each year. Michael Klitzing, Director of Carmel Clay Parks and Recreation, spoke about the process of creating their 5-Year Master Plan. The information gathered during the process of building this master plan helps to inform the recommendations that the Parks Department makes to the Department of Community Services regarding the Zone Improvement Plan. The master plan also drives the Capital Improvement Plan, in which the park impact fees play a role. This new ordinance would allow the Plan Commission to serve as an Impact Fee Advisory Committee. After the public hearing, the Plan Commission could choose to make recommended changes, and it then comes to the Council for ultimate adoption. Councilor Aasen spoke about a misconception that the Parks Department is not interested in working on urban parks, or that a change in the process would kill our urban parks. Director Klitzing confirmed that the Parks Department is an advocate for park and recreation spaces in all parts of the community. Councilor Snyder stated that both Director Klitzing and Director Mestetsky are the absolute best in the country at what they do, and with these two individuals working together, only great things can come of it. This item was sent to the Land Use and Special Studies Committee.

### **AGENDA ADD-ON ITEMS**

Council President Green announced **Ordinance D-2698-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the 2024 Salary Ordinance. Sponsor(s): Councilor(s) Green and Aasen. Councilor Aasen moved to introduce. Councilor Joshi seconded. Councilor Aasen introduced the item to Council. Councilor Aasen explained that this ordinance amends the 2024 salary ordinance to add or modify certain executive department positions within the city as recommended by Mayor Finkam. Jim Crider, Chief of Staff, highlighted the main points of this ordinance, including the creation of the Chief of Staff position and the Deputy Chief of Staff position in the Mayor's Office. In the Marketing department, the Content Specialist position and the Visual Digital Specialist position have been created. Under Finance, the Chief Financial Officer/Controller position and the Purchasing Analyst position have been created. Further, the Payroll Department has been moved from the Controller's Department to the Human Resources Department. The new titles for these positions will be Payroll Analyst and Payroll Specialist. These are not new positions, they have just been moved to a different department and renamed. Finally, this Ordinance includes the hiring of an Executive Director for the Economic Development Department. Council President Green further explained that all of these changes are together largely cost-neutral, with the total increase to the budget being around \$158,000.00. Councilor Aasen moved to suspend the rules and act on this ordinance this evening. Councilor Taylor seconded. There was no discussion. Council President Green called for the

vote. Suspending 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-2698-24** was approved 9-0.

Council President Green announced **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. Councilor Aasen moved to introduce. Councilor Joshi seconded. Councilor Aasen introduced the item to Council. Councilor Aasen explained that this ordinance establishes and re-organizes certain executive departments within the City of Carmel. Chief of Staff Jim Crider explained that the Council has the authority to establish the executive departments of the municipality. The newly created department is the Department of Economic Development. The two existing departments undergoing name changes are the Controller's Office, which will now be called the Finance Department, and the Department of Community Relations and Economic Development, which will now be called the Marketing and Community Relations Department. Councilor Aasen moved to suspend the rules and act on this ordinance this evening. Councilor Taylor seconded. There was no discussion. Council President Green called for the vote. Suspending 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-2699-24** was approved 9-0.

Council President Green announced the last add-on, a request to approve a nomination to the Carmel Historic Preservation Commission. Councilor Aasen explained that Mayor Finkam has nominated Emily Erghott to this Commission, which requires Council approval. Councilor Aasen moved to approve this appointment. Councilor Snyder seconded. Council President Green called for the vote. **Appointment of Emily Erghott to the Carmel Historic Preservation Commission** approved 9-0.

## **OTHER BUSINESS**

Council President Green announced the Request for Approval of CRC Purchase of 331 W Main Street. Director Henry Mestetsky spoke about the purchase of this property being a function of city redevelopment - land aggregation being what enables large projects in the city. As the city already owns the parcel on the northeast corner of this block, this is the next step in acquiring the land needed for a larger project in this area in the future. The Redevelopment Commission always intended to use the 2021 TIF bond, that had the land acquisition dollars in it, towards this type of purchase. The 2021 TIF bond requires that any time there is a purchase of a property for more than \$50,000.00, it must be approved by Council. The purchase price is \$850,000.00. Council President Green asked if the Council were to not approve this purchase, what would the TIF bond go towards. Director Mestetsky answered that it would go towards another property purchase. Councilor Aasen asked what the Council's approvals would be when a project is finally proposed for this area. Director Mestetsky answered that any future projects would come before the Council and the different public boards in the same manner they always have. Director Mestetsky clarified that the CRC is already under contract for this parcel and was able to use current cash for the purchase, but the intent is that the 2021 TIF bond will be applied to the purchase, freeing that cash back up. Councilor Snyder asked if the purchase of this property will spur the CRC to actively pursue the purchase of the remaining parcels on this block. Director Mestetsky said that it will. Councilor Worrell asked if the new administration supports the

purchase of this land, and Director Mestetsky said that the Mayor does support it. Councilor Taylor asked what the advantage of buying this property would be, since we already own another parcel on this block. Director Mestetsky answered that if we don't purchase it, we will never be able to aggregate this block. Director Mestetsky said that some of the parcels on this block are zoned "B" and some are zoned "C". Councilor Aasen stated that he believes this purchase is the appropriate use of the 2021 TIF bond. Council President Green announced that this will be sent to the Finance Committee.

### **City Council Appointments**

Carmel Advisory Committee on Disability (Terms expires 12/31/2025, two-year terms); Two appointments. Councilor Aasen moved to nominate Kelvin Solares and Jim Probst. Councilor Taylor seconded. Councilor Aasen moved to close nominations. Councilor Ayers seconded. There was no discussion. Council President Green called for the vote. Appointments approved 9-0.

Carmel Audit Committee (Term expires 12/31/24, one-year term); One appointment. Councilor Minnaar moved to nominate Councilor Ryan Locke. Councilor Ayers seconded. Councilor Minnaar moved to close nominations. Councilor Ayers seconded. There was no discussion. Council President Green called for the vote. Appointment approved 8-0, Councilor Locke abstained.

Carmel Board of Zoning Appeals (Term expires 12/31/2027, four-year term); One appointment. Councilor Taylor moved to nominate Salim Najjar. Councilor Snyder seconded. Councilor Taylor moved to close nominations. Councilor Ayers seconded. There was no discussion. Council President Green called for the vote. Appointment approved 9-0.

Carmel Cable & Telecommunications Commission (Term expires 3/31/2026, two-year term); One appointment. No appointment was made.

Carmel Climate Action Advisory Committee (Terms expire 1/1/2026, two-year terms); Two appointments. Councilor Ayers has one year remaining in her term. Councilor Minnaar moved to nominate Councilor Ryan Locke. Councilor Ayers seconded. Councilor Minnaar moved to close nominations. Councilor Joshi seconded. There was no discussion. Council President Green called for the vote. Appointment approved 8-0, Councilor Locke abstained.

Carmel Ethics Board (Term expires 1/1/2026, two-year term); One Democratic appointment. No nomination was made.

Carmel Plan Commission (Term expires 12/31/2025, two-year term); One appointment. Councilor Snyder moved to nominate Councilor Shannon Minnaar. Councilor Ayers seconded. Councilor Snyder moved to close nominations. Councilor Ayers seconded. There was no discussion. Council President Green called for the vote. Appointment approved 8-0, Councilor Minnaar abstained.

Carmel Public Art Advisory Committee (Terms expire 1/1/2026, two-year terms); Nine appointments. No appointments were made.



Carmel City Center Community Development Corporation (Term expires 12/31/2024, one-year term); One appointment. No appointment was made.

Carmel Redevelopment Commission (Terms expire 12/31/2024, one-year terms); Two appointments. Councilor Locke moved to nominate Councilor Adam Aasen and David Bowers. Councilor Snyder seconded. Councilor Locke moved to close nominations. Councilor Taylor seconded. There was no discussion. Council President Green called for the vote. Appointments approved 8-0, Councilor Aasen abstained.

Hamilton County Solid Waste Board (Term expires 12/31/2027, four-year term); One appointment. Councilor Aasen moved to nominate Councilor Rich Taylor. Councilor Snyder seconded. Councilor Aasen moved to close nominations. Councilor Ayers seconded. There was no discussion. Council President Green called for the vote. Appointment approved 8-0, Councilor Taylor abstained.

**ANNOUNCEMENTS**

Council President Green thanked Councilor Worrell for his work as Council President in 2023, presenting him with a commemorative gavel.

**ADJOURNMENT**

Council President Green adjourned the meeting at 7:55 p.m.

Respectfully Submitted,

DocuSigned by:  
*Jacob Quinn*  
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Jacob Quinn, Clerk

Approved,  
DocuSigned by:  
*Anthony Green*  
CC22646DF8B841A...  
Anthony Green, Council President

**ATTEST:**

DocuSigned by:  
*Jacob Quinn*  
70D1B84BCB9B43A...  
Jacob Quinn, Clerk