

# COMMON COUNCIL MEETING AGENDA

MONDAY, FEBRUARY 15, 2021 – 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**
6. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
7. **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
8. **CONSENT AGENDA**
  - a. **Approval of Minutes**
    1. February 1, 2021 Regular Meeting
  - b. **Claims**
    1. General Claims \$2,801,851.88
    2. Payroll \$3,014,848.48
    3. Retirement \$97,251.00
    4. Wire Transfers \$4,947,625.34
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. **Report from Brenda Myers of Visit Hamilton County**
- l. All reports designated by the Chair to qualify for placement under this category.

## 12. OLD BUSINESS

- a. **Eighth Reading of Ordinance D-2540-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 3, Division II, Section 2-42 of the Carmel City Code; Sponsor: Councilor Finkam. **Sent to the Finance, Utilities and Rules Committee (2/10/21 Meeting Date)**

**Synopsis:**

Amends the conditions under which the City will pay insurance premiums for employees who are disabled in the line of duty.

- b. **Third Reading of Ordinance Z-663-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Standards for Accessory Dwelling Units in the Unified Development Ordinance; Sponsor: Councilor Rider. **Sent to the Land Use and Special Studies Committee (2/15/21 Meeting Date).**

**Synopsis:**

This ordinance amends the Unified Development Ordinance in order to establish standards for Accessory Dwelling units and to amend related definitions.

- c. **Third Reading of Ordinance D-2562-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Approving a Financing Lease and Bonds to Finance Police Headquarters and Expansion Project; Sponsor(s): Councilor(s) Kimball, Rider and Worrell. **Sent to the Finance, Utilities and Rules Committee (2/10/21 Meeting Date)**

**Synopsis:**

This ordinance approves bonds in an amount not to exceed \$32,000,000 to finance an expansion of the existing police headquarters and a related financing lease with the Carmel Municipal Facilities Building Corporation.

- d. **Third Reading of Ordinance D-2563-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of the Local Income Tax (LIT) General Obligation Bonds for the Purpose of Providing Funds to Pay for Certain Property Acquisition and Capital Improvement Projects in the City; Sponsor(s): Councilor(s) Kimball, Rider and Worrell. **Sent to the Finance, Utilities and Rules Committee (2/10/21 Meeting Date)**

**Synopsis:**

This ordinance authorizes bonds in an amount not to exceed \$8,000,000 to finance the completion of the Police Headquarters expansion project, if necessary, and to fund other redevelopment and economic development projects in the City. The bonds will be payable from a pledge of the City's local income tax (LIT) distributions with a back-up pledge of a general obligation property tax as a credit enhancement.

- e. **Third Reading of Ordinance D-2564-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Bonds to Finance Various Road Improvement Projects in the City; Sponsor(s): Councilor(s) Kimball, Rider and Worrell. **Sent to the Finance, Utilities and Rules Committee (2/10/21 Meeting Date)**

**Synopsis:**

This ordinance approves the issuance of Carmel Redevelopment Authority lease rental bonds in the maximum principal amount of \$60,000,000 for the purpose of financing various road improvement projects in the City, and a related financing Lease, payable from a special benefits tax levied on all owners of taxable property in the City.

- f. **Resolution CC-12-21-20-04**: A Resolution of the Common Council of the City of Carmel, Indiana, Approving the Issuance of Bonds of the City of Carmel Redevelopment District; Sponsor(s): Councilor(s) Kimball, Rider and Worrell. **Sent to the Finance, Utilities and Rules Committee (2/10/21 Meeting Date)**

**Synopsis:**

This resolution approves redevelopment district bonds in an amount not to exceed \$25,000,000 to finance various redevelopment projects in the City. The bonds will be payable from tax increment (TIF) generated in the various TIF allocation areas identified in the Amended & Restated Revenue Deposit Agreement between the City and the CRC, with a back-up pledge of the special benefits tax for credit enhancement purposes.

- g. **Third Reading of Ordinance D-2565-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 4, Section 2-107 of the Carmel City Code; Sponsor(s): Councilor(s) Finkam, Rider, Campbell and Worrell. **Sent to the Finance, Utilities and Rules Committee (2/10/21 Meeting Date)**

**Synopsis:**

This Ordinance requires the Plan Administrator of the Medical Escrow Fund (Fund 301) to seek Council approval before using excess funds to expand benefits or suspending collection of medical and dental insurance premium payments from the City of Carmel, its employees, or retirees remaining on the City's medical and dental insurance plan.

- h. **Second Reading of Ordinance Z-664-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Rezoning a Parcel of Land Located on Monon Boulevard in Midtown from the R-2 Residential District Within the Old Town Overlay Zone to the C2/Mixed Use District; Sponsor: Councilor Rider. **Sent to the Land Use and Special Studies Committee (2/15/21 Meeting Date).**

**Synopsis:**

This ordinance rezones one (1) parcel located at the southwest quadrant of Monon Boulevard and 1<sup>st</sup> Street Southwest, in Midtown Carmel to the C2/Mixed Use District.

13. **PUBLIC HEARINGS**

- a. **First Reading of Ordinance D-2566-21**; 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 2021 Department of Community Services Budget; Sponsor(s): Councilor(s) Aasen, Nelson and Worrell

**Synopsis:**

Appropriates funds received from the Hamilton County Recorder's Office for lien payments that were deposited into the General Fund into the 2021 Department of Community Services ("DOCS") budget.

- b. **First Reading of Ordinance D-2570-21**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Vacation of All of Mersey Court and Manchester Court, and a Portion of Tottenham Drive; Sponsor: Councilor Rider

**Synopsis:**

Vacates all of the public ways of Mersey Court and Manchester Court and a portion of Tottenham Drive, each of which are part of Meridian Suburban, First Section and a part of the Southwest Quarter of Section 2, Township 17 North, Range 3 East near 111<sup>th</sup> Street and US-31.

14. **NEW BUSINESS**

- a. **First Reading of Ordinance D-2572-21**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Ordinance D-2500-19 in Connection With the North End Project; Sponsor: Councilor Rider

**Synopsis:**

Ordinance amends the Council's previous approval of the City's economic development revenue bonds for the North End Project by increasing the maximum interest rate from 6.00% to 6.50%.

- b. **Resolution CC-02-15-21-01**: A Resolution of the Common Council of the City of Carmel, Indiana, Declaring an Official Intent to Reimburse Expenditures; Sponsor(s): Councilor(s) Worrell and Rider

**Synopsis:**

This resolution makes an official intent to reimburse expenditures related to the police headquarters expansion and IT relocation project with proceeds of later issued bonds or bond anticipation notes.

- c. **First Reading of Ordinance D-2573-21**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 3, Section 2-86 of the Carmel City Code; Sponsor(s): Councilor(s) Rider and Worrell

**Synopsis:**

This ordinance is designed to extend certain leave benefits that were afforded under provisions of the Families First Coronavirus Response Act, which expired December 31, 2020, and to allow the City to limit those benefits under specific circumstances.

15. **AGENDA ADD-ON ITEMS**

16. **OTHER BUSINESS**

17. **ANNOUNCEMENTS**

18. **ADJOURNMENT**