



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, JUNE 16, 2025 – 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. June 2, 2025 Regular Meeting
 - b. **Claims**
 1. Payroll – \$4,132,303.53
 2. General Claims – \$2,847,789.66 and Purchase Card - \$22,151.58
 3. Retirement – \$126,308.06
 4. Wire Transfers – \$2,222,331.95
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. Economic Development Commission (Bi-annual – February, August)
- f. Library Board (Annual – February)
- g. Ethics Board (Annual – February)
- h. Parks Department (Quarterly – February, May, August, November)
- i. Climate Action Advisory Committee (Quarterly – March, June, September, December)
- j. Finance Department Budget Update (Quarterly – April, July, October, January (for the 4th quarter of the previous year))
- k. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

- a. **Ninth Reading of Ordinance D-2762-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishing 15-minute parking space(s) at the beginning of each block along Main Street from Knoll Ct to 1st Ave SE, regulating parking on Range Line from Main Street to 1st Street, and removing inconsistencies and duplications of code.

- b. **Fifth Reading of Ordinance D-2769-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 4, Section 6-63 of the Carmel City Code; Sponsor(s): Councilor(s) Taylor and Ayers. **Returns from the Land Use and Special Studies Committee.**

Synopsis:

Ordinance amending the fine for failing to display a valid permit for motor vehicle parking on a city sidewalk, multi-use path, or bicycle lane.

- c. **Fourth Reading of Ordinance D-2772-25;** An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. **Sent to the Finance, Utilities and Rules Committee (Meeting date June 16, 2025).**

Synopsis:

An ordinance adopting requirements for nonprofit organizations receiving public support from the City.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-697-25**; An Ordinance of the Common Council of the City of Carmel, Indiana Establishing the US 421-WCD Planned Unit Development District; Sponsor: Councilor Minnaar.

Synopsis:

Ordinance establishes the US 421-WCD Planned Unit Development District Ordinance (the “US 421-WCD PUD”). The Ordinance would rezone the real estate from I-1 Industrial to a Planned Unit Development district allowing the development of mixed-use development including multi-family and commercial uses as depicted in the Concept Plan (attached as Exhibit B).

14. NEW BUSINESS

- a. **Resolution CC-06-16-25-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Gramercy Economic Development Area (Gramercy East – Phases 1-3); Sponsor: Councilor Aasen.

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase I Allocation Area, the Gramercy East – Phase 2 Allocation Area and the Gramercy East – Phase 3 Allocation Area, all within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

- b. **Resolution CC-06-16-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Gramercy Economic Development Area (Gramercy East – Phase 4); Sponsor: Councilor Aasen.

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 4 Allocation Area within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

- c. **Resolution CC-06-16-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Gramercy Economic Development Area (Gramercy East – Phases 5-7); Sponsor: Councilor Aasen.

Synopsis:

This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating the new Gramercy East – Phase 5 Allocation Area, the Gramercy East – Phase 6 Allocation Area and the Gramercy East – Phase 7 Allocation Area, all within the Gramercy Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

**a. Property Abatements/Compliance with Statement of Benefits –
Returns from the Finance, Utilities and Rules Committee**

1. Alliance for Cooperative Energy Services Power Marketing, LLC (ACES)
2. Midcontinent Independent System Operator, Inc. (MISO)
3. Schlage Lock Company, LLC
4. ZP Investments, LLC and Zotec Partners, LLC

b. City Council Appointments

1. Christkindlmarkt Board (Term expires 6/30/27; two-year term); One Nomination.

17. ANNOUNCEMENTS

18. ADJOURNMENT